

OFFICE BUILDING FOR LEASE

3121 Amherst Dr. NE, Albuquerque, NM 87107



Features:

Gross Building Area:

32,780 ± SF total

27,000 ± SF avail. November 2011

5,780 ± SF (leased to UNM)

Site: 2.63 Acres

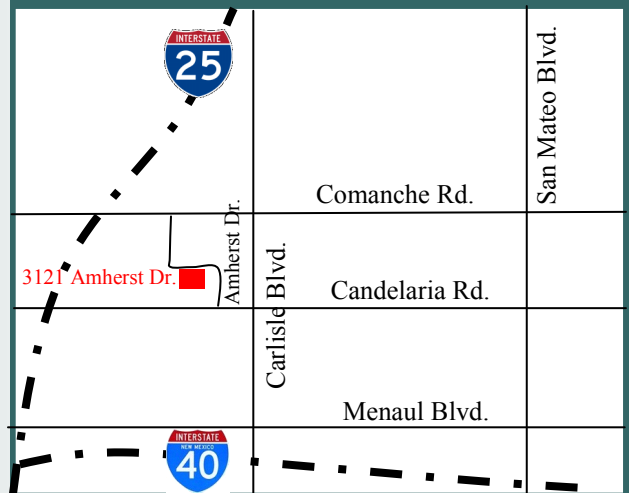
Zoning: C-3 (City),

Lease Rate: \$16.50 PSF Full Service

Features:

- ◆ 131 parking spaces (4:1,000) with room for expansion
- ◆ Multiple T1 lines
- ◆ "Ultra-wall" portable, soundproof insulated partitions
- ◆ Modern fire and burglar alarm system, fire suppression system
- ◆ Xeriscape landscape plan, fenced Secured parking area (11 spaces)
- ◆ Also available for sale

Map:



Located in Candelaria Business Park

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Property Profile

3121 Amherst Dr. NE, Albuquerque, NM 87107

Gross Building Area: 32,780 +/- Sq. Ft.

Available Lease Space: 27,000 +/- Sq. Ft.

Parking Spaces: 131 (16 Handicap; 7 Small Cars); Shared with entire building

Secured Parking: 11 (Included in total; 2 Handicap; 1 Small car)

Office Layout:

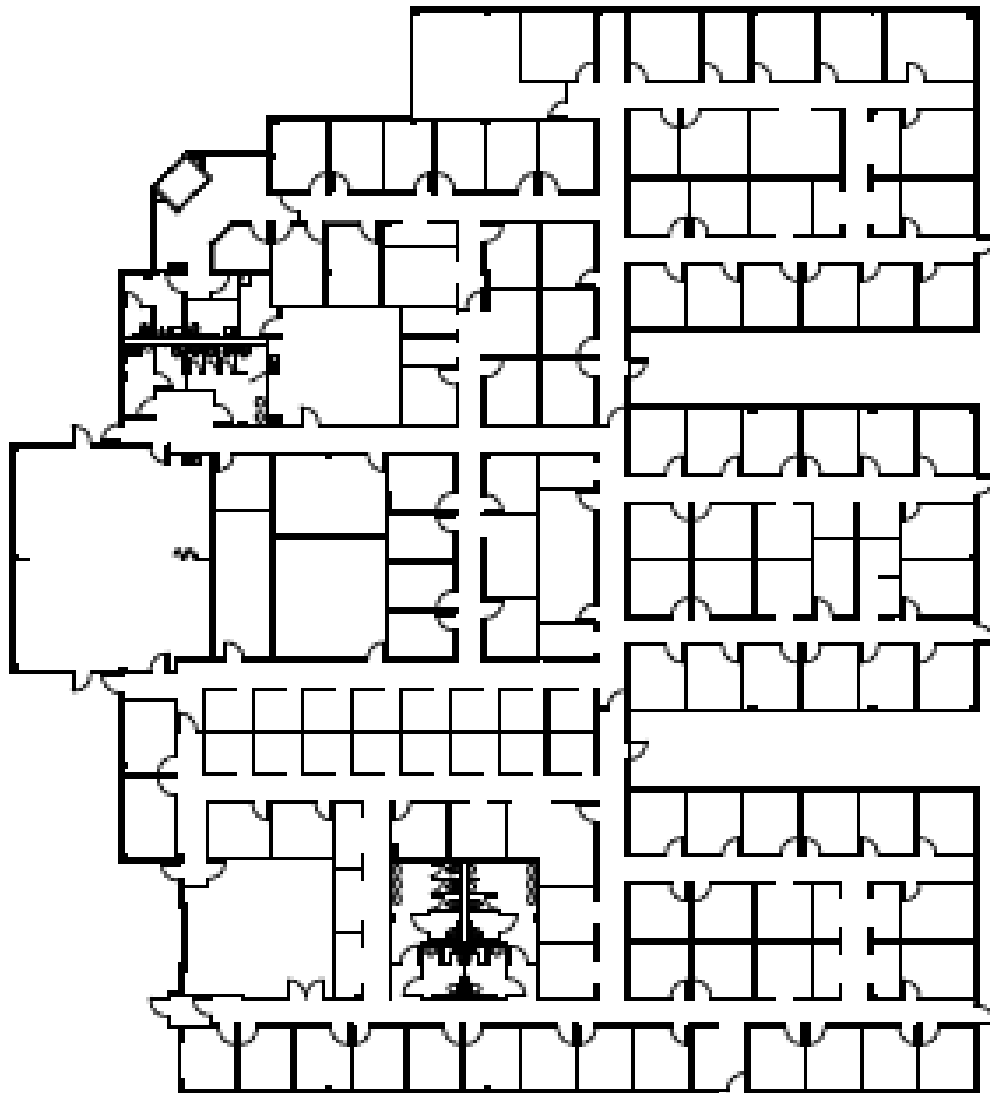
- ◆ Reception/Waiting Area with restrooms
- ◆ Secured Receptionist's area
- ◆ 113 Private offices; 75 with floor-to-ceiling window'(s), 38 with skylights, 16 open offices
- ◆ Interior office area consists of centralized file storage area, copy/print room, telecommunication/computer equipment room
- ◆ 4 conference rooms (250 - 1,000 SF)
- ◆ Two sets each of men's and women's restroom facilities; one set of each with a shower area
Restroom areas are handicapped accessible; one set each with automatic door openers

General Information:

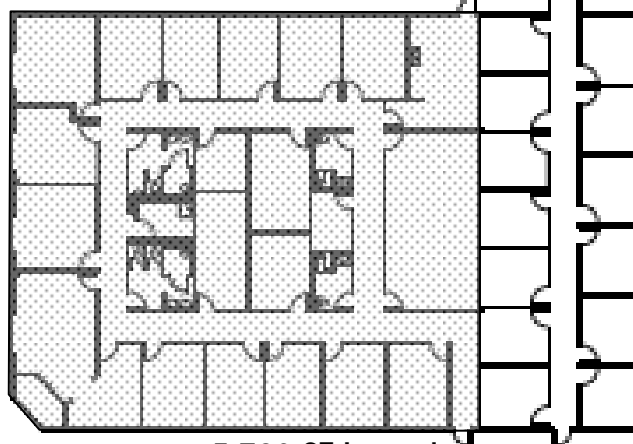
- ◆ 27,000 SF currently leased through October 2011
- ◆ 5,200 SF leased through July 2014 (with options)
- ◆ Perimeter offices are partitioned with "Ultra-Wall" portable, sound proof walls which can be moved/removed to enlarge/reduce office sizes.
- ◆ Property secured with full-service security system, including exterior surveillance cameras, fire detection and suppression systems, individual locks on all private offices, and lighted parking lot area.
- ◆ Attractive exterior with visible signage.
- ◆ Conveniently located near the intersection of Carlisle and Candelaria NE; located within the Candelaria Business Center.

Floor Plan

3121 Amherst Dr. NE, Albuquerque, NM 87107



27,000 SF Available June 2010



5,780 SF Leased

Aerial

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