

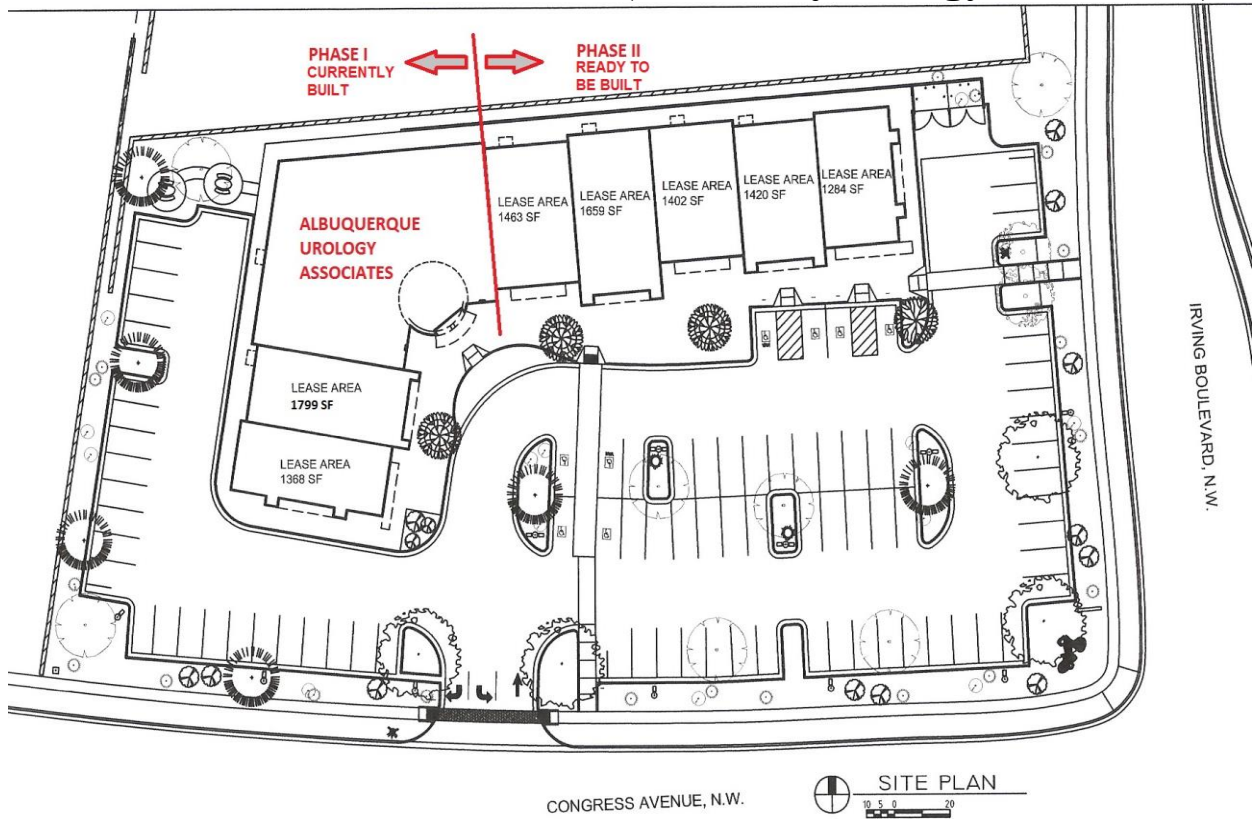
# PHASE II WESTSIDE MEDICAL READY-TO-GO DEVELOPMENT EARMARKED FOR UP TO 7,228 SF

***FOR SALE @ \$875,000***

*4410 Irving Blvd. NW – Near Irving & Eagle Ranch*



**PHASE I PICTURED ABOVE (with ABQ Urology Associates)**





- **Come Join Albuquerque Urology Associates at this Premier Location**
- **High Profile Area with Easy Site Accessibility from All Directions**
- **PHASE II Portion – 7,228 SF Building Footprint - of 15,440 SF, Class “A” Medical Office Development is Now Available For Sale**
- **All Site Infrastructure Completed – Bldg Footprint is Ready to Build**
- **Close Proximity to Lovelace Westside Hospital & Rust Medical Center**
- **Emerging Medical Hub Area with Adjacent Medical Office Users including SW Medical Associates & X-Ray Associates of NM**
- **Parking Ratio of Over 5.5:1000**
- **Own Your Own Medical Project on Westside ABQ’s Growing Med Hub**

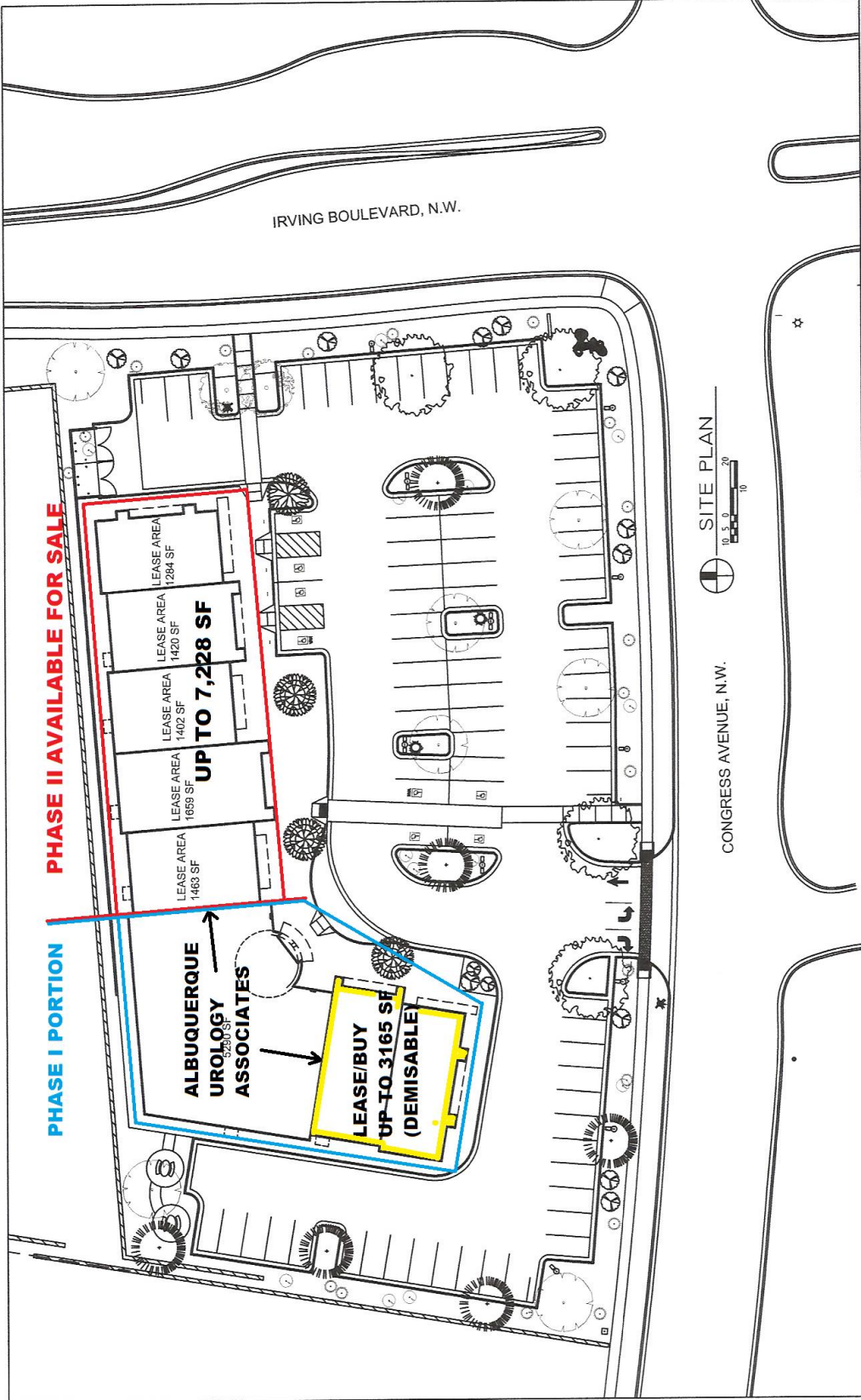
**Contact:  
Mark Edwards**



**Leasing ♦ Brokerage ♦ Development**

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**PHASE II AVAILABLE FOR SALE**

**PHASE I PORTION**

**ALBUQUERQUE  
UROLOGY  
ASSOCIATES**

**LEASE/BUY  
UP-TO 3165 SF  
(DEMISABLE)**

**UP TO 7,228 SF**

LEASE AREA  
1284 SF

LEASE AREA  
1420 SF

LEASE AREA  
1402 SF

LEASE AREA  
1659 SF

LEASE AREA  
1463 SF

IRVING BOULEVARD, N.W.

SITE PLAN



0 5 10 20

CONGRESS AVENUE, N.W.