



Now Available
Individually!

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AVAILABLE FOR SALE!

2501 Buena Vista SE, Albuquerque, NM 87106



SALE OVERVIEW

SALE PRICE: \$2,270,000 [\$31.11/SF]

LEASE RATE: \$5.50/SF/YR + NNN
TI's To Be Negotiated

BUILDING SIZE: 72,977 SF
Divisible By 32,500 SF
4 Stories

BUILDING CLASS: B

ZONING: IP

SUB MARKET: Airport

PROPERTY DESCRIPTION

Built in 1983, this property has been institutionally owned and maintained for the past 15 years. The property was renovated in 1998 and features a new roof in 2012 and large floorplates with open areas ideal for landscape furniture. High-speed broadband fiber connectivity is available throughout the building.

PROPERTY HIGHLIGHTS

- Business Park Environment
- High-Identity Corner Location
- 2 Elevators
- Public Transportation on Randolph
- Adjacent to ABQ International Sunport
- Offered at 16% of Replacement Cost



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All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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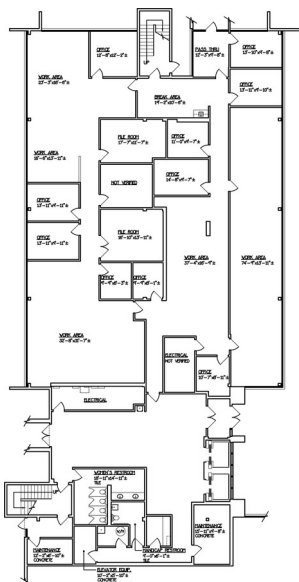
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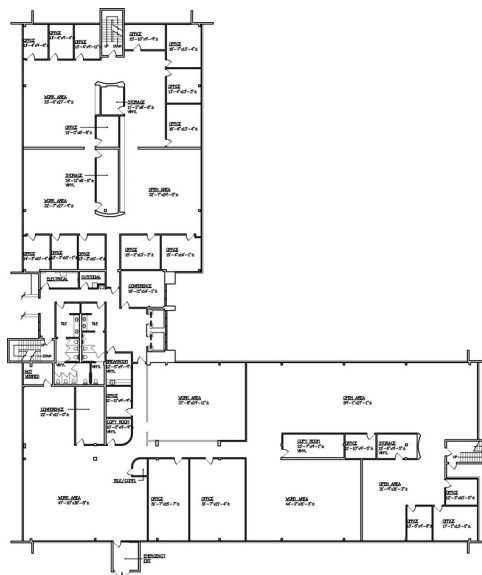
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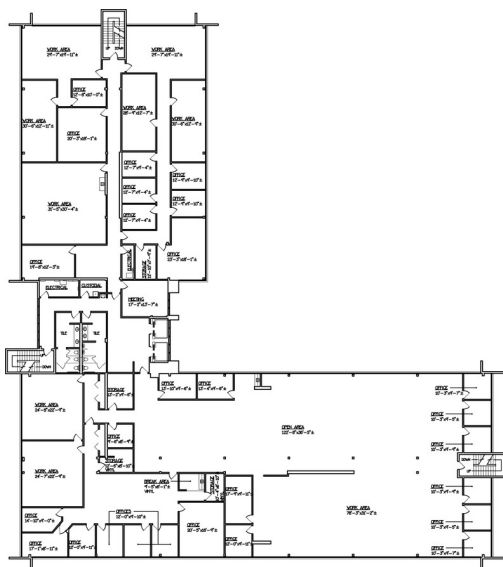
1 GROUND FLOOR

Floor Plan Information



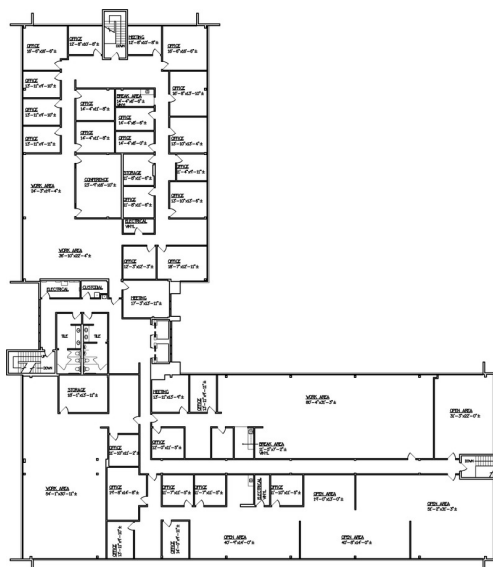
2 SECOND FLOOR

Floor Plan Information



3 THIRD FLOOR

Floor Plan Information



4 FOURTH FLOOR

Floor Plan Information



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