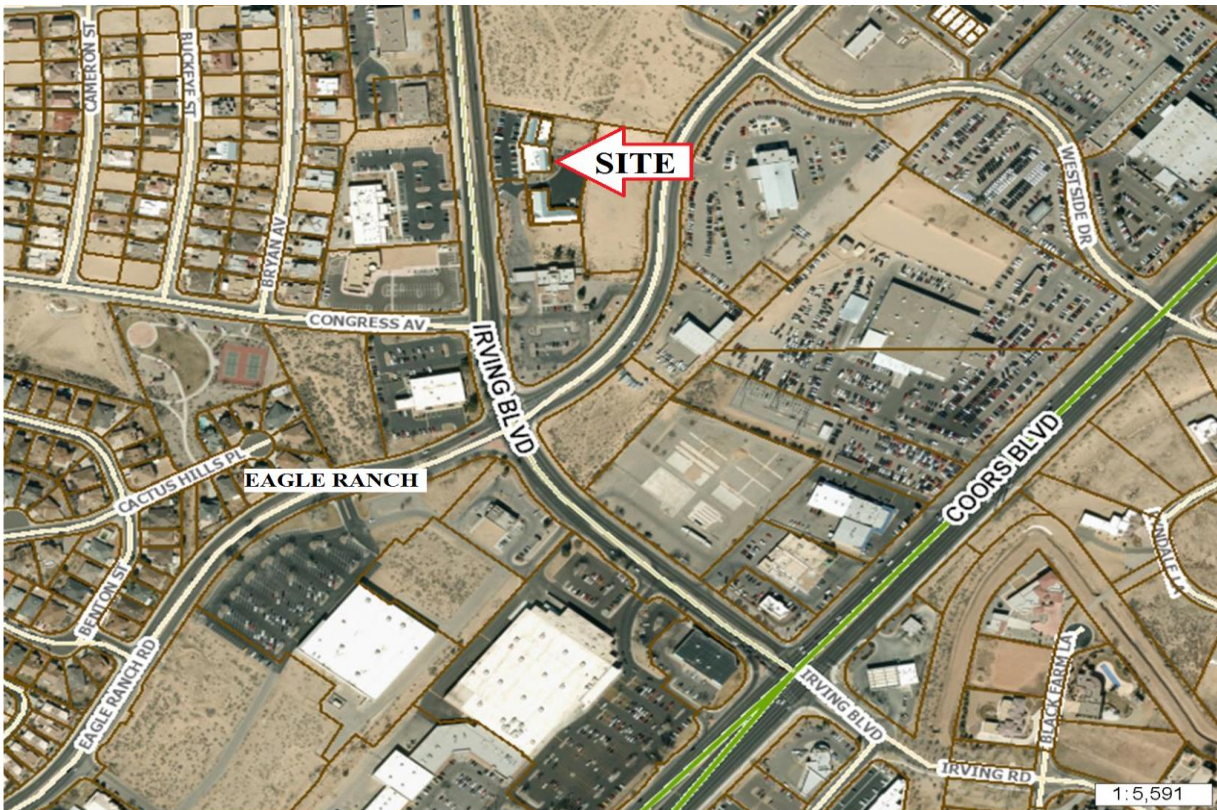


# WESTSIDE OFFICE GEM

4,850 RSF, CLASS "A" OFFICE CONDO

*4421 Irving Blvd. NW – Near Irving & Eagle Ranch*





- Well Positioned, Class “A” Office Condominium in Cottonwood Mall Area
- Contemporary Office Development (circa 2007) with Upscale Finishes
- Office Layout Includes Built-In Reception Area, 9 Perimeter Offices (with Ability to Add 2 More Offices), Large Bullpen Area, Kitchen/Wet Bar, Large Supply/File Room PLUS Shared Conference Room for Seating up to 20 +/-
- On the Fringe of Cottonwood Mall and Close Proximity to Paseo Corridor for Easy Eastside Access as Well as to/from Coors Corridor
- Condo Could Remain As Upscale Office or Be Converted to Med Office Uses
- Abundant Parking Ratio of Over 5.5:1000 with Strong Street Visibility
- Attractively Priced @ \$875,000 ( approx. \$180/SF)

**Contact:**  
**Mark Edwards**



**Leasing ♦ Brokerage ♦ Development**

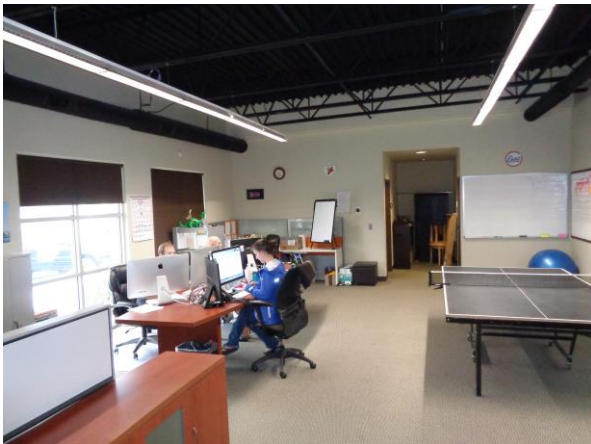
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
 Albuquerque, NM 87120  
 505-998-7298 Cell 505-350-8211 Fax 505-998-7299  
[Mark.Edwards@EdwardsCommercialRealty.com](mailto:Mark.Edwards@EdwardsCommercialRealty.com)

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

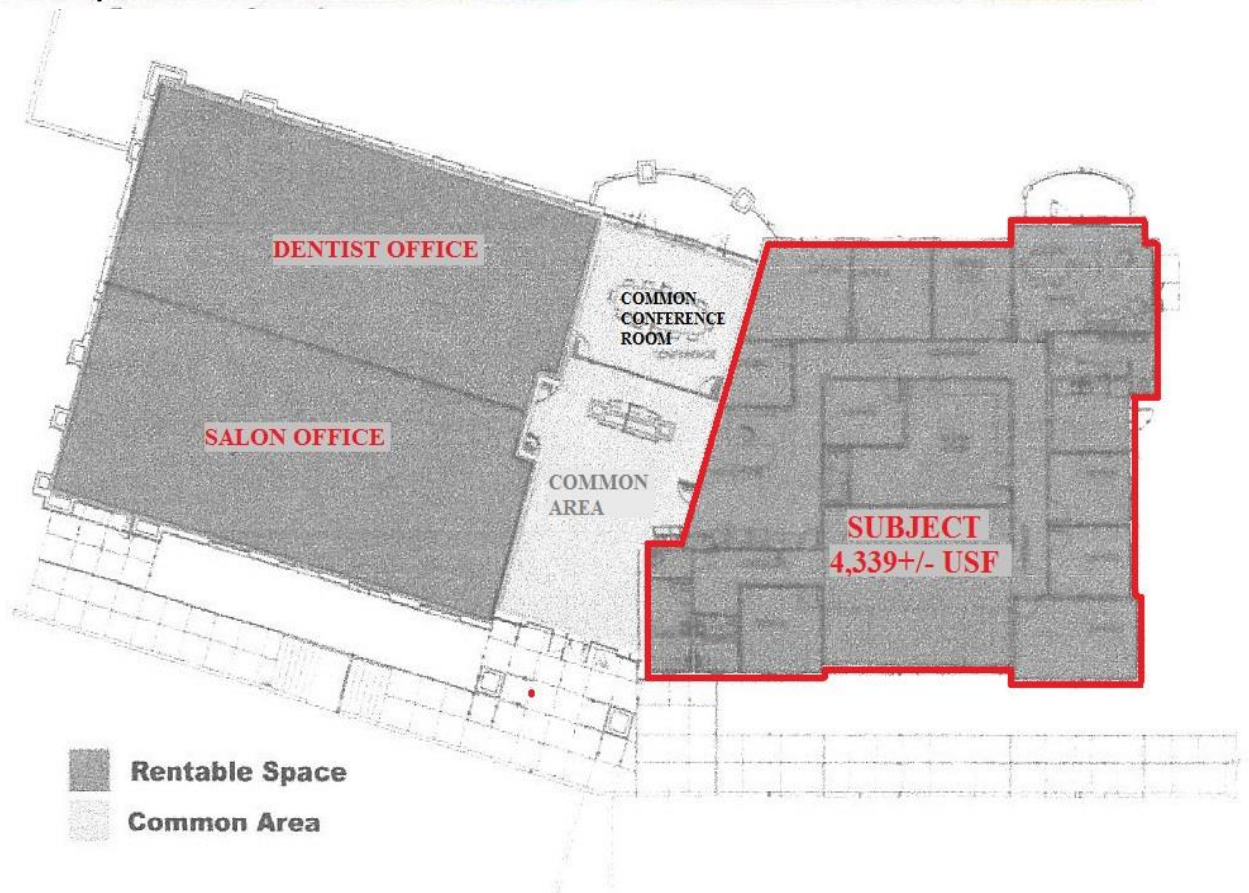
EXTERIOR PIX



# INTERIOR PIX



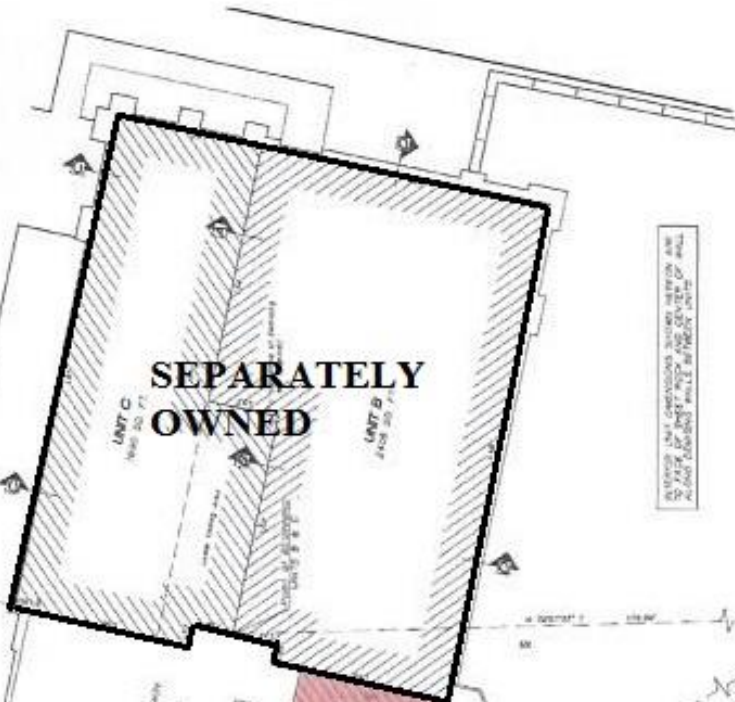
# AERIAL VIEW



# FLOOR PLAN

CONDOMINIUM PLAN FOR  
**ADOBE WELLS CONDOMINIUM**  
 COMPRISING ALL OF  
**TRACT D-1-B-1-A**  
**ADOBE WELLS SUBDIVISION**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 7, TOWNSHIP 8 NORTH RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 1, 2012

SEE SHEET 2 FOR BUILDING LOCATIONS  
 SEE SHEET 3 FOR WALL SECTIONS AND LINE TABLE



**COMMON AREA**

**SUBJECT**

UNITED STATES CONSTRUCTION SURVEYING AND  
 ENGINEERING BOARD, INC. (USCS) IS THE  
 AUTHORITY FOR THE SURVEYING AND  
 ENGINEERING PROFESSION IN THE STATE OF NEW MEXICO.

OFFICE BUILDING  
 HORIZONTAL UNIT BOUNDARIES

LINE	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	100.00
2	S 90° 00' 00" E	100.00	100.00
3	S 0° 00' 00" E	100.00	100.00
4	N 90° 00' 00" E	100.00	100.00
5	N 0° 00' 00" E	100.00	100.00

4421  
 IRVING BOULEVARD N.W.