

Office Building For Sale

3121 Amherst Dr. NE, Albuquerque NM 87107

**Price
Reduced!**



50% Price Reduction!! (from October 1, 2008 Appraisal of \$4,100,000)

Reduced Price: \$1,975,000 (\$60.25/SF)
~~\$2,950,000 (\$90.00/SF)~~

Gross Building Area:

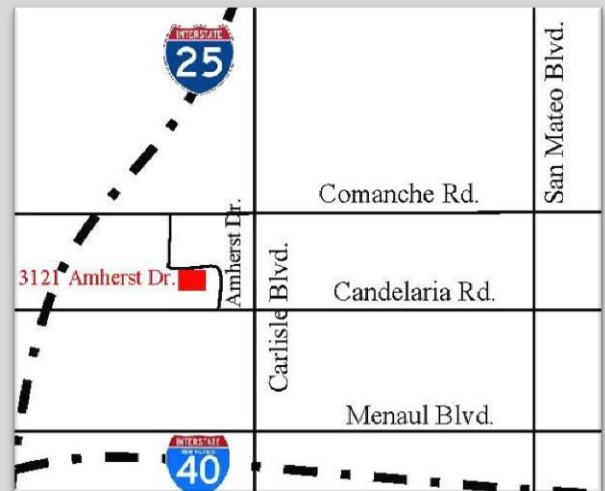
32,780 ± SF Total
27,000 ± SF Available
5,780 ± SF (Leased to UNM)

Site: 2.63 ± Acres

Zoning: C-3 (City)

Features:

- 131 parking spaces (4;1000) 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 Lease



Located in Candelaria Business Park

For more information contact:

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Metro Commercial
REALTY, INC.

New Mexico's Industrial & Investment Professionals

8232 Louisiana Blvd. NE, Suite C, Albuquerque, NM 87113

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.

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Property Profile

3121 Amherst Dr. NE, Albuquerque NM 87107

Gross Building Area: 32,780 ± SF Total

Available Lease Space: 27,000 ± SF

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:

- 5,780 ± SF currently leased through July 2014 @ \$17.00/SF Gross Full Service
- 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.



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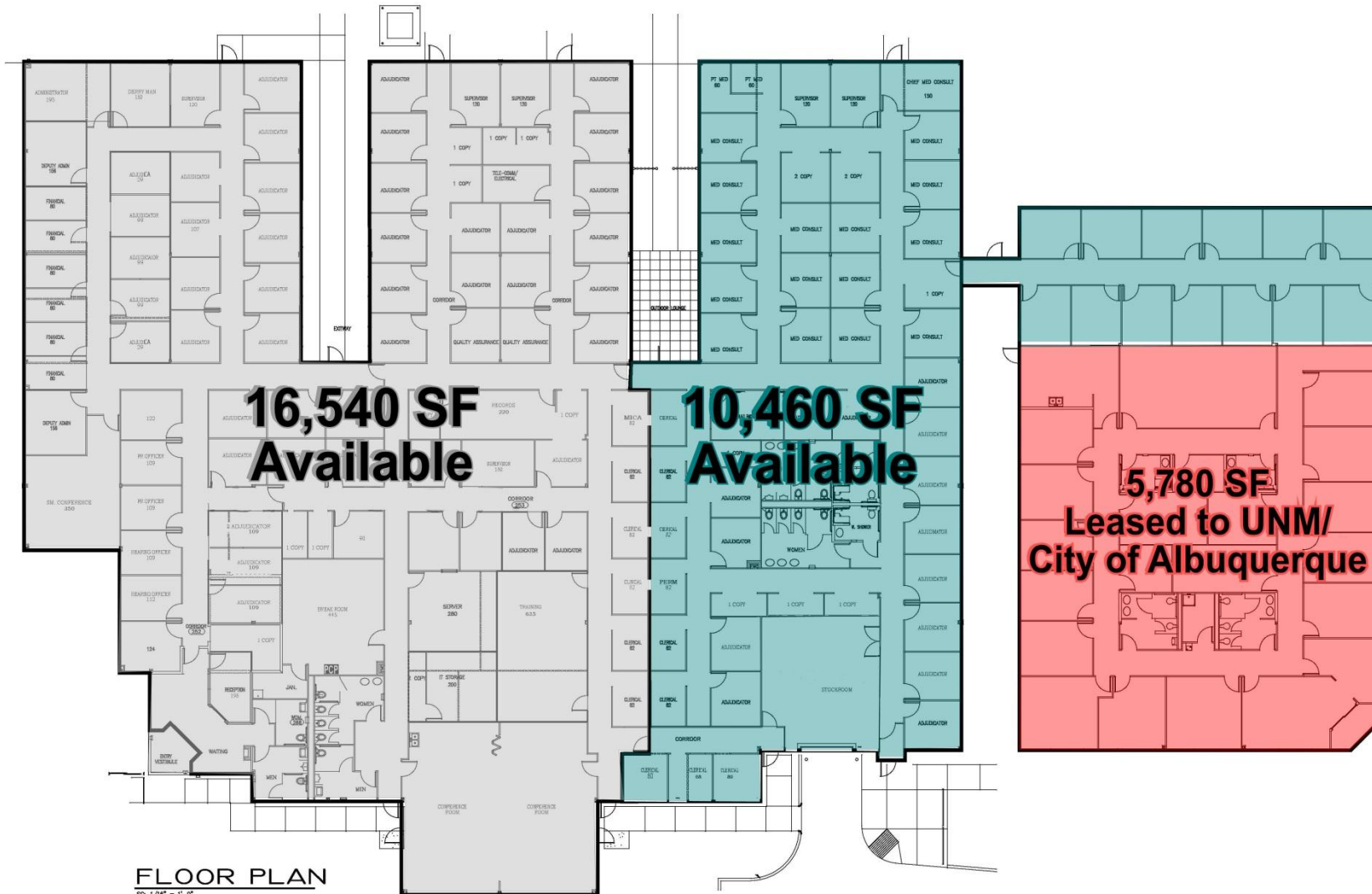
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Floor Plan

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Aerial

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