



111-117 Montclair Drive SE  
Albuquerque, NM 87108

**FOR LEASE**

**Nob Hill Office Space**



**Property:**

Two Multi-Use Commercial/Office Buildings

**Suites**

117 Montclair Drive SE

4,860± SF     \$6.00/SF/YR     \$2,430/MO MG

**Zoning:** MX-M, Moderate Intensity

**Comments:**

- Redeveloped Office Opportunity
- Interior/Exterior Renovations
- Within Walking Distance to Boutiques, Convenience Stores, Furniture Stores, Clothing Shops, Three Coffee Shops and Over a Dozen Restaurants and Bars in addition to the Platinum Luxury Apartments
- Flexible Zoning Classification
- Located on the Silver Avenue Bike Blvd



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

[WWW.ROGER-COX.COM](http://WWW.ROGER-COX.COM)

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



Derek Mitchell  
M (505) 353-2055  
derek@roger-cox.com

Mark Hammond  
M (505) 350-3700  
markhammond@roger-cox.com



111-117 Montclair Drive SE  
Albuquerque, NM 87108

**FOR LEASE**

### Location

Centrally located in upper Nob Hill, a prestigious Albuquerque location within the University sub-market; 5 blocks east of the intersection of Carlisle Blvd & Central Ave. and 3 blocks west of the intersection of Washington St. & Central Ave.



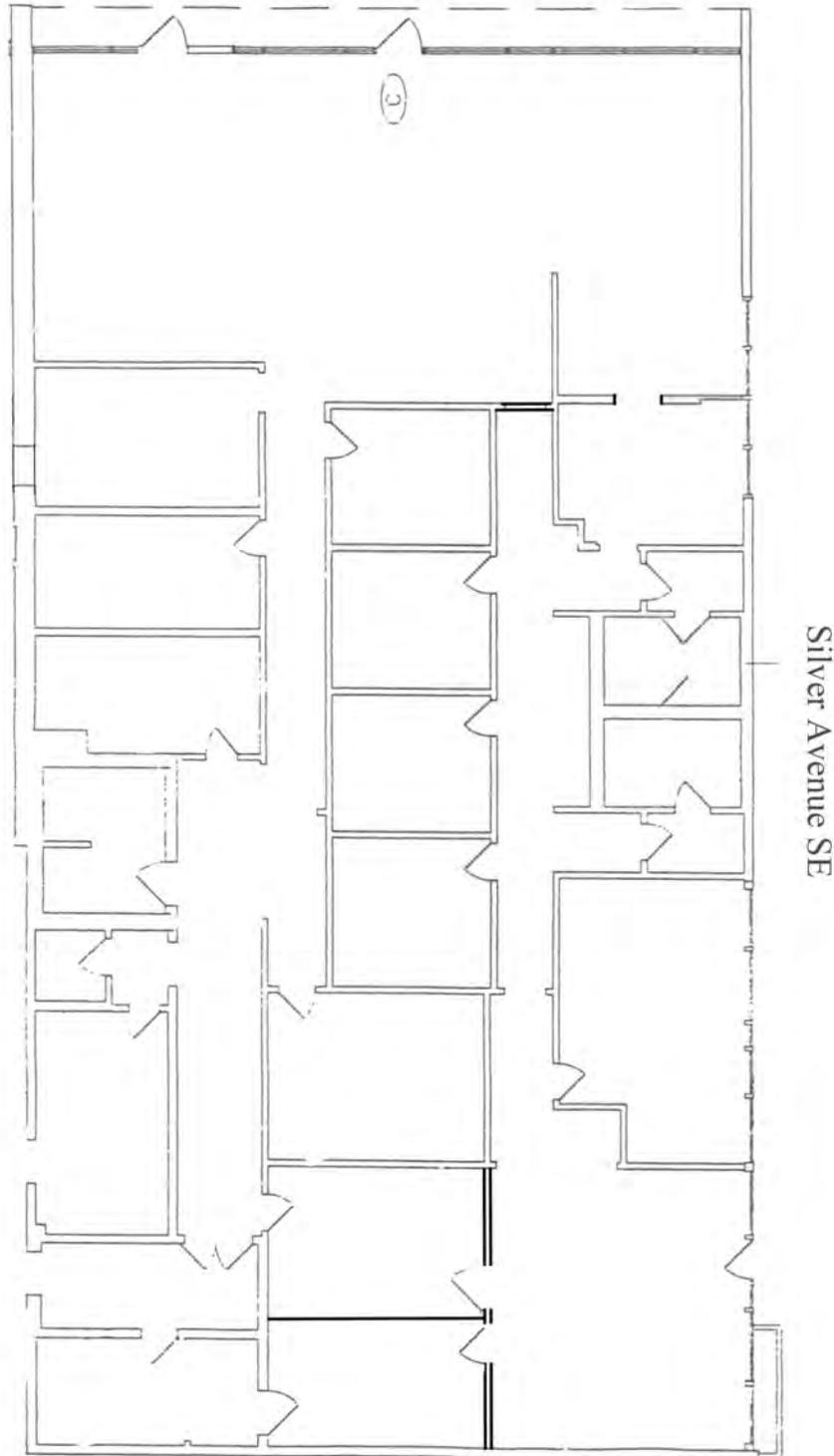
The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



111-117 Montclair Drive SE  
Albuquerque, NM 87108

**FOR LEASE**

**Floor Plan - 117 Montclair - 4,680± SF**



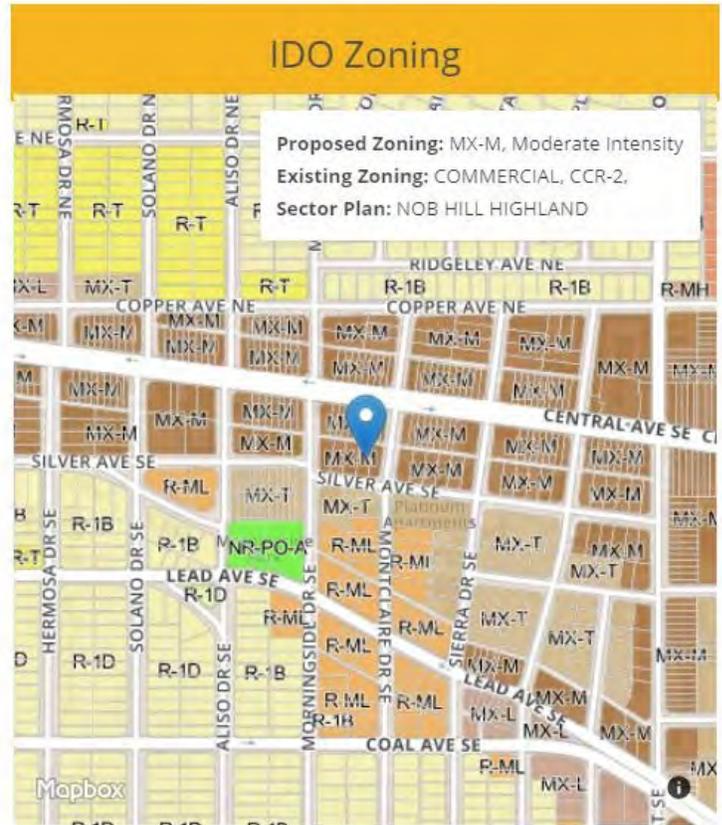
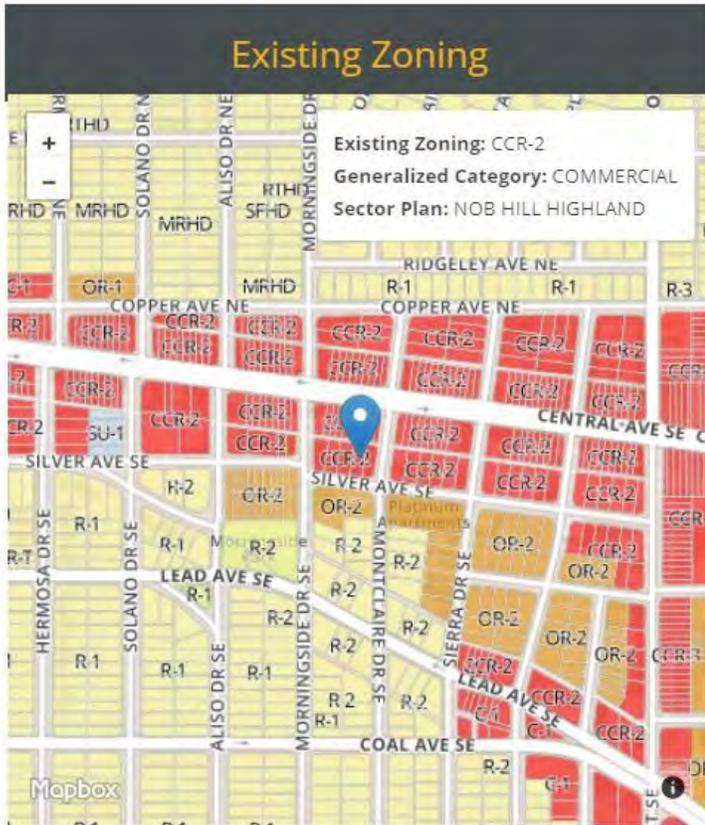
The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.



111-117 Montclair Drive SE  
Albuquerque, NM 87108

**FOR LEASE**

**Zoning**



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.