



Space Available: +/- 1,580- +/- 8,153 SF

Lease Rate: \$12.00/ SF + NNN

Building Size: +/-24,207 SF

### Features:

- Large turn-key condo office space
- Great visibility on Central
- Incredible views
- Private Balconies
- Next to Presbyterian
- Close to UNM & Downtown
- Easy access to I-40
- TI Allowance for qualified tenants



## Sycamore Square Office Condos for Lease

1400 Central Ave SE Albuquerque, NM 87106

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | [info@go-absolute.net](mailto:info@go-absolute.net)

Rita Cordova  
505-489-8538

[rita@go-absolute.net](mailto:rita@go-absolute.net)

Chris Sioss  
505-980-2820

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

# Property Overview



Absolute Investment Realty has been selected to exclusively represent the property located at 1400 Central Ave SE. This property is located in the heart of Albuquerque close to The University of New Mexico and the state's 3 largest hospitals, Presbyterian Hospital, Lovelace, UNMH as well as the Heart Hospital of New Mexico. The property boasts large windowed offices with amazing views of Albuquerque. Each Unit is sub-metered to PNM and Gas. New HVAC installed in 2017 and 2018. Units are available for lease or for sale.

## Property Summary

Zoning:	MX-T – Mixed Use
Property Address:	1400 Central Avenue SE
Property Description & Size:	Office Building : +/-24,207 SF
Available Space:	+/- 1,580- +/- 8,706 SF
Condo Sale Price:	See Broker
Lease Rate:	\$12.00/ SF + NNN
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Office/ Medical Space
Parking:	Good, Covered Parking Available

The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# Trade Area Map



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## Site Close Up & Location Description



## LOCATION DESCRIPTION

The property is directly east of Downtown Albuquerque along I-25. The location is conveniently located near 3 major hospitals, 2 major medical centers and UNM main campus, medical campus and law school as well as CNM main campuses. The trade area is heavily populated with medical offices, law offices, technology users. The property is less than 1 mile from the Downtown Railway District, which is the heart of Albuquerque's urban renaissance and has seen an explosion of tenants and residents.

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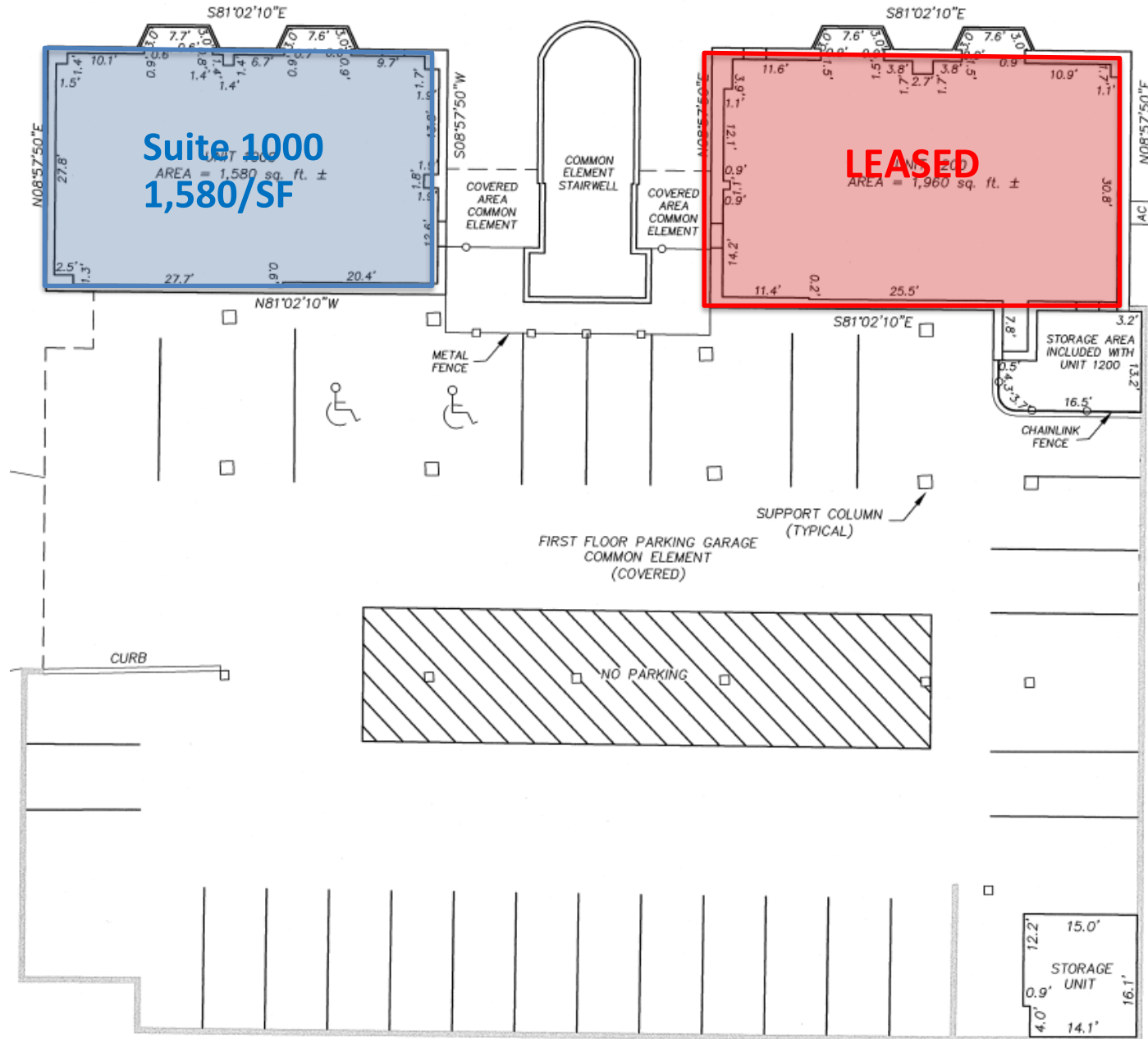
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**1st Floor  
Suite 1000  
+/- 1,580/SF**



- 7 Offices
- 2 In-Suite Restrooms

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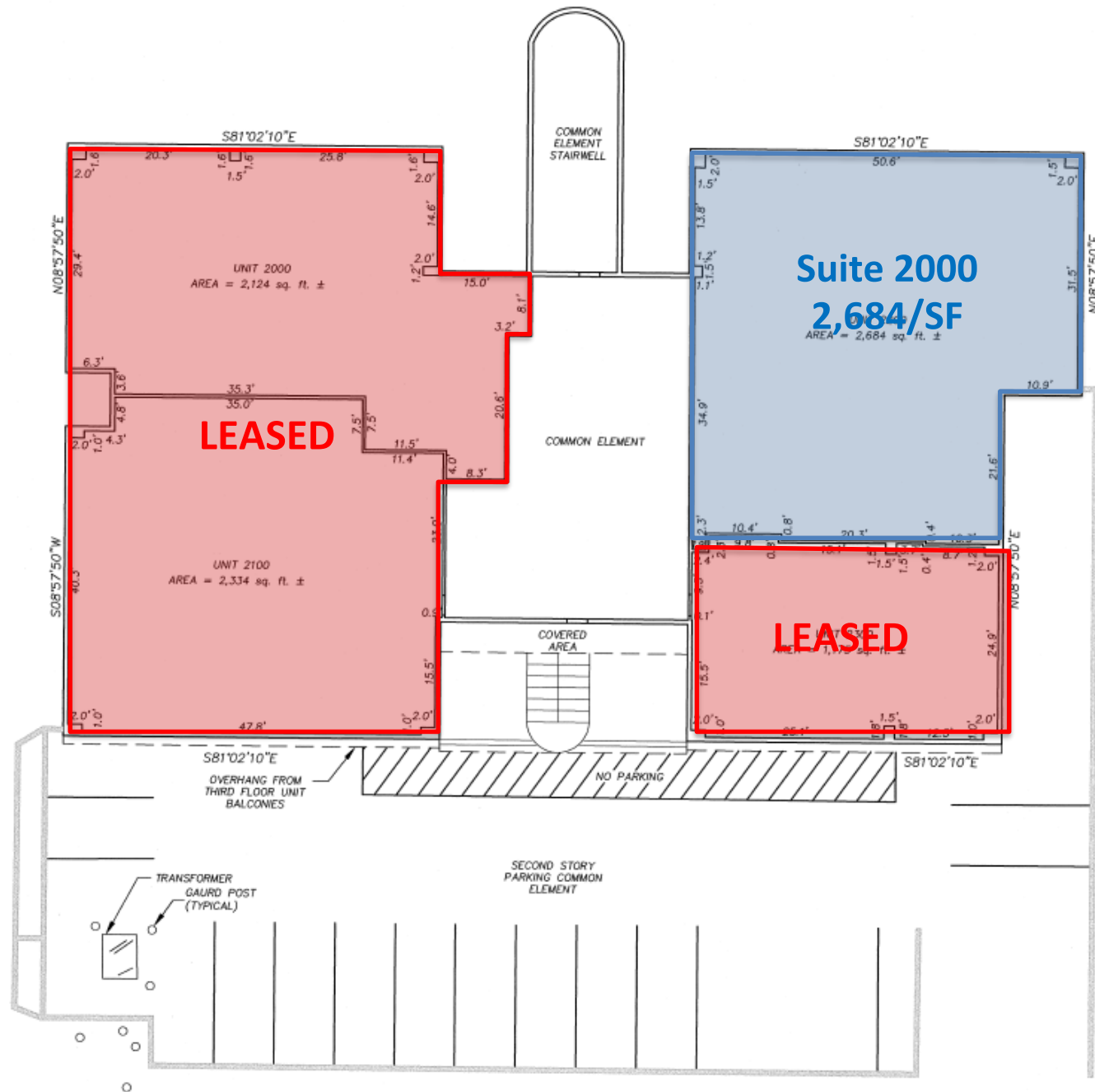
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# 2nd Floor



- Reception
- 2 Exam Rooms w/Sinks
- Kitchenette

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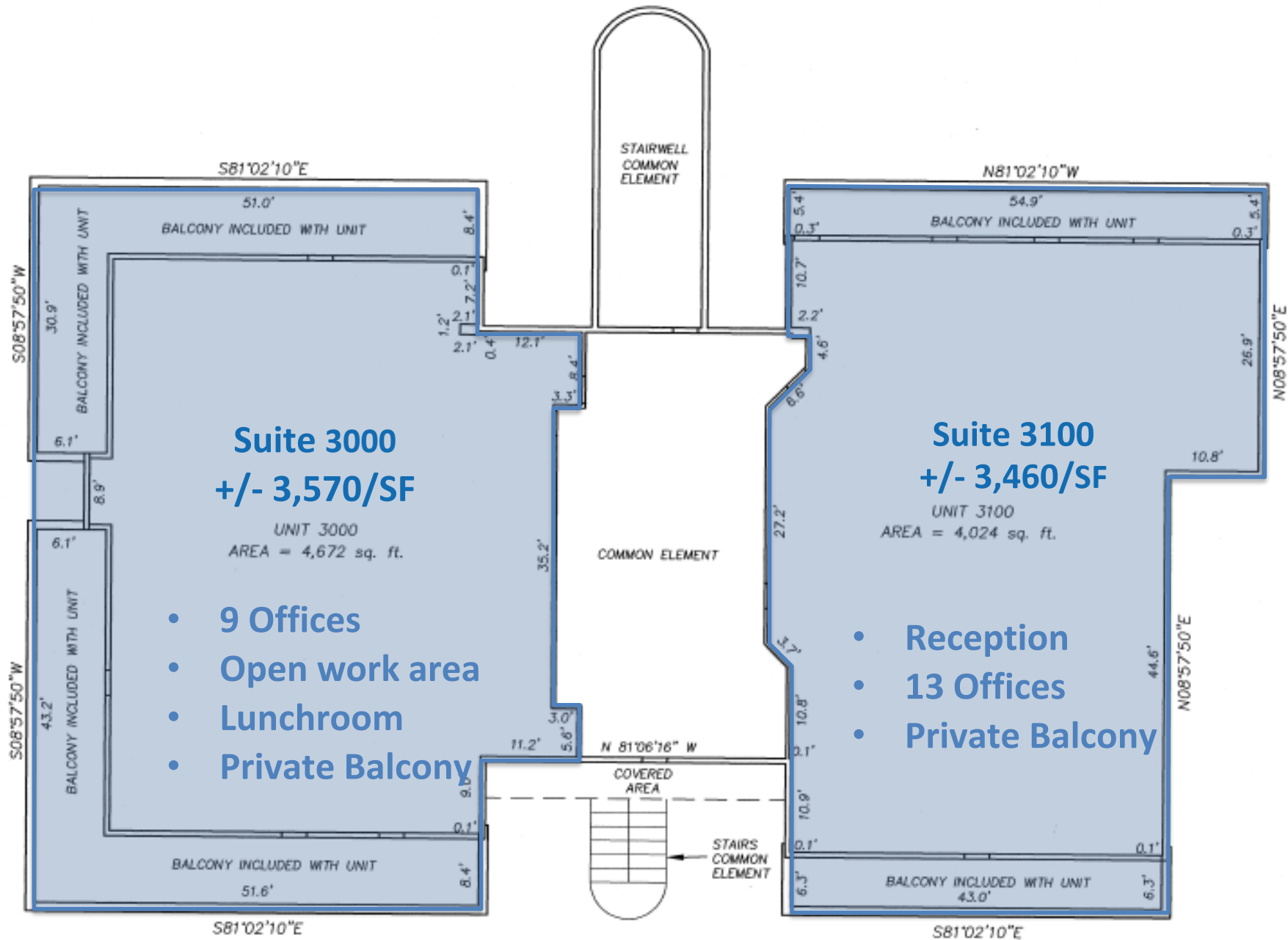
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# Photos



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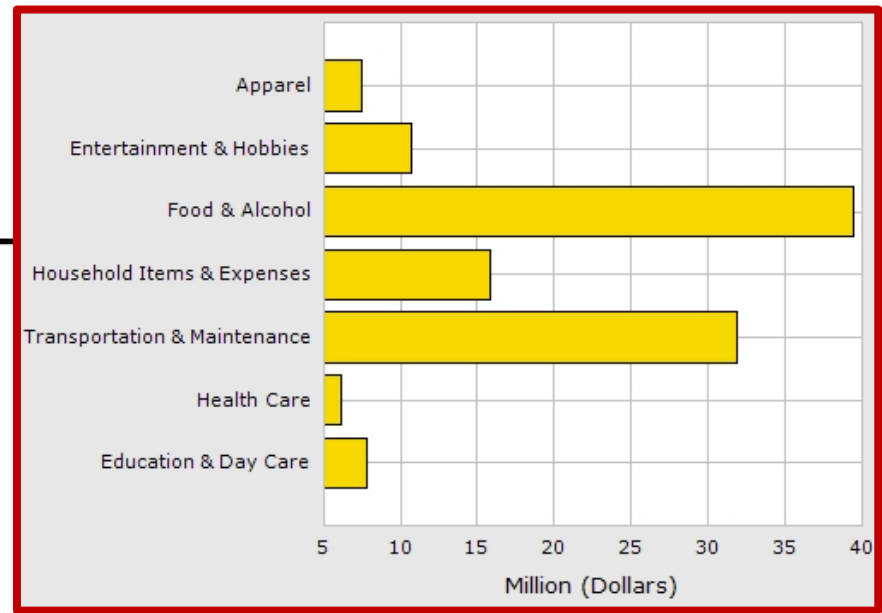
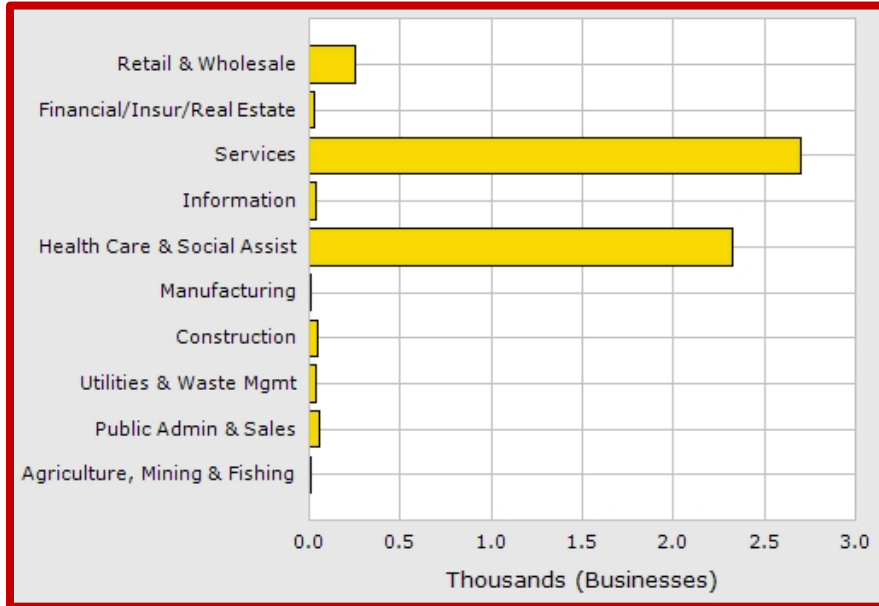
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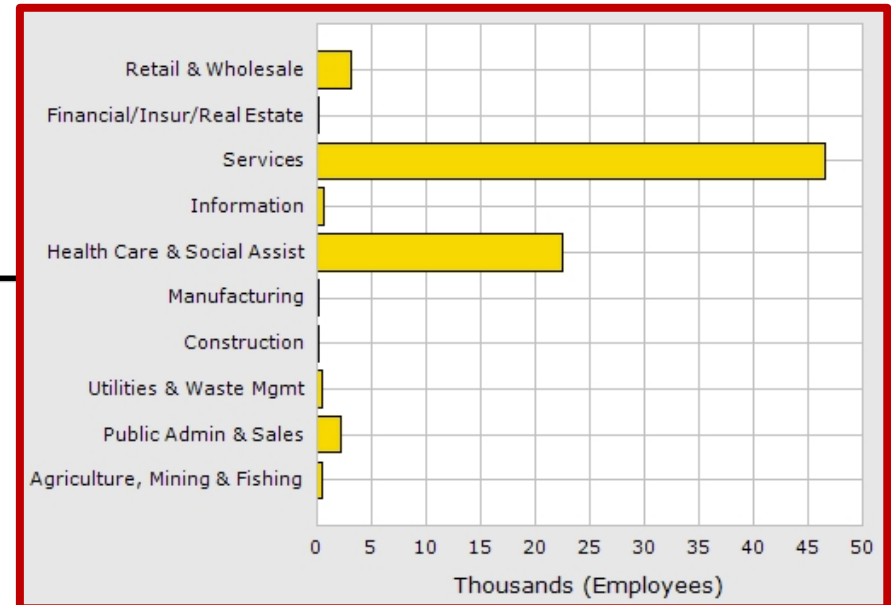
# Demographics

## Consumer Spending Totals – 1 Mile



## Businesses – 1 Mile

## Daytime Employees – 1 Mile



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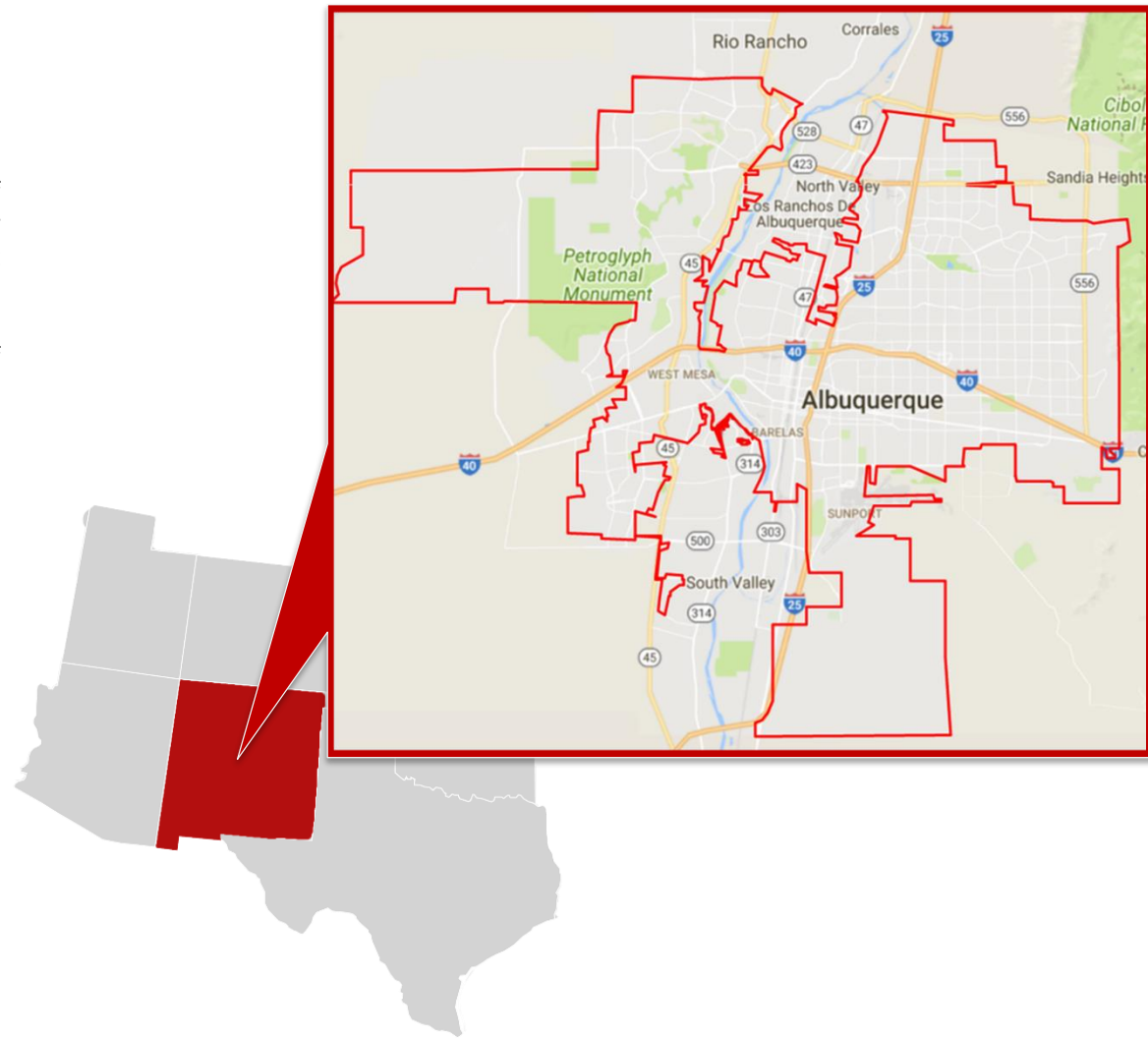
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# Albuquerque, NM MSA

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 2000–2010, 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 and routinely receives 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



Rita Cordova  
Associate Broker

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



Some of Rita's Recent Transactions



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 have clients 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 can advise our clients 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.

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.

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.



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