For Lease

Rare, Stand-Alone, Westside Office Building

QUIET CAMPUS IN THE DYNAMIC COTTONWOOD SUBMARKET



9798 Coors Blvd. NW | Bldg. B | Albuquerque, NM 87114

±4,402 SF Available

Kate Potter
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NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building B: ±4,402 SF

- Available January 2027

LEASE RATE

$25.00/SF Modified Gross

- Gas & electric separately metered
- Condo association fees included

HIGHLIGHTS

- Minutes from Paseo del Norte & Alameda Blvd.
- Perfect for professional services, wellness, tech or non-profits
- Fiber-capable and security system
- Common ADA restrooms and private ADA restroom with shower
- High-efficiency windows/ample natural light
- Adjacent to Bosque trails
- Reception/waiting area, private offices and group/open work spaces
- Open parking with a 3:1000 ratio (66 spaces + overflow)
- Building and monument signage available
- Mountain views
- No cannabis please

ZONING

MX-T

LOCATION

SEQ Coors Blvd. & Coors Bypass NW

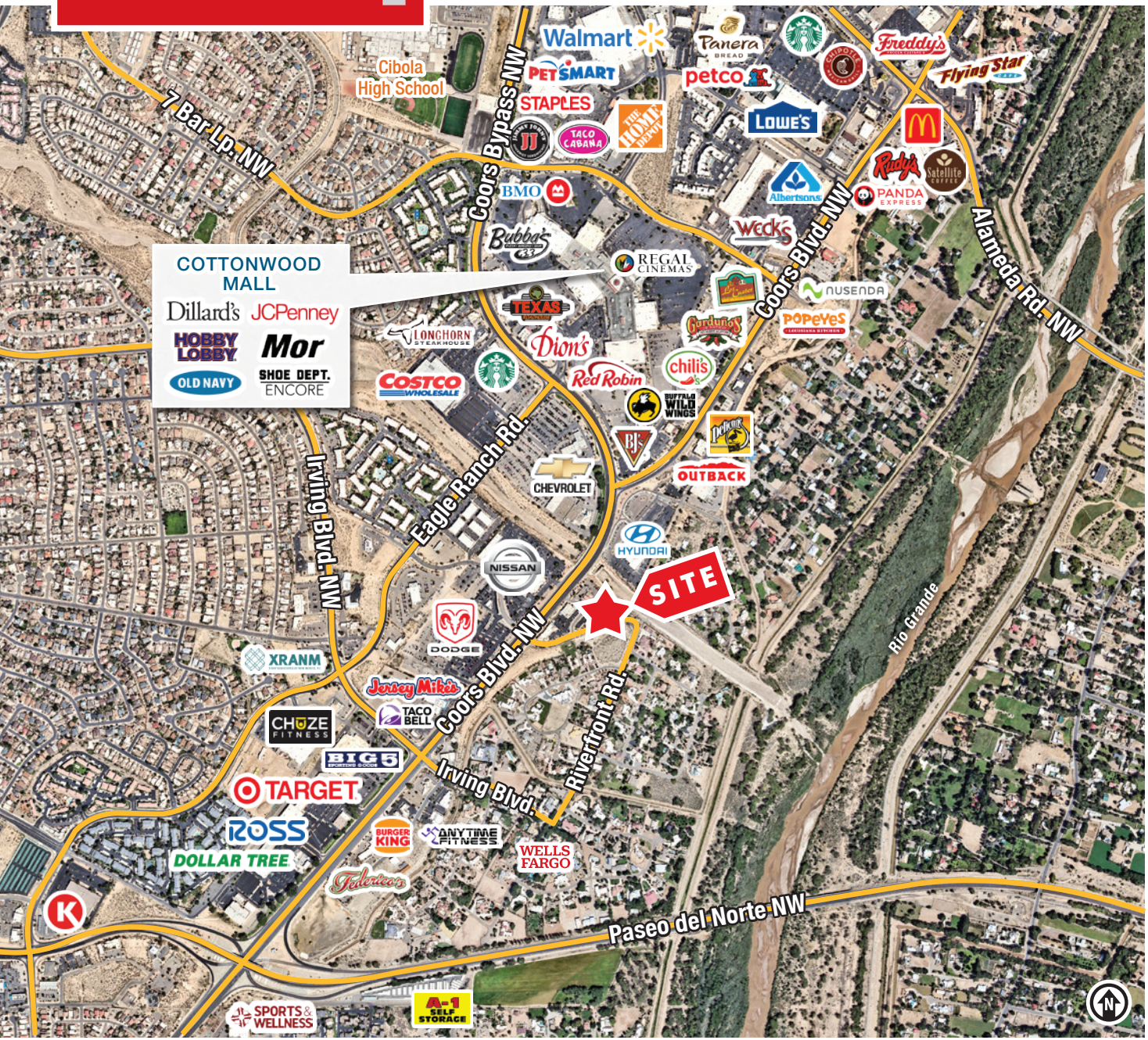
NAI SunVista

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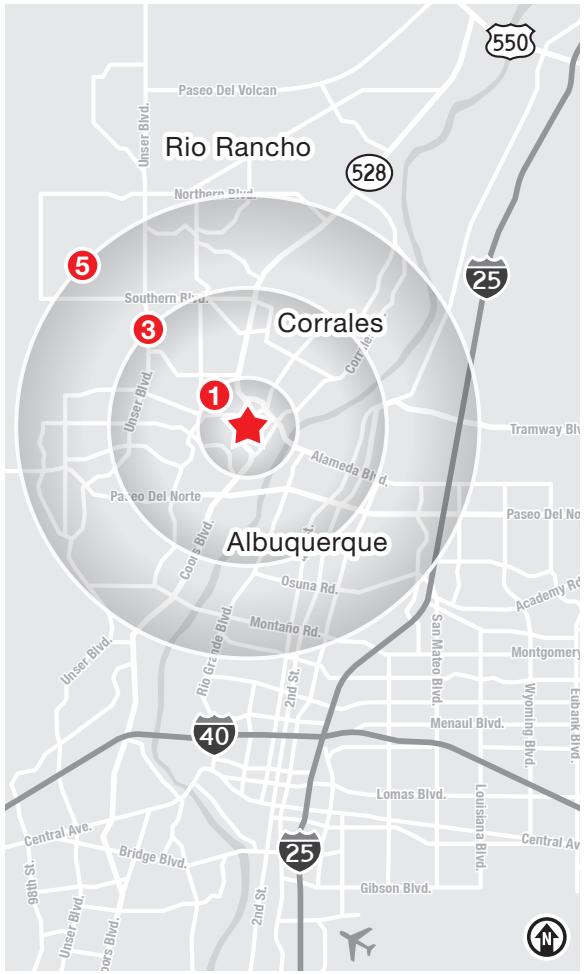
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,590	64,126	188,803
Average HH Income	$125,927	$124,249	$120,268
Daytime Employment	5,915	24,900	102,588

2026 Forecasted by Esri



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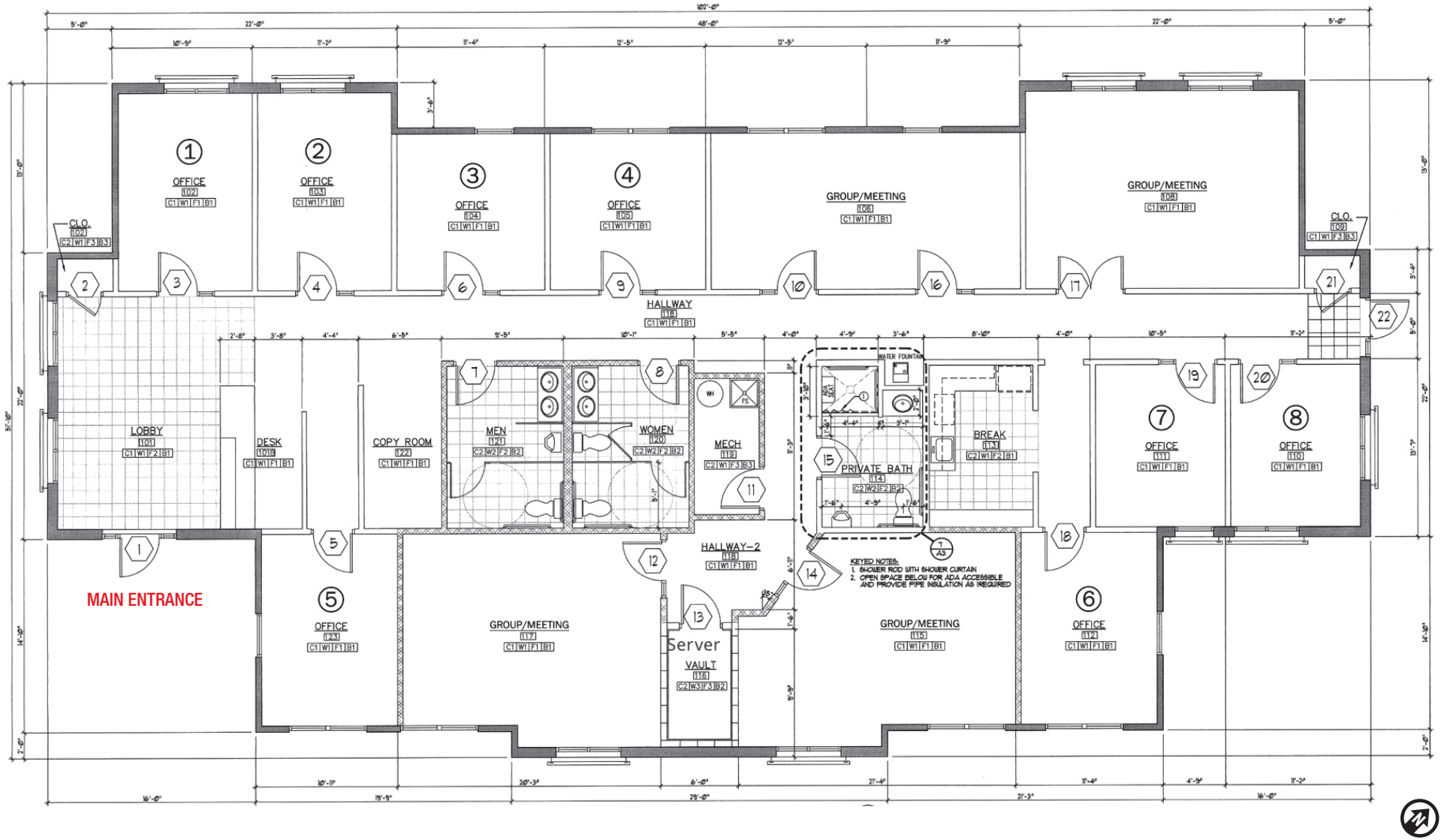
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FLOOR PLAN

AVAILABLE

±4,402 SF



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