

# Gateway Office Park

**FOR  
SALE**

2021 Girard Blvd SE | Albuquerque, NM 87106



## Property Details

- Sale Price \$1,750,000
- Building Size 30,528 SF (Two Buildings)
- Land Size 1.9670 Acres (85,683 SF)
- Zoning MX-H (Formerly C-3)
- Parking 156 Spaces

## Property Amenities

- Great Owner/User Opportunity
- Easy Access to I-25, Kirtland AFB, Sandia Labs, ABQ International Airport, CNM, and the UNM Areas
- Plentiful Front Door Parking - 156 Spaces
- The Property Has Excellent Visibility and Signage to Gibson with over 40,000 Cars Per Day



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FAX (505) 243-1505  
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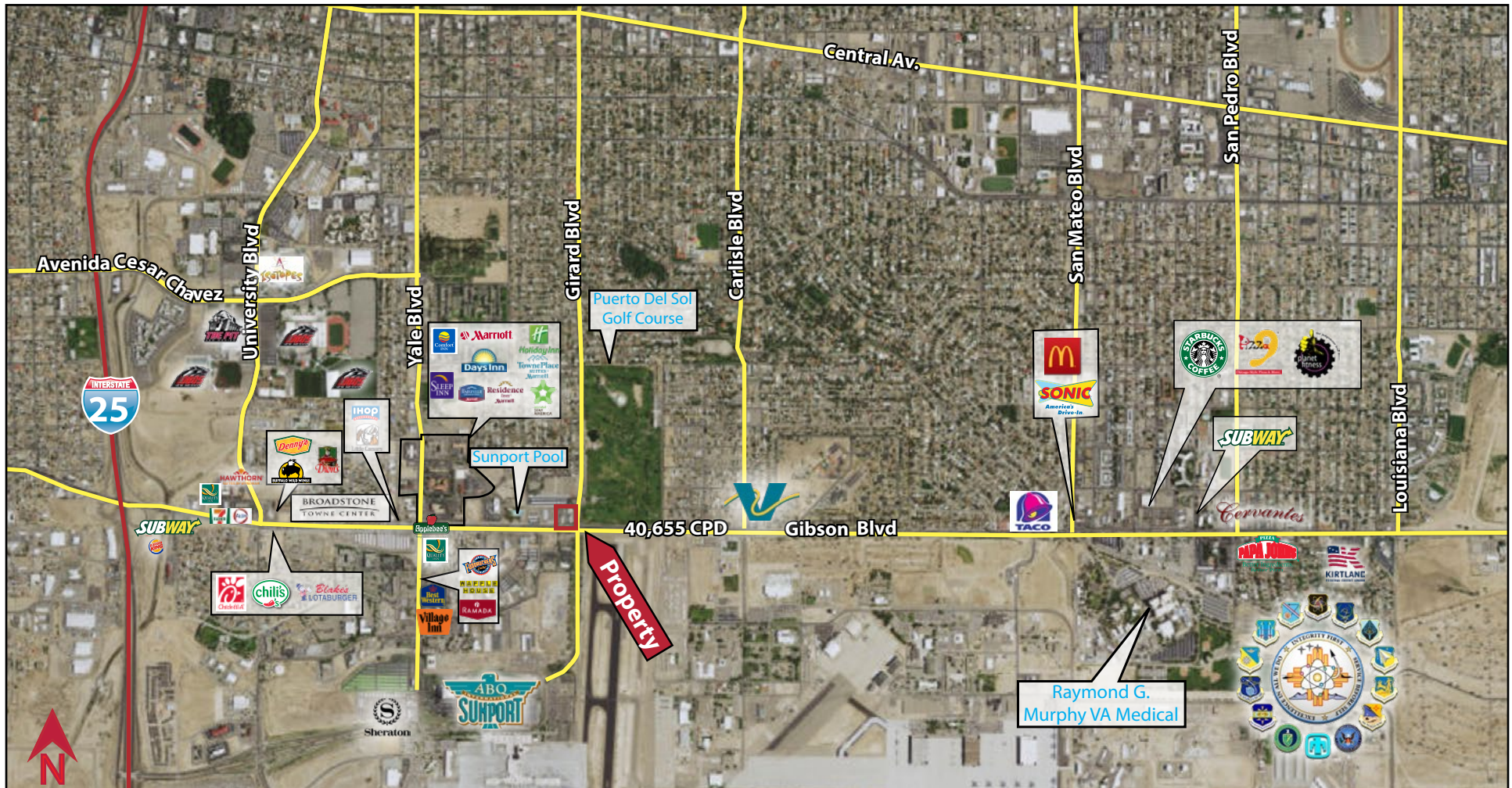
**Dave Vincioni**  
505 250 1277  
[vincioni@bergerbriggs.com](mailto:vincioni@bergerbriggs.com)

**Dan Hernandez**  
505 480 5700  
[dhernandez@bergerbriggs.com](mailto:dhernandez@bergerbriggs.com)

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**AERIAL**

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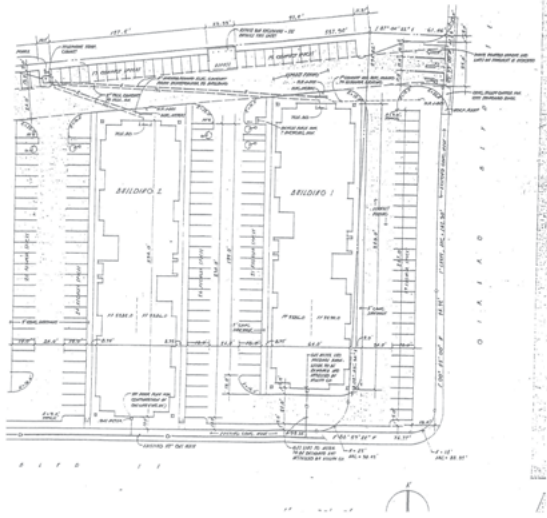
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## THE SITE

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### DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2019 Population	11,400	75,498	193,188
2019 Average HH Income	\$ 51,939	\$54,123	\$54,037
2019 Daytime Employment	8,462	110,539	204,212

- Parking Ratio of 5.11:1000 (156 Spaces)
- Catty Corner to the New City of ABQ Mixed Use Redevelopment Project
- Easily Separated with Many Restrooms and Break Areas Throughout Each Building



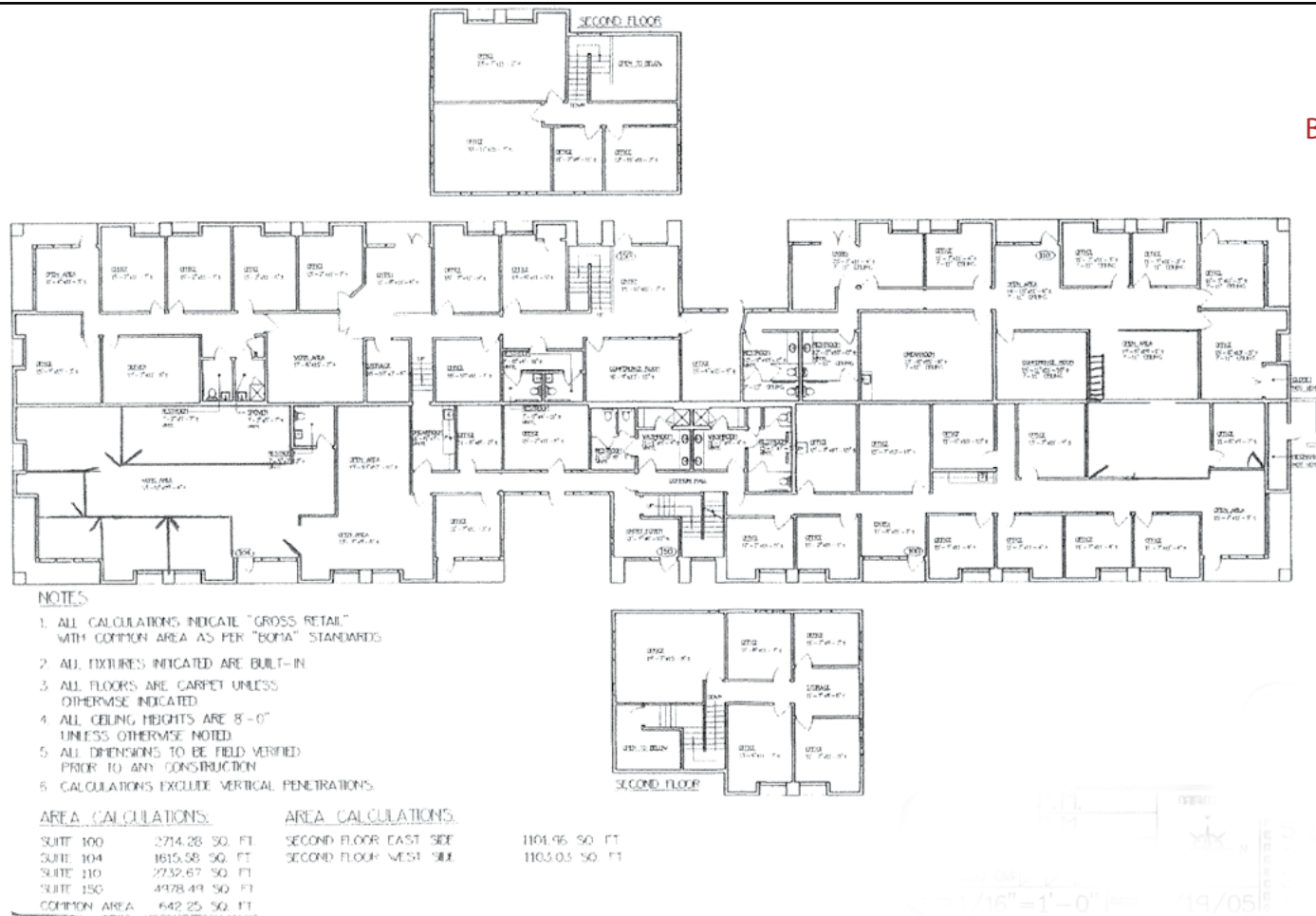
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# FLOOR PLAN

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## FLOOR PLAN

### NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" WITH COMMON AREA AS PER "BOMA" STANDARDS
2. ALL FIXTURES INDICATED ARE BUILT-IN
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
6. CALCULATIONS EXCLUDE VERTICAL PENETRATIONS

### BUILDING 2



### AREA CALCULATIONS

SUITE 201	2085.71 SQ. FT.
SUITE 203	6966.45 SQ. FT.
SUITE 205	1793.15 SQ. FT.
SUITE 275	2309.44 SQ. FT.
COMMON AREA	67.29 SQ. FT.



### AREA CALCULATIONS

SECOND FLOOR EAST SIDE	1117.35 SQ. FT.
SECOND FLOOR WEST SIDE	1108.64 SQ. FT.

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