

**For
Lease**



Prime Cottonwood Office/Retail Space

FLEXIBLE, VERSATILE FLOOR PLAN

YOUR SIGN HERE

±1,732 SF Available

10320 Cottonwood Park NW | Suite A | Albuquerque, NM 87114

Lisa Mercer CCIM

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Martha Carpenter

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite A: ±1,732 SF

LEASE RATE

- \$17.00/SF + \$6.32/SF CAM
(Includes gas & electric less janitorial)

HIGHLIGHTS

- Windowed offices
- Open workspace
- Conference room
- Shared restrooms
- In the Cottonwood corridor with plenty of surrounding amenities
- Parking ratio: 4:1,000

ZONING

- [MX-L](#) 

LOCATION

- SWQ Ellison Dr. & Cottonwood Dr. NW

For Lease

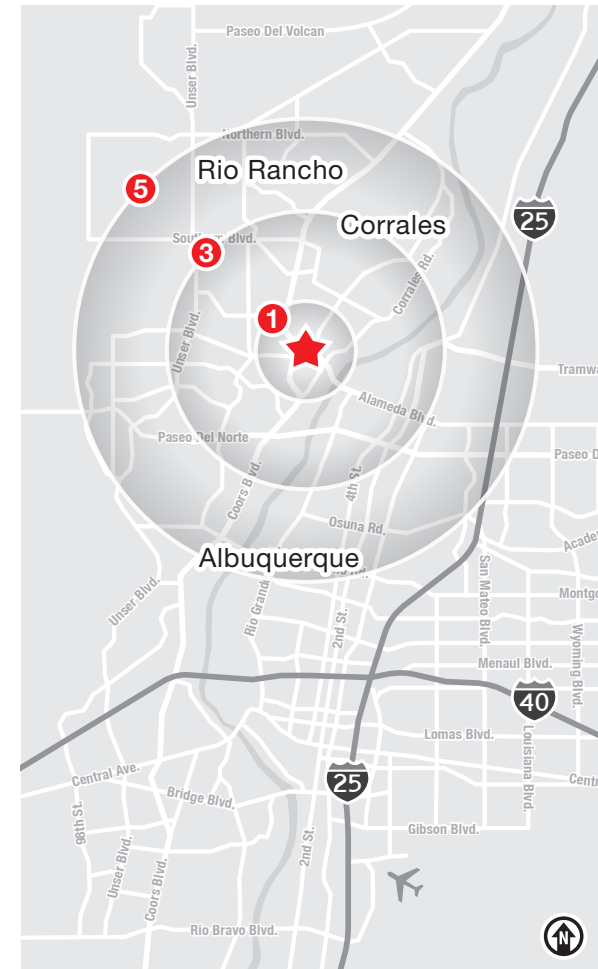
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	8,645	70,913	174,609
 Average HH Income	\$90,154	\$112,434	\$111,021
 Daytime Employment	8,275	28,008	84,919

2024 Forecasted by Esri



NAI SunVista

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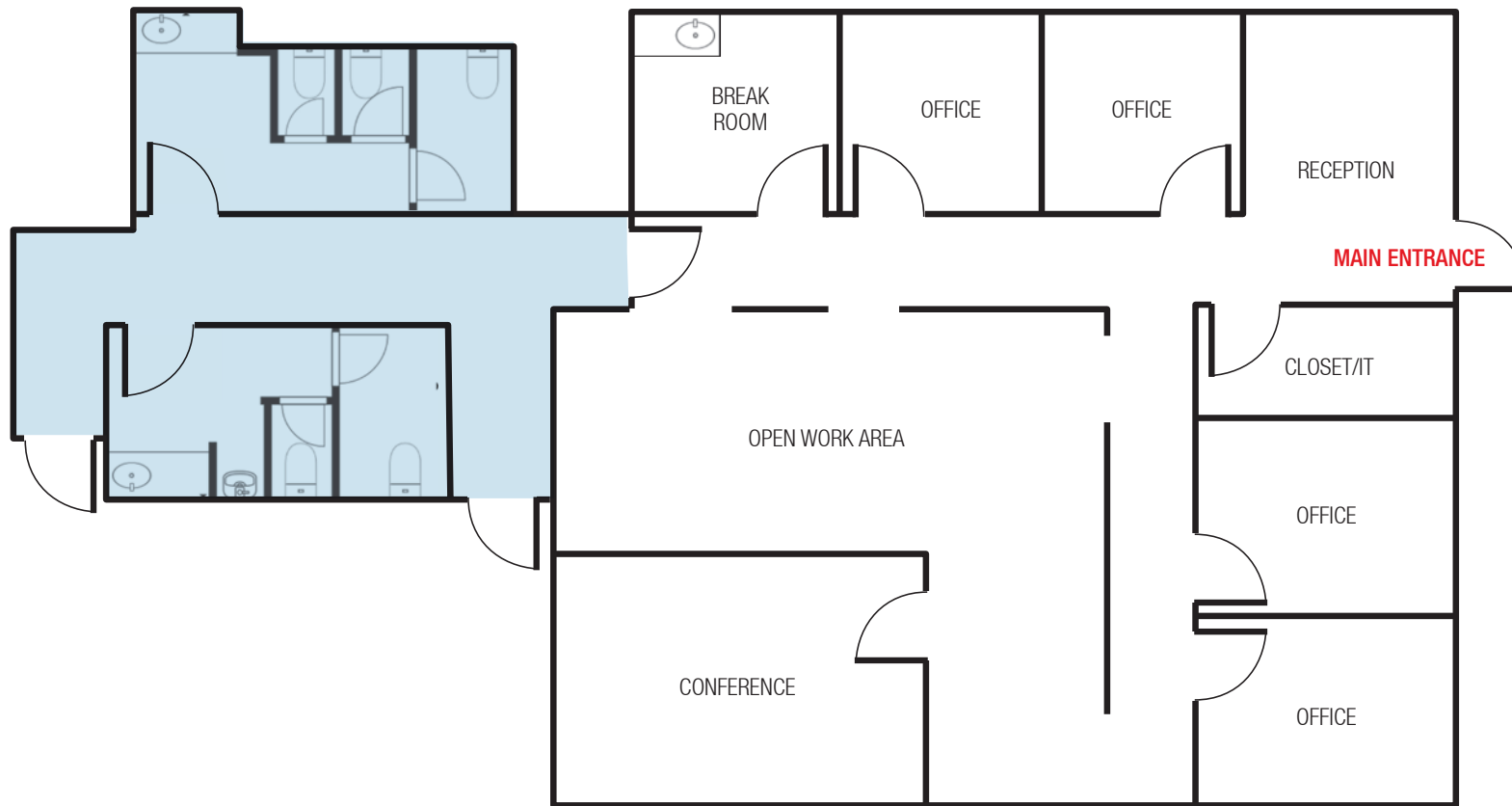
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FLOOR PLAN



SUITE A

±1,732 SF

Floor plan not to scale.

Common Area

