



**Lease Rate: \$375 - \$425 (Monthly)**

**Lease Type: Full Service**

**Available Space: +/- 135 SF to +/- 900 SF**

**Zoning: CCR-3**

**Features:**

- Includes Expenses & Internet
- Break & Conference Rooms Included
- Secure Parking for Tenants
- High Quality Furnished Executive Office Space
- Convenient location: near Nob Hill, UNM, Kirtland, Downtown
- Walking distance to Restaurants and Shopping



**East Nob Hill – Furnished Executive Office Space for Lease**  
**131 Madison St. NE, Albuquerque, NM 87108**

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | [Info@go-absolute.net](mailto:Info@go-absolute.net)

Alfredo Barrenechea  
505-401-0135

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Chris Sioss  
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[chris@go-absolute.net](mailto:chris@go-absolute.net)

# Property Summary



Absolute Investment Realty is the exclusive representative of 131 Madison St. This property has been well maintained and currently has 4 executive office spaces that can be leased together or separately. The spaces have a shared break room, conference room that can be shared or negotiated for lease as well. :Located just off Central (a.k.a historic Route 66), one of the busiest roads in the Albuquerque, it is convenient to the University of New Mexico, Downtown, Old Town and the Kirtland Air Force Base. Area co-tenants include a myriad of restaurants, banks, and services some of which include: Firestone, Dion's, Loyola's, Wendy's, O'Neill's and Walmart.

## Property Information Summary

Property Address: 131 Madison St. NE Albuquerque, NM 87108

Property Description: Office

Available Space: +/- 135 SF to +/- 900 SF

Lease Rate: \$375 -\$425 (Per Month)

Lease Type: Full Service

Office Finishes: Fully Furnished

Amenities: Internet, Conference Room, Kitchen, Private Address, Mail, Lobby, Secure Office Space, Janitorial.

Zoning: CCR-3

Access: Excellent

Visibility: Excellent

Signage: Excellent

Curb Appeal: Excellent

## East Nob Hill Executive Office Space for Lease

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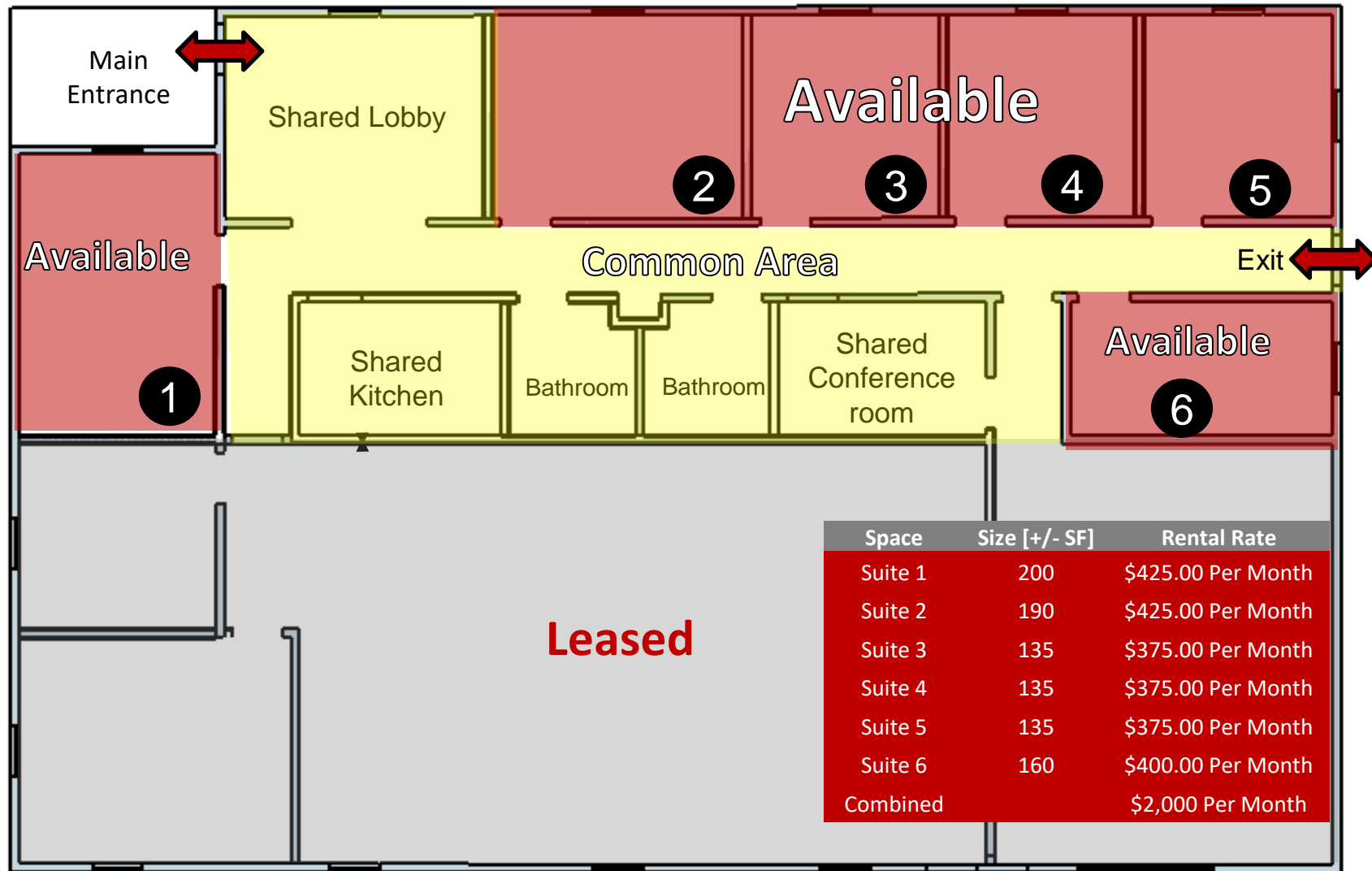
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# Site Plan



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# Trade Area Map

## Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	14,593	114,172	256,962
Avg HH Income (2018)	\$59,815	\$51,304	\$53,125



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# Site Close Up



## LOCATION DESCRIPTION

This property is located on Madison St, right off of Central Ave in the Nob Hill area. Central Ave, Old Route 66, is one of the busiest streets in the heart of Albuquerque, NM. Madison St serves a residential population to the north and day-time population of businesses. Central provides access to the University Area. This area has a variety of retail. Central avenue is a main arterial in Albuquerque and runs the entire east-west length of the city. It provides highly necessary access to I-25. Area co-tenants include: Firestone, Bank of Albuquerque, Media Arts Center and O'Neill's Pub.

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# Interior Photos

Shared Breakroom



Furnished Suites



Lobby/Waiting Room



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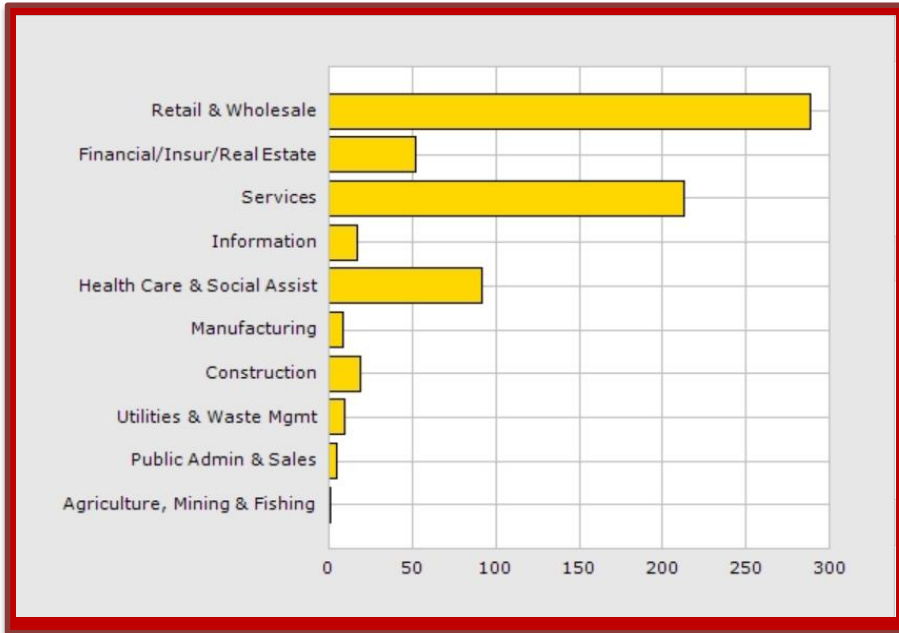
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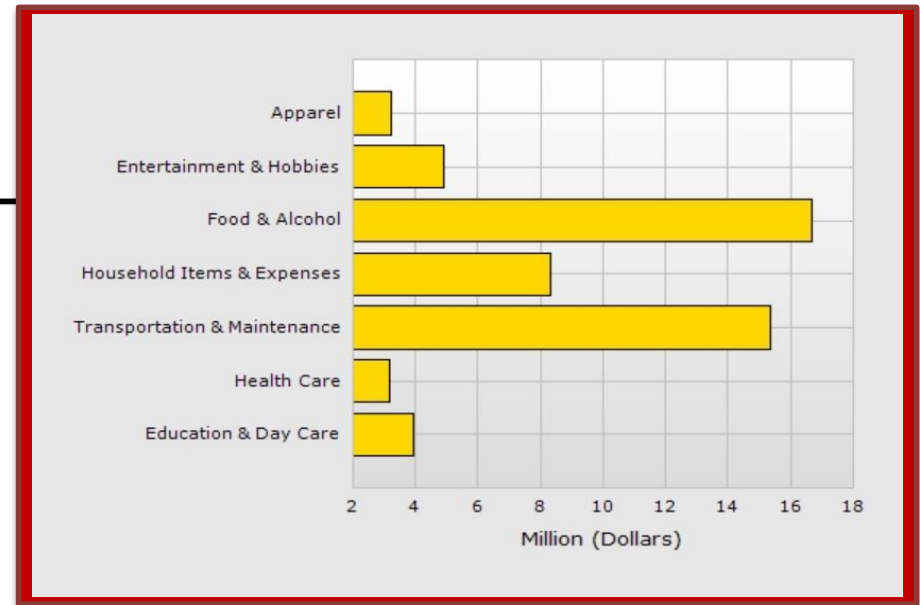
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# Demographics

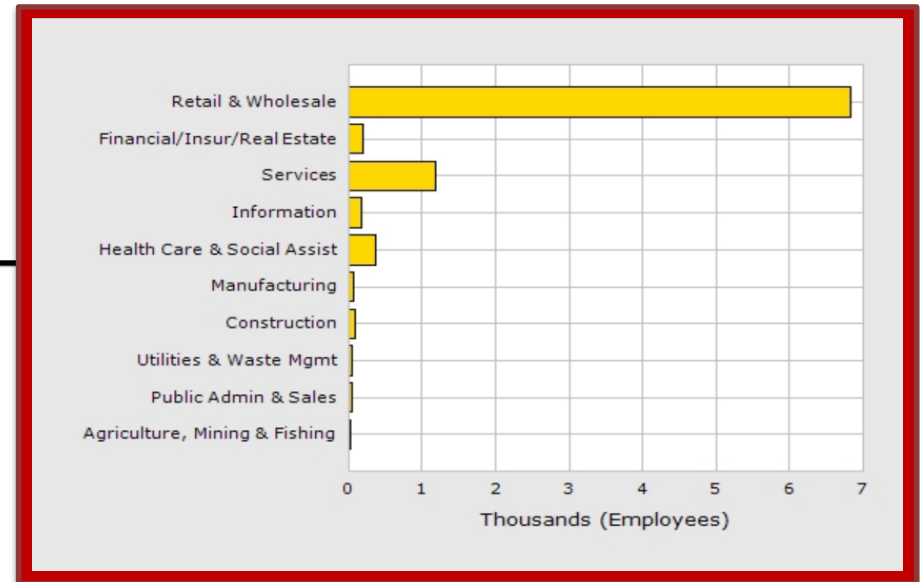
## Consumer Spending Totals – 1 Mile



## Daytime Employees – 1 Mile



## Businesses – 1 Mile



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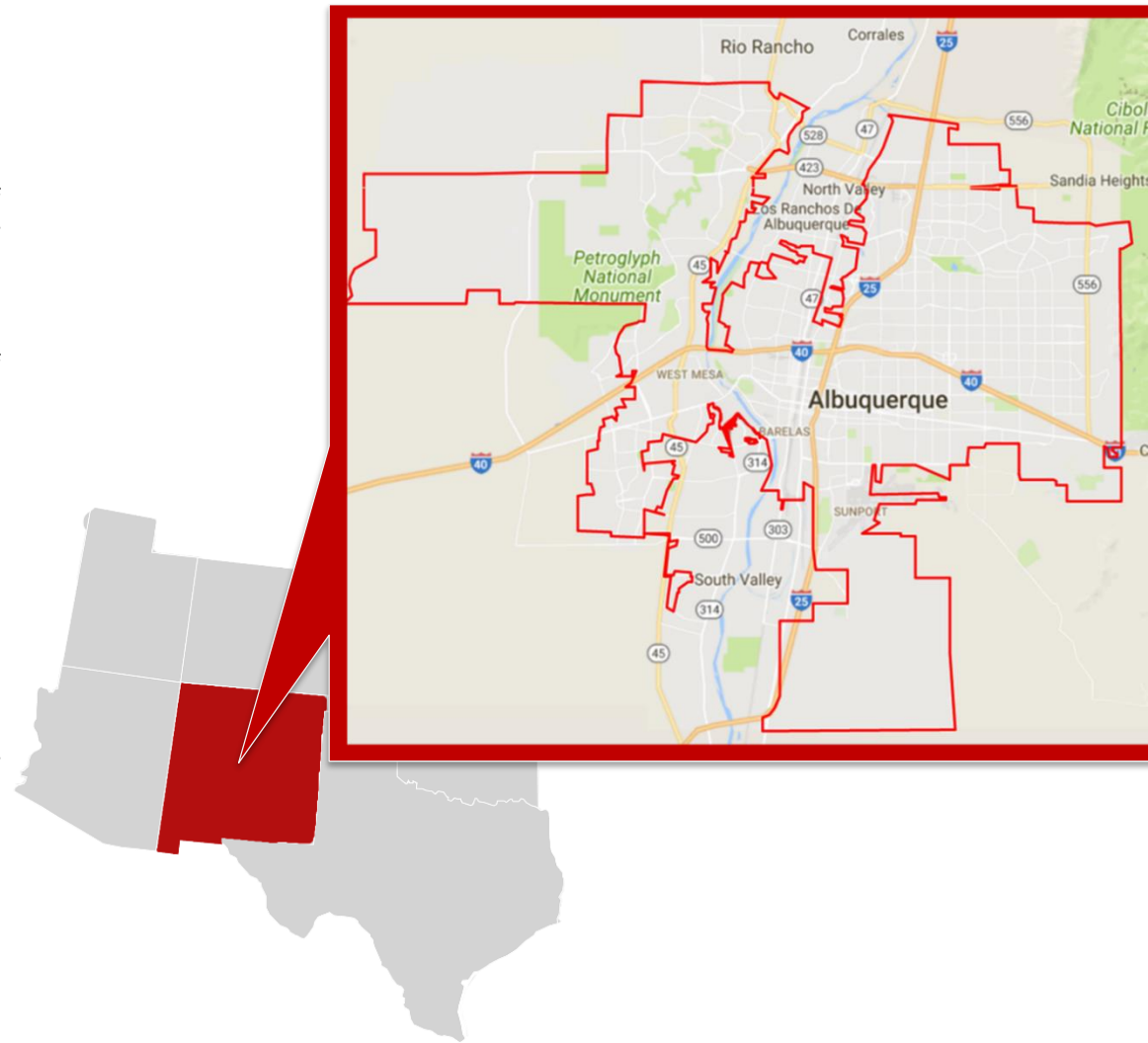
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# Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living.



## Albuquerque MSA Demographics (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380

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# Absolute Investment Realty



Chris Sioss  
Associate Broker

Chris specializes in the buying, selling, and leasing of office, industrial space and investment properties. Chris has been a licensed real estate broker since 2008. Starting out as a residential broker in San Diego, California, Chris moved to the Albuquerque area in 2012 and began working in the Commercial Real Estate industry.



Some of Chris's Recent Transactions

## Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



Alfredo Barrenechea  
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



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