



# TURN-KEY FREESTANDING OFFICE

NEC RHODE ISLAND & MARBLE

1100 Rhode Island Street Northeast | Albuquerque, NM 87110



## FOR LEASE

### AVAILABLE SPACE

5,485 SF\*

\* Able to Demise

### RATE

\$17.50 PSF

Full Service

### Austin Tidwell, CCIM

atidwell@resolutre.com

505.337.0777

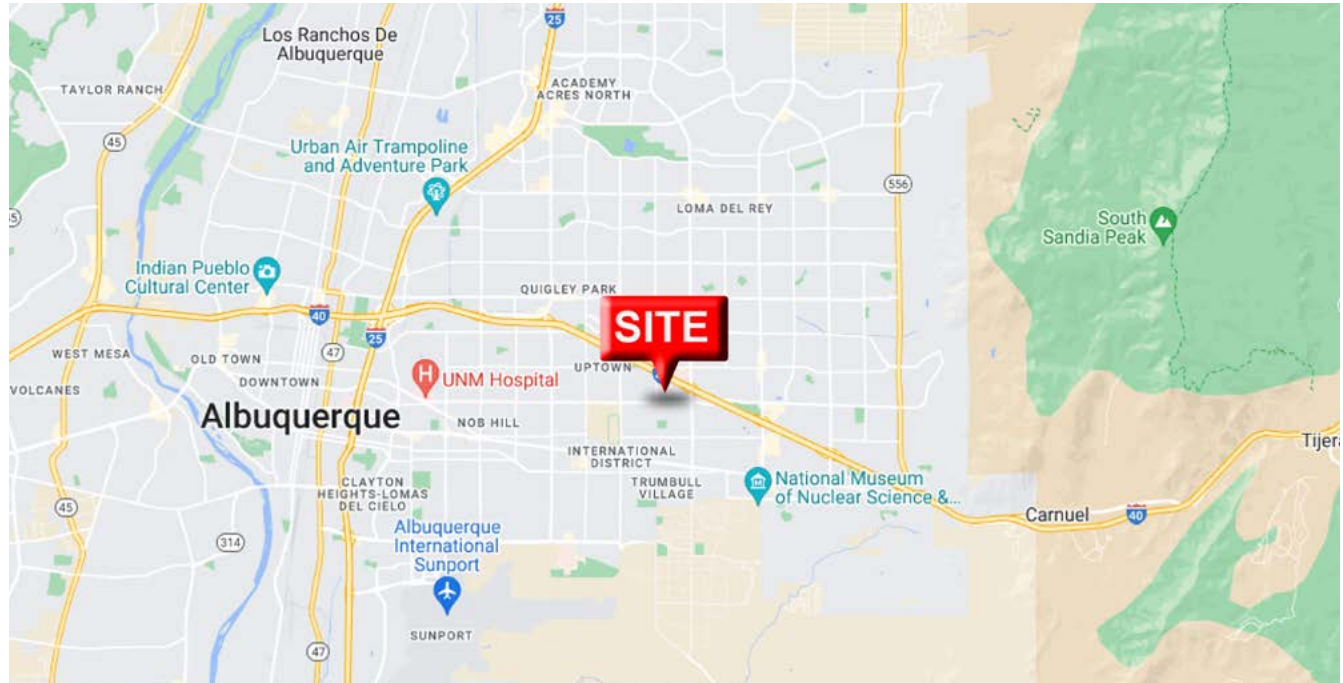
### Daniel Kearney

dkearney@resolutre.com

505.337.0777

**PROPERTY HIGHLIGHTS**

- Move-In Ready Office with Modern Finishes
- Functional Layout for Single Tenant or up to 2
- TPO Roof, Carpet and Interior Paint All Updated in 2022
- Fiber Internet to Building
- High Security with Glass Break & Motion Detectors in Each Office



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2022**

 **133,954**  
**POPULATION**  
3-MILE RADIUS

 **\$62,771.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **125,840**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Pennsylvania: 6,006 VPD  
Lomas Blvd: 24,096 VPD  
(Costar 2022)

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**PROPERTY DETAILS**

Lease Rate:	\$17.50
Lease Structure:	Full Service
Available SF:	5,485 SF* *Ability to Demise
Lot Size:	0.36 Acres
Parking:	24 Spaces
Year Built:	1989
Zoning:	MX-T
Submarket:	SE Heights

**PROPERTY OVERVIEW**

1100 Rhode Island is a modern, high tech, high security freestanding office building located just minutes from the Uptown Submarket. The current tenant has given notice to vacate, making this building available starting March 1, 2023 (DO NOT DISTURB TENANT). The property is made up of 16 hard-walled offices, 2 conference rooms, a full kitchen/breakroom, a temperature-controlled server room and a large reception area; all configured around a convenient raceway. The building is great for a single occupant or can be shared between two tenants with separate entrances and shared restrooms and break area already ideally laid out. This office benefits from great natural light, large trees and landscaped areas that any business would be proud to call home.

**LOCATION OVERVIEW**

Located within an office-heavy immediate neighborhood, 1100 Rhode Island is just a mile and a half from retail and shopping amenities located within the Uptown Submarket. The building is tucked within the Pennsylvania Circle Loop, which is made up of a collection of office buildings that are home to dental groups, CPAs, architects, non-profits and contractors. The building has great curb appeal with frontage on both Rhode Island and Marble and features 24 parking spaces with direct access to the building's entrance.

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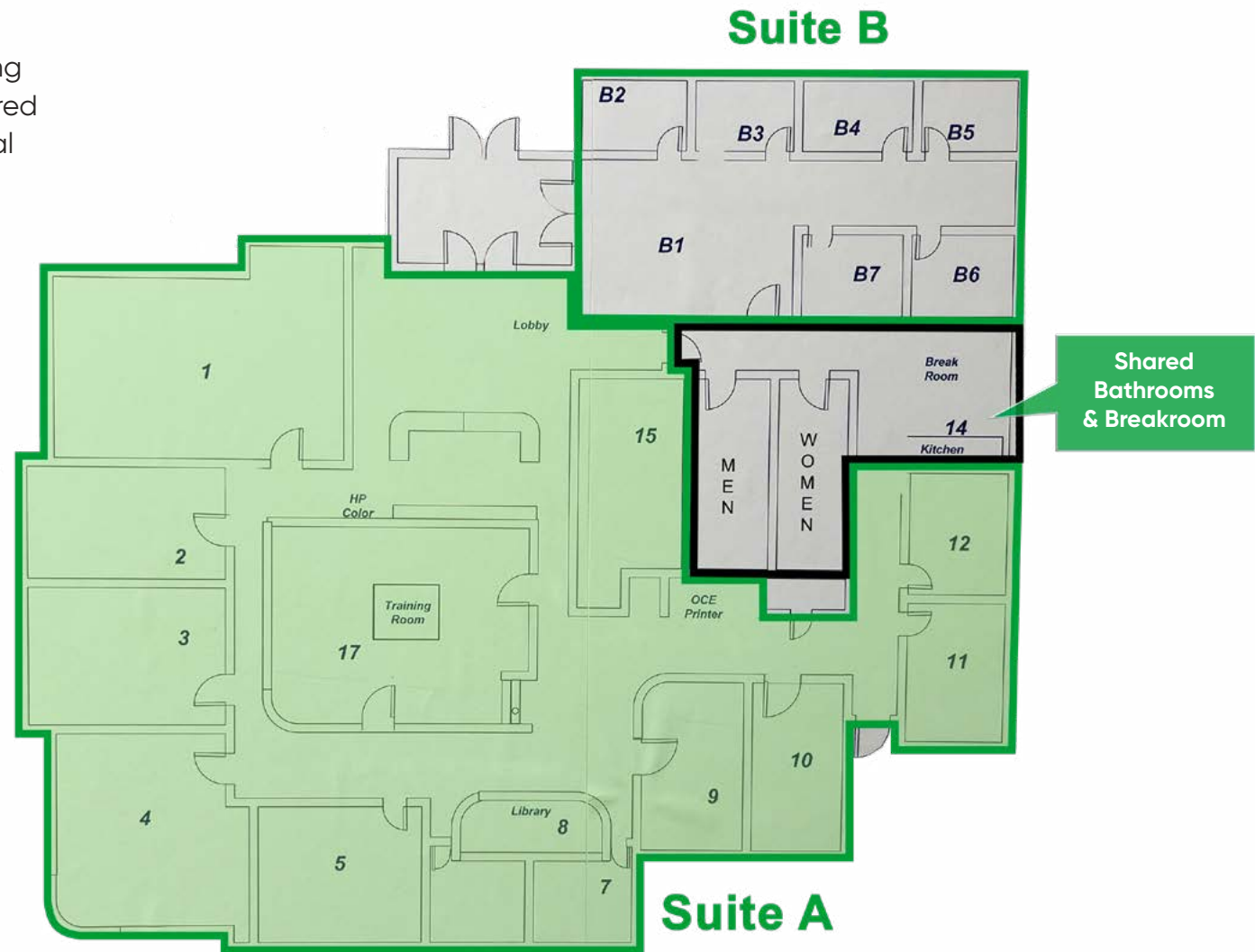


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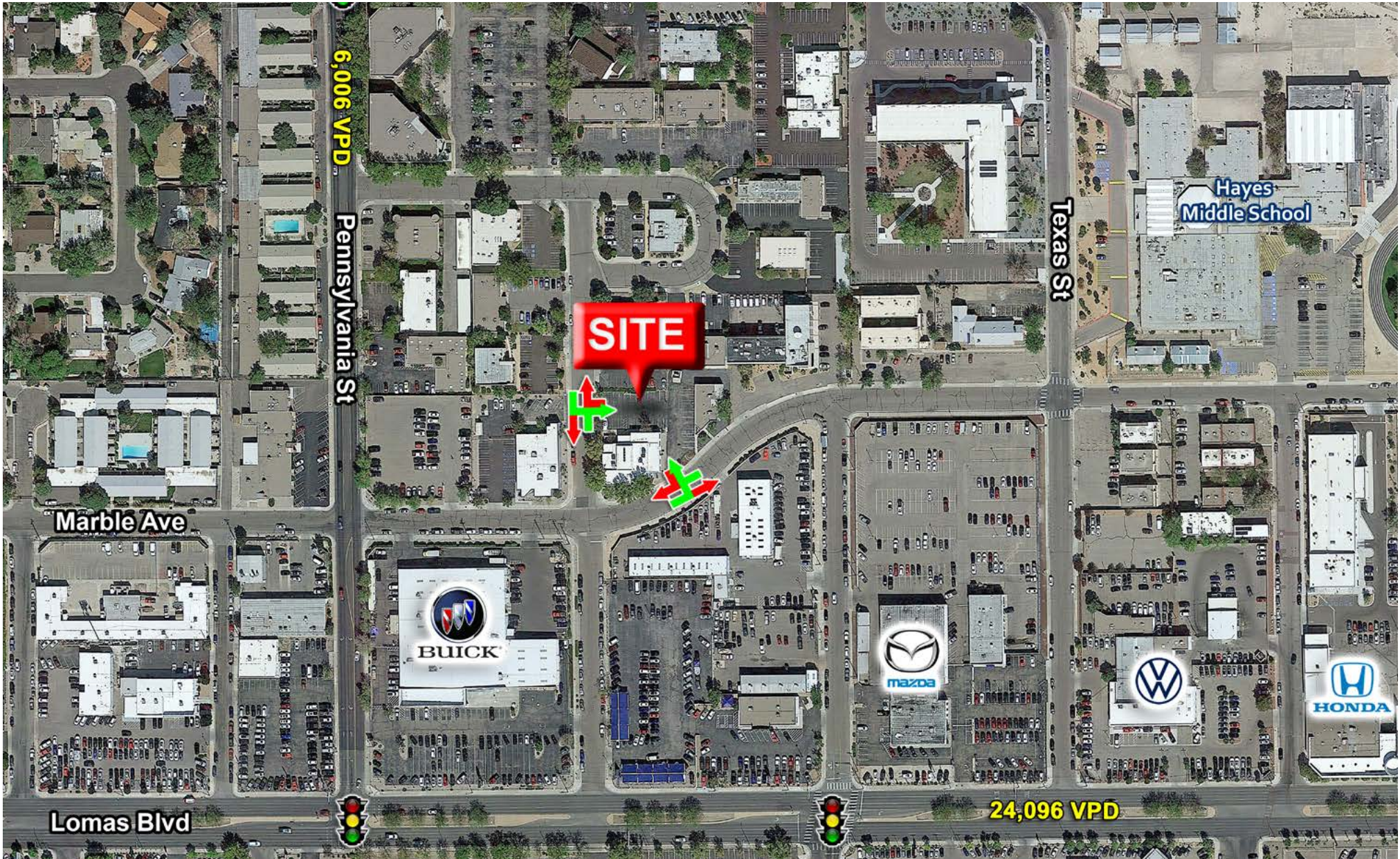


**Description:**

Options to lease freestanding building or break up for two tenants with shared bathrooms, breakroom and individual entrances.



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