

For Lease

Cottonwood Area Executive Offices

PRIME LOCATION NEAR PASEO DEL NORTE & COORS BLVD.



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

±112-134 SF Available

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

k.potter@sunvista.com | 505 730 8479

For Lease

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



PROPERTY

AVAILABLE

201: ±112 SF \$350/Mo.

206: ±134 SF \$400/Mo.

All Rates are Modified Gross

HIGHLIGHTS

- Move-in ready
- Covered parking available
- On-site security features
- High ceilings
- HVAC
- Mountain views
- Common restrooms, kitchenette with refrigerator and microwave
- Strong, established tenant mix
- Easy access to Bosque and walking trails
- Well-maintained by onsite owner and COA
- Short-term leases available

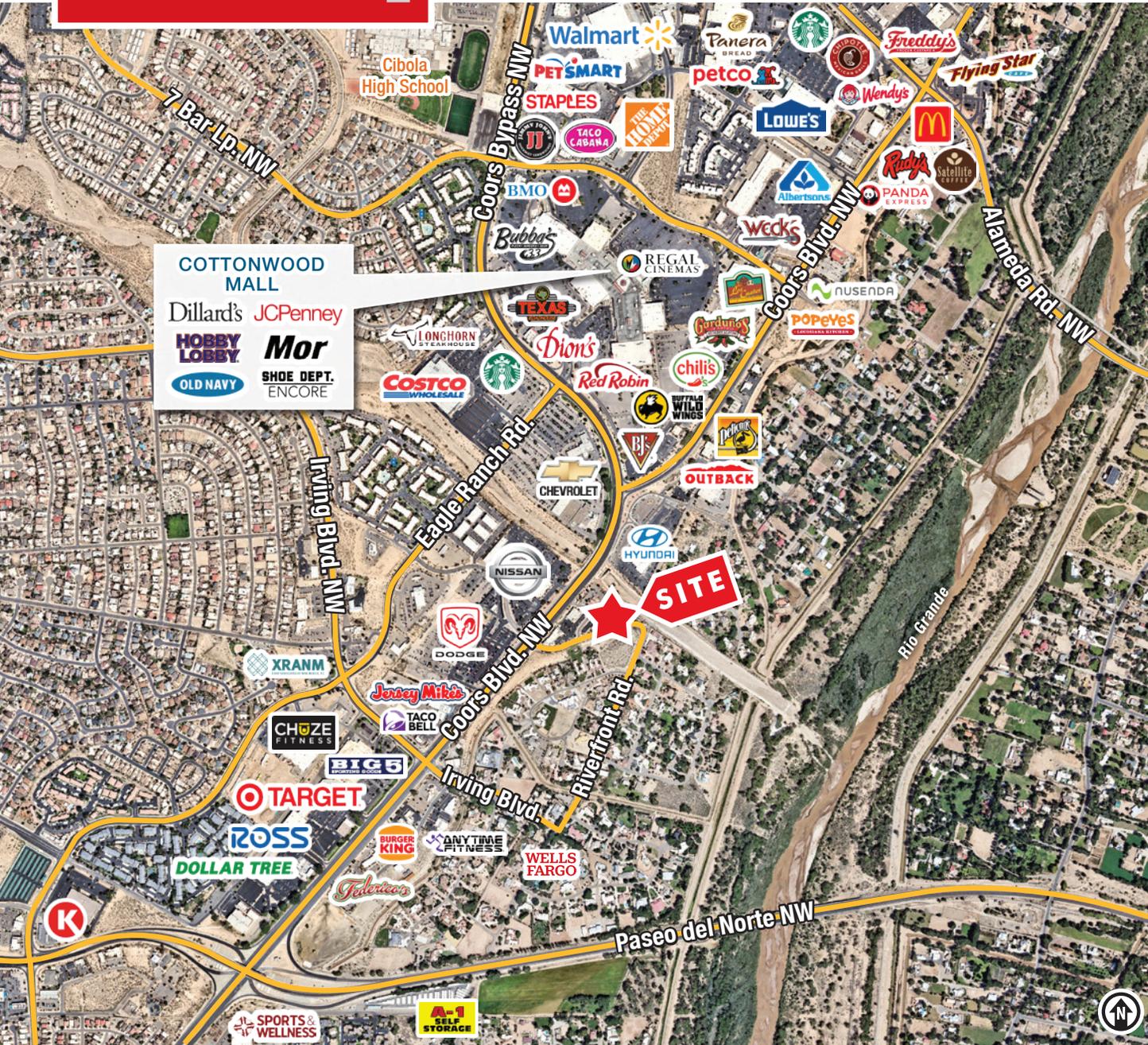
ZONING **MX-T**

LOCATION

SEQ Coors Blvd. & Coors Bypass NW

For Lease

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

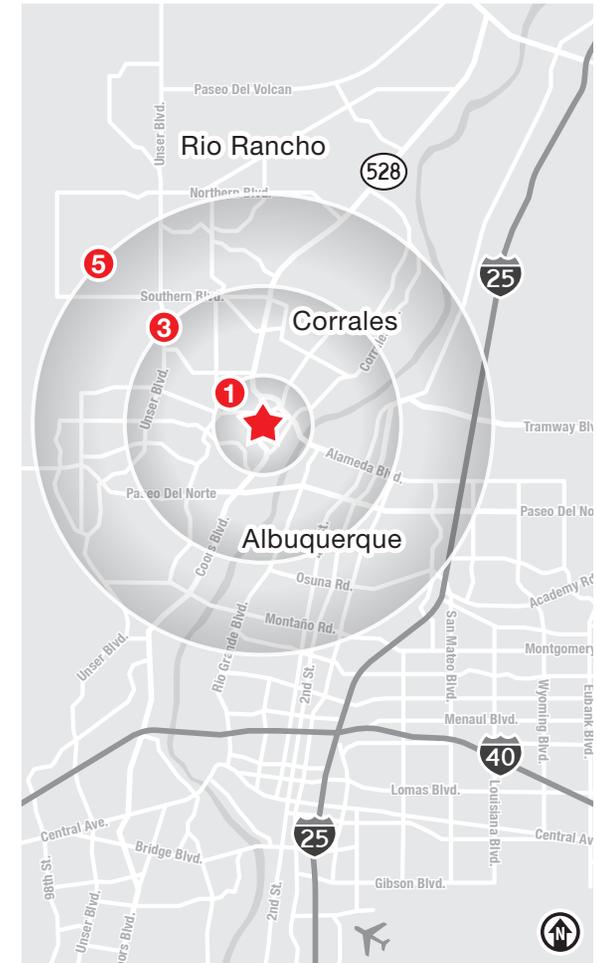


COTTONWOOD MALL
 Dillard's JCPenney
 HOBBY LOBBY Mor
 OLD NAVY SHOE DEPT. ENCORE

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,228	64,357	188,185
Average HH Income	\$112,291	\$115,243	\$112,212
Daytime Employment	6,147	25,366	101,533

2025 Forecasted by Esri



For Lease

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



BUILDING ENTRANCE



COVERED PARKING



MOUNTAIN VIEWS



BUILDING LOBBY

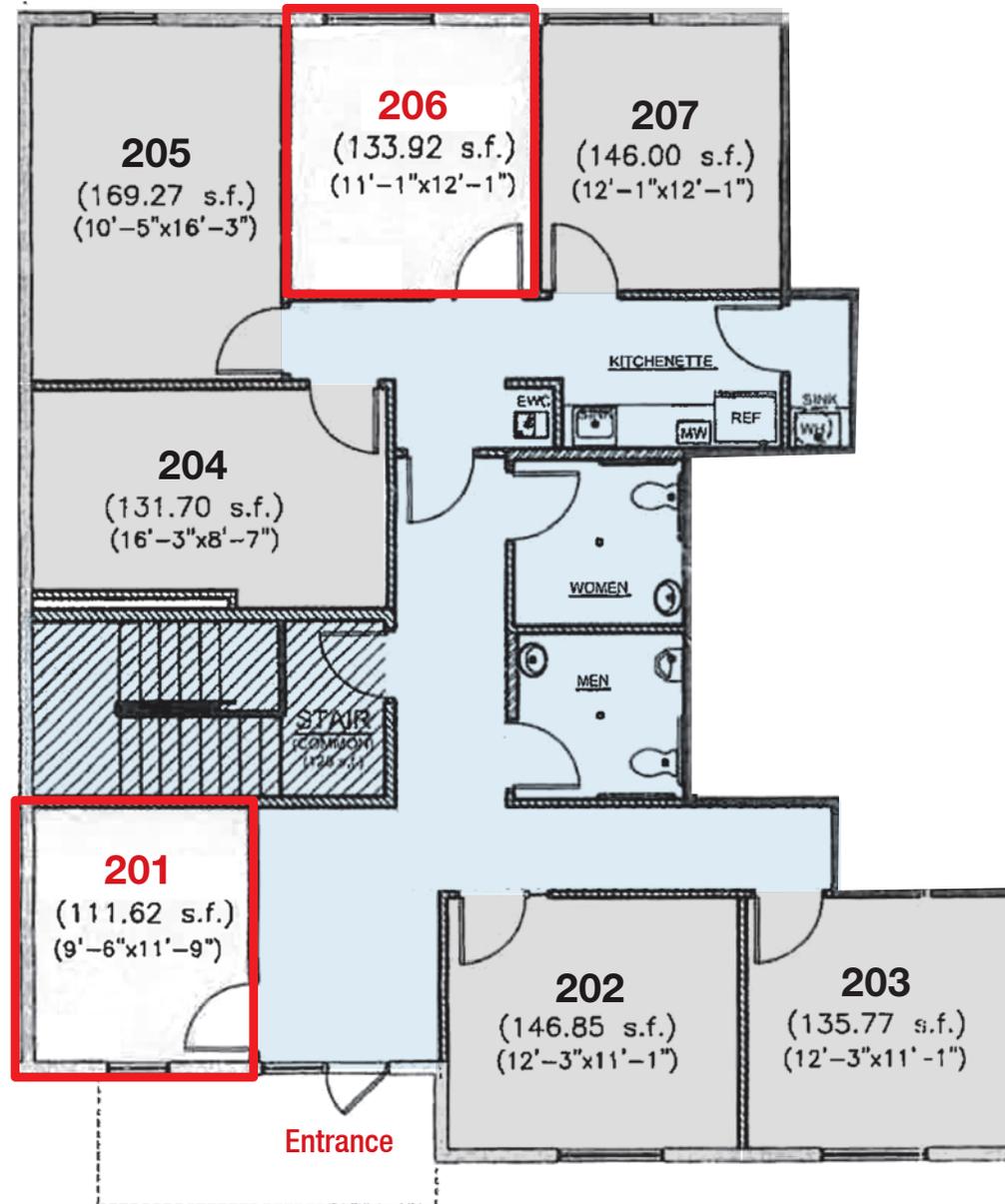


SHARED KITCHENETTE

For Lease

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

FLOOR PLAN



BUILDING C

201: ±112 SF
206: ±134 SF

- Available
- Leased
- Common Area

