Office Condo in Campus Setting

FAR NORTHEAST HEIGHTS OWNER/USER OPPORTUNITY

3901 Georgia St. NE
Albuquerque, NM 87110

SWQ Montgomery & Lousiana Blvds. NE

For Sale or Lease

Sale Price

- $165,110.00 ($110.00/SF)
  Condo Dues: $2.50/SF (includes property taxes)

Lease Rate

- $13.00/SF Modified Gross
  (Tenant pays gas, electric & janitorial)

Available

- Suite A-2-B: ±1,501 SF

IDO Zoning MX-T, Transition

Property Highlights

- Popular office condominium complex
- Beautiful campus setting
- Exterior stacked stone accents
- Contains crawl space for ease in plumbing adjustments for dental/ medical use
- On-site property management
- Each condo has its own exterior entrance
- Plenty of on-site parking

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

OFFICE OF 2019 NAI Global Maestas & Ward THE YEAR

For more information:

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LOCATION

2019 Demographics	1 mile	3 mile	5 mile
Total Population	17,306	121,167	314,799
Average HH Income	$64,624	$66,240	$71,275
Daytime Employment	5,970	101,954	231,605

2019 Forecasted by Esri

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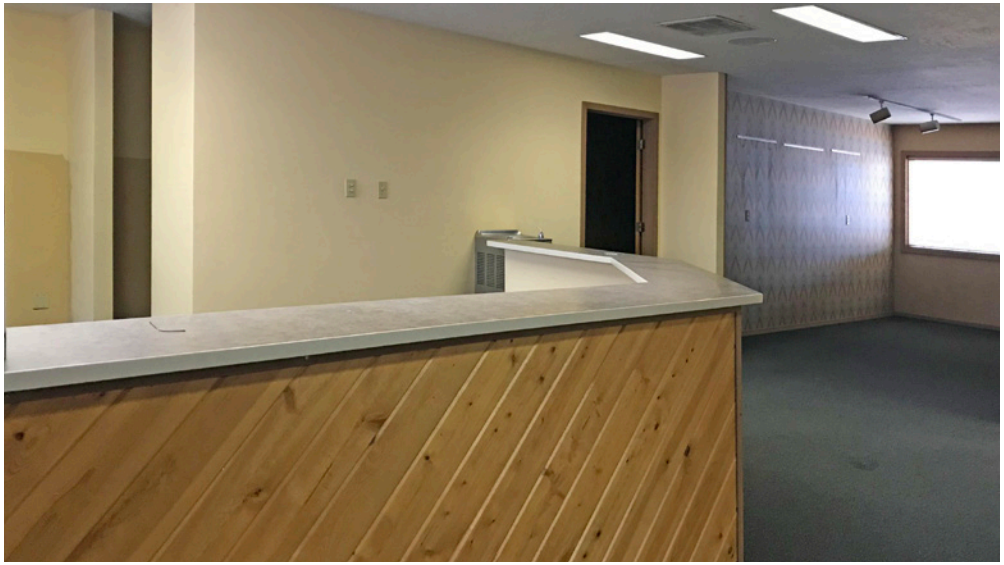
PHOTOS



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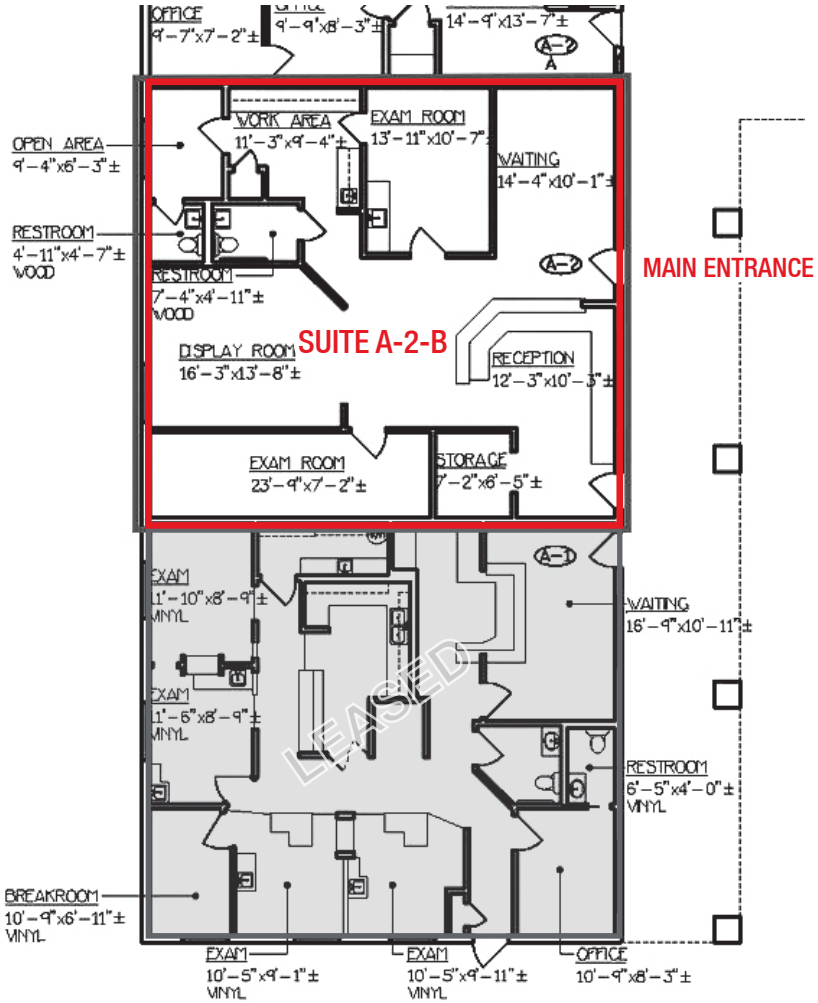
FLOOR PLAN



AVAILABLE

Suite A-2-B: ±1,501 SF

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