

For Sale



Flexible Multi-Story Office Building

MINUTES FROM I-25, I-40, UNM, KIRTLAND AFB & AIRPORT



**±15,728 SF on ±1.0 Ac.
Available**

1900 Randolph Rd. SE | Albuquerque, NM 87106

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Genieve Posen

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John Algermissen CCIM

johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE

Building: $\pm 15,728$ SF

Land: ± 1.0 Acres

SALE PRICE

\$1,896,600 (\$120/SF)

HIGHLIGHTS

- Quick access to I-25
- Centrally located within an established office, institutional and education corridor
- Large site provides room for playgrounds and outdoor gathering areas
- Flexible floor plan with private offices, classrooms, conference rooms, collaborative spaces, and large multipurpose rooms
- Building elevator
- Excellent on-site parking – $\pm 3.8:1,000$ SF parking ratio
- Great property for education, nonprofit, medical, workforce training, government, religious organizations, or corporate headquarters
- Property was previously a school

ZONING [NR-BP](#)

LOCATION

NWQ Sunport & Yale Blvds. SE

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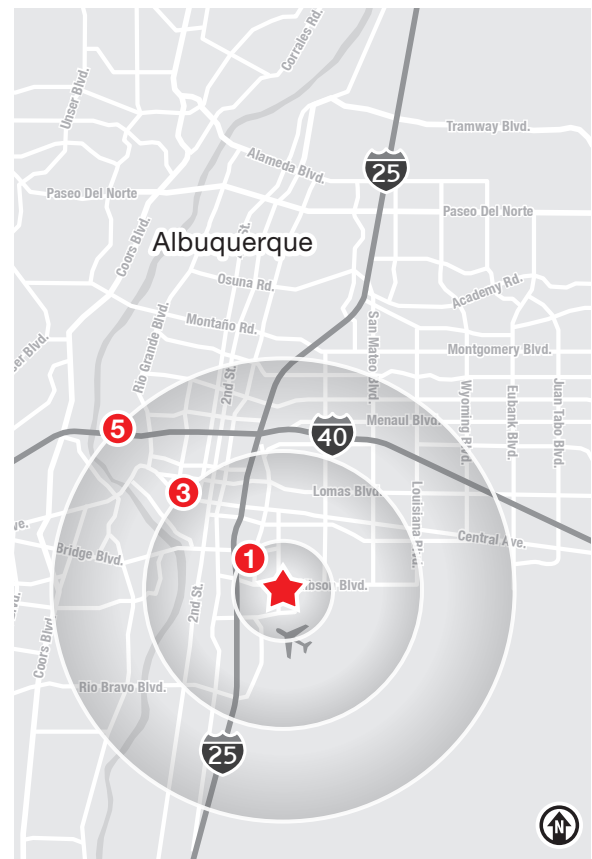
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,812	60,328	173,194
Average HH Income	\$77,584	\$76,504	\$78,118
Daytime Employment	9,919	68,834	144,421

2026 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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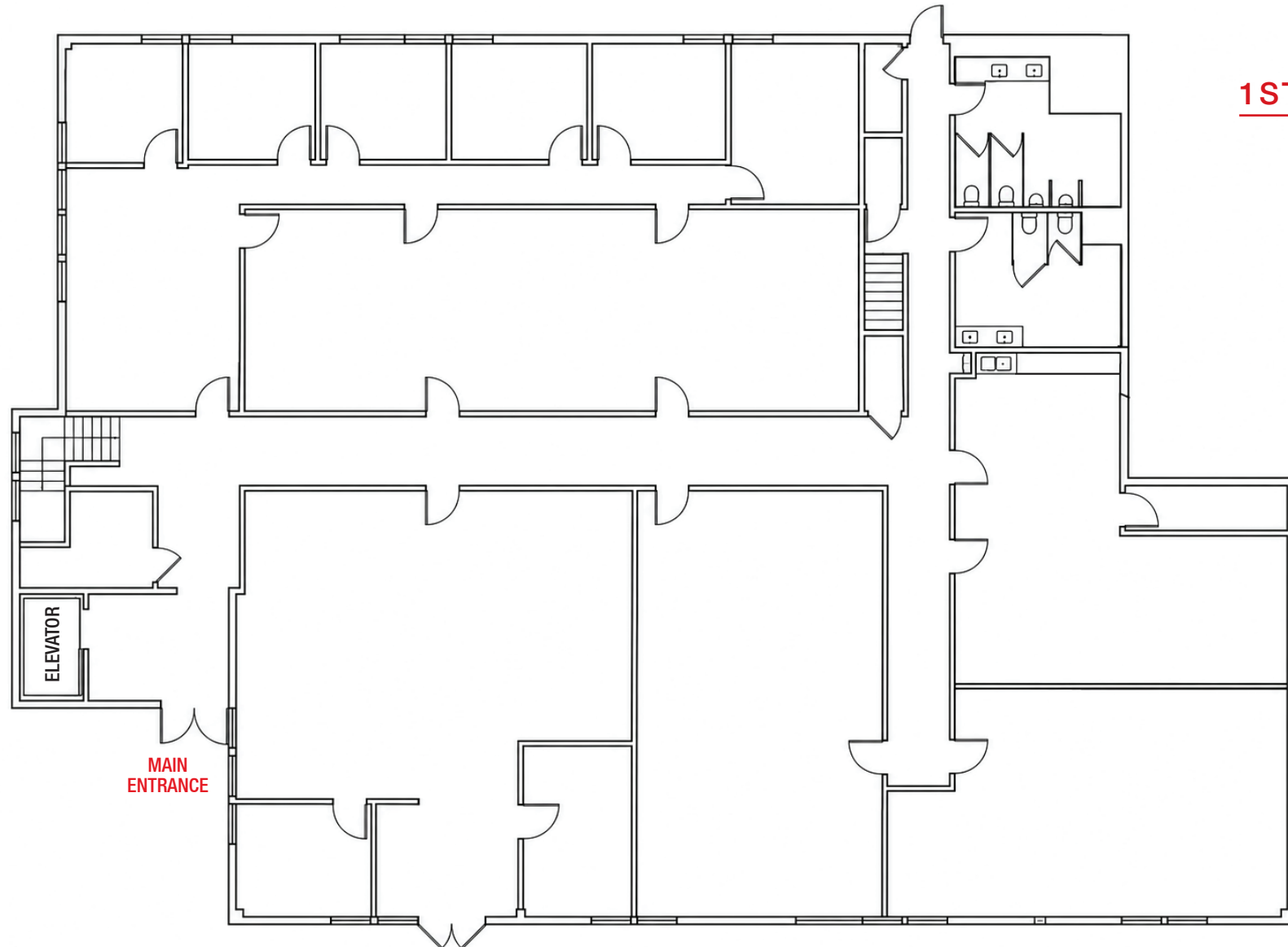
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FLOOR PLAN



1ST FLOOR

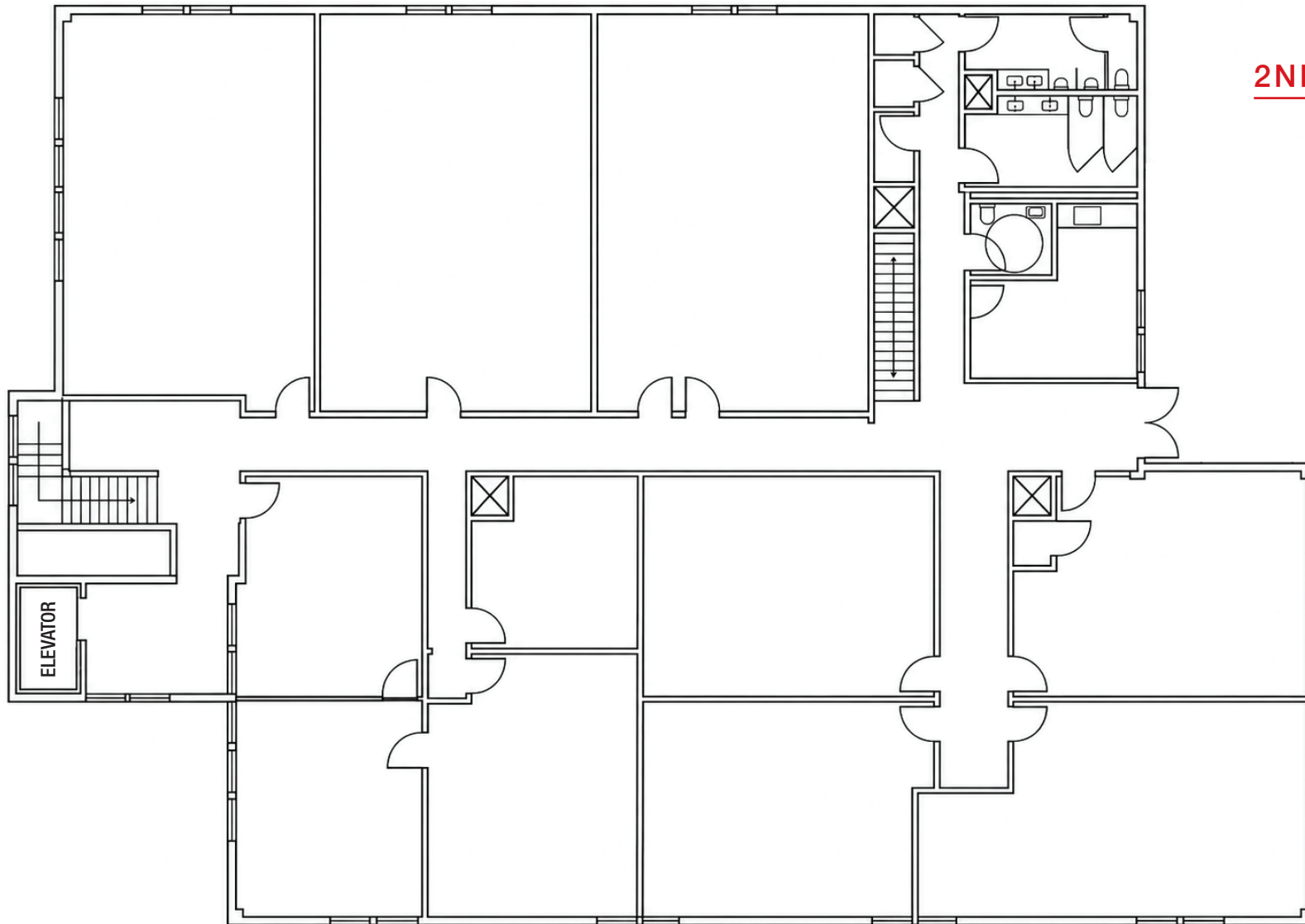


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FLOOR PLAN

2ND FLOOR



For Sale

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SITE SURVEY

AVAILABLE

Building: $\pm 15,728$ SF

Land: ± 1.0 Acres

