For Lease

Uptown Professional Office Space

LOUISIANA PLACE NEAR I-40 & LOUISIANA BLVD.



±941 - 8,648 RSF Available
$18.50/SF Full Service

DJ Brigman SIOR, CCIM
DJ@sunvista.com | 505 998 1562

Dave Hill CCIM, SIOR
dave@sunvista.com | 505 238 6413

1700 Louisiana Blvd. NE | Albuquerque, NM 87110

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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HIGHLIGHTS

LEASE RATE

$18.50/SF Full Service

AVAILABLE

1ST FLOOR

- Suite 100: ±3,343 RSF

2ND FLOOR

- Suite 210: ±973 RSF

3RD FLOOR

- Suite 310: ±1,449 RSF
- Suite 300: ±8,648 RSF

PROPERTY FEATURES

- Convenient access to I-40
- Uptown amenities just minutes away including restaurants, grocery stores, shopping centers
- Spectacular views of the Sandias
- Ample windows
- Parking ratio: 4.3:1,000
- Building and monument signage available for large tenant

ZONING

MX-M

NAI SunVista

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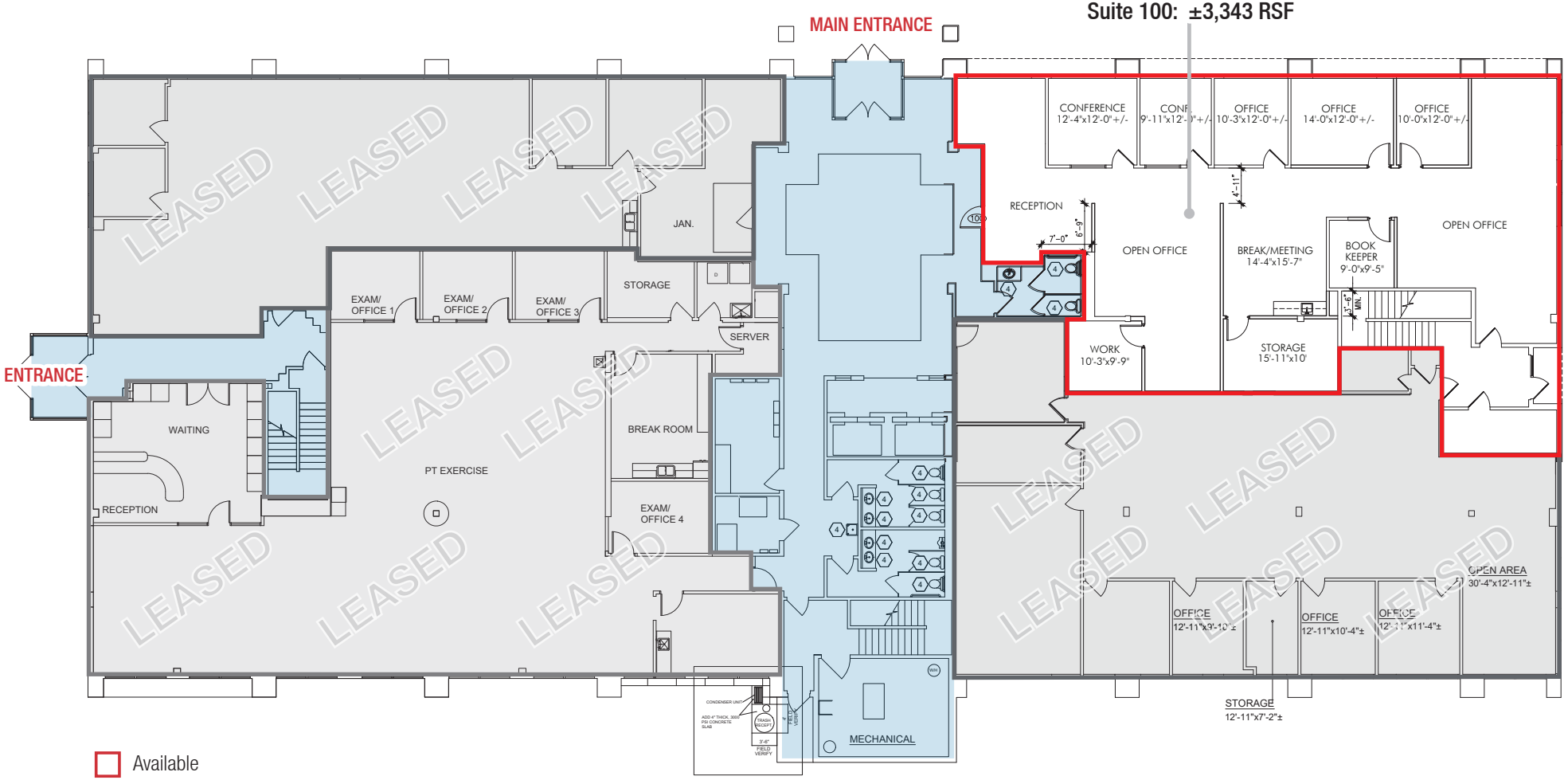
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1ST FLOOR

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Suite 100: ±3,343 RSF



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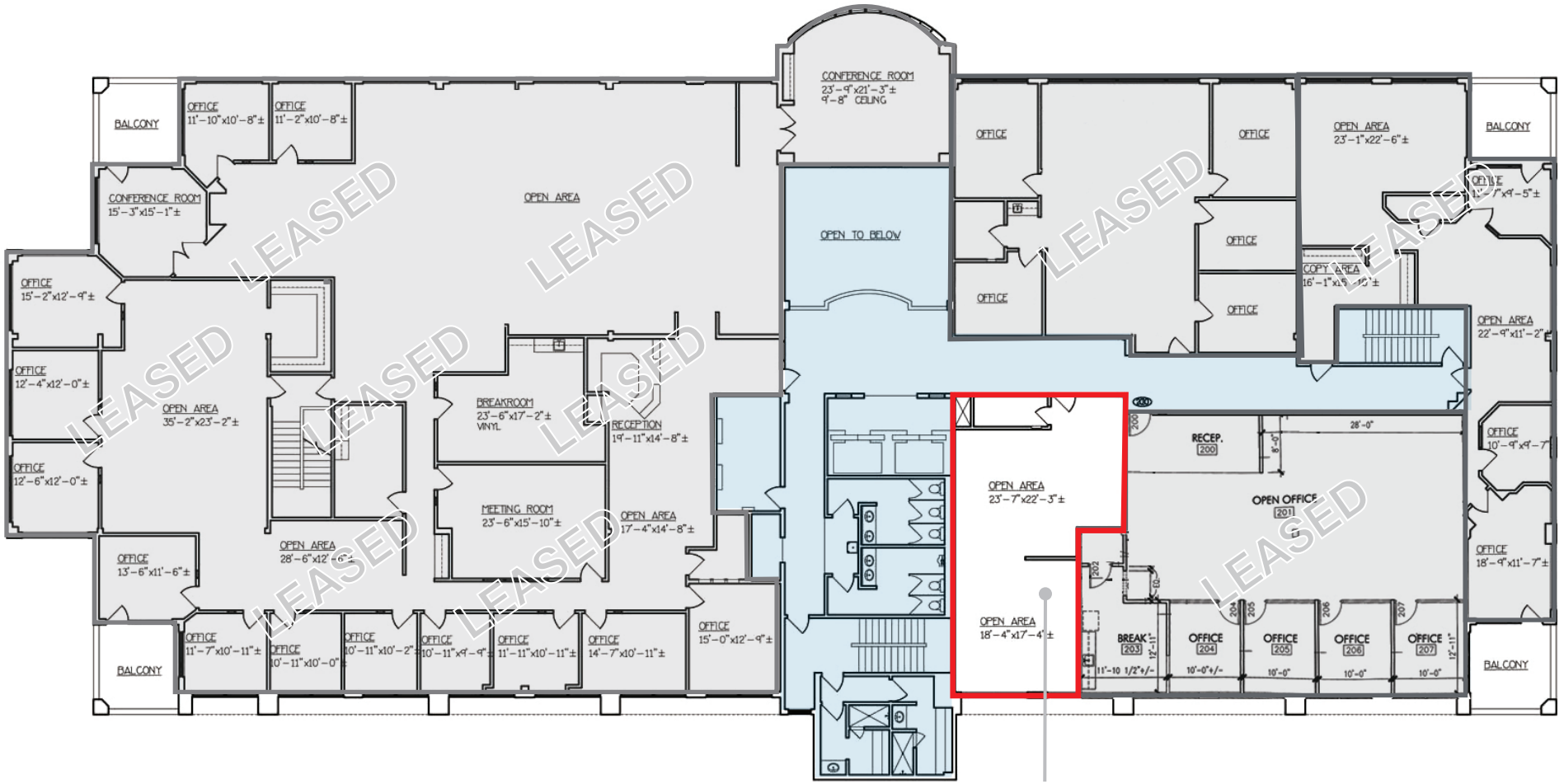
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2ND FLOOR



Available

Leased

Common Area

AVAILABLE

Suite 210: ±973 RSF

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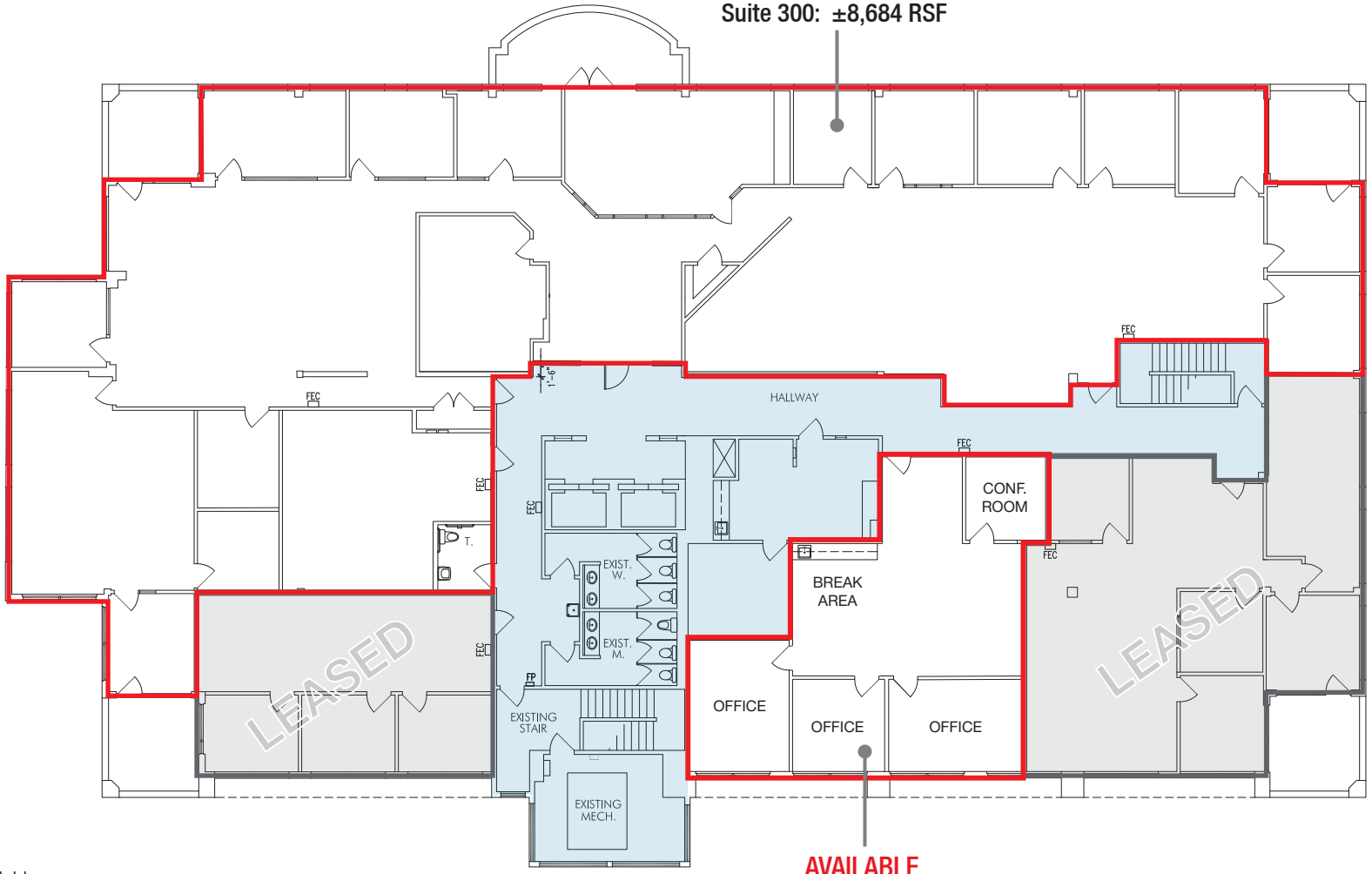
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3RD FLOOR

AVAILABLE
Suite 300: ±8,684 RSF



Available
Leased
Common Area

AVAILABLE
Suite 310: ±1,449 RSF
(Conceptual plan based on 5-year minimum lease)

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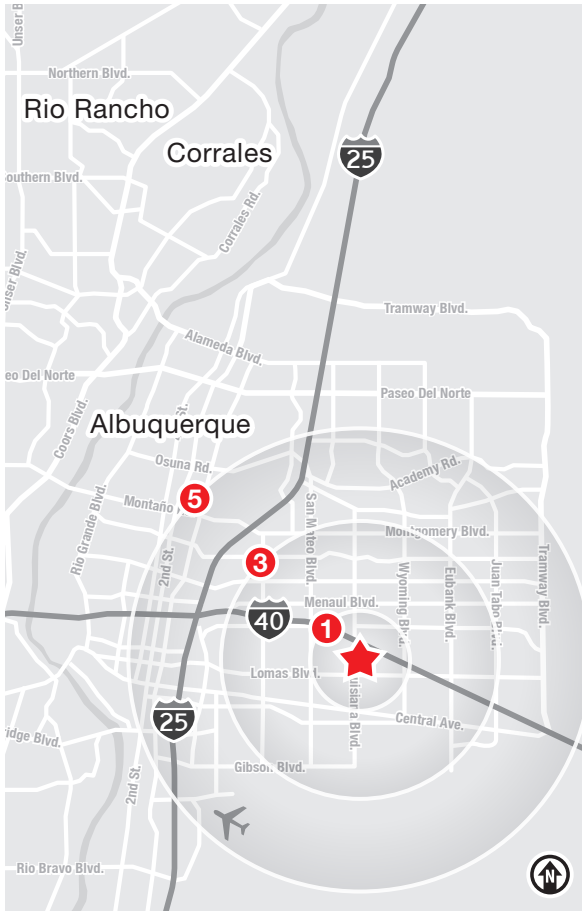
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,454	137,431	291,946
Average HH Income	$69,828	$79,244	$83,864
Daytime Employment	15,448	81,252	213,047

2024 Forecasted by Esri



NAI SunVista

The information contained is believed 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. Any projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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