

For Sale

Uptown Office Building Available

1700 Louisiana Blvd. NE | Albuquerque, NM 87110



RARE INVESTMENT OPPORTUNITY

SEQ I-40 & Louisiana Blvd. NE

Sale Price \$5,503,648 (\$116.06/SF)
Available Building: ±47,420 SF (gross)
Land: ±2.76 Acres
IDO Zoning MX-M, Moderate Intensity

Property Highlights

- Excellent investment opportunity
- Long-term leases in place
- Ample windows with spectacular views
- Recently remodeled lobby and all common areas
- New exterior renovation
- Environmentally friendly & efficient HVAC system
- 7.95% CAP rate

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotSPACEUSA.com    



Steve Kraemer, CCIM
skraemer@gotSPACEUSA.com
505 417 5214

For more information:

Dave Hill, CCIM
dave@gotSPACEUSA.com
505 238 6413

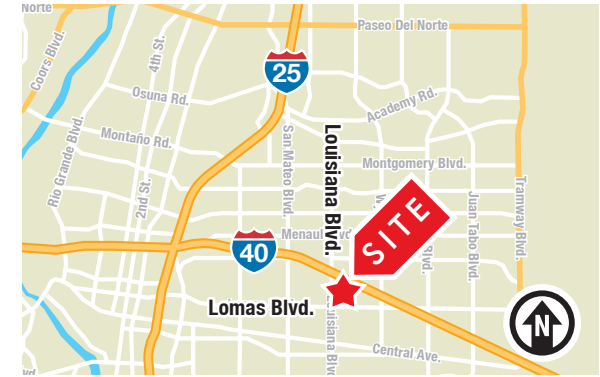
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APOD & SITE PLAN

MINI-POD (Pro Forma)

Income:	\$756,270
Vacancy (7%)	\$52,939
Gross Income	\$703,331

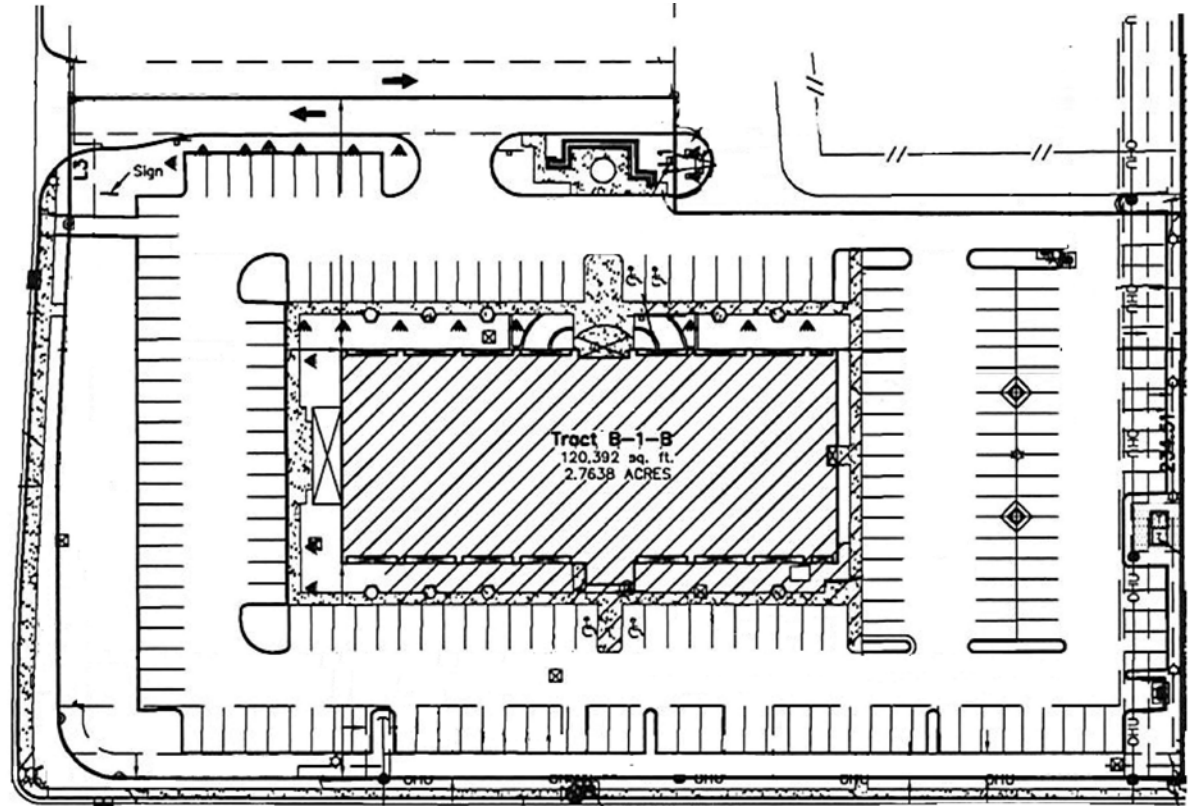
OPEX

Property Taxes	\$51,743
Insurance	\$7,803
Maintenance & Landscaping	\$35,160
Monitoring (elevator & alarms)	\$7,546
Salaries & wages	\$19,255
Janitorial	\$47,396
Utilities	\$97,018
Telephone	\$3,168
TOTAL	\$269,539

NOI	\$433,792
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Sales Price	\$5,503,648
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CAP Rate	7.88%
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BUILDING ENTRANCE



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2nd FLOOR



□ Available ■ Leased ■ Common Area

AVAILABLE:
Suite 210: ±973 RSF
\$17.95/SF Full Service



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AVAILABLE:
Suite 310: ±1,449 RSF
\$17.95/SF Full Service



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