



3301-3311 Candelaria Road NE
Albuquerque, NM 87107

FOR LEASE

Candelaria Business Center



Available Space: 3301 Candelaria - Suite A: 3,579 SF +/-
Suite B: 2,034 SF +/-
A & B: 5,613 SF +/-
3311 Candelaria - Suite A: 2,656 SF +/-
Suite B: 2,232 SF +/-
A & B: 4,888 SF +/-

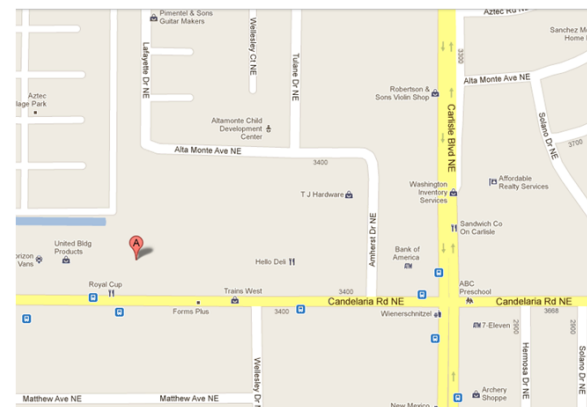


Zoning: C-3

Lease Rate: \$10.25/SF Modified Gross

Comments:

- Beautiful Office Space
- Ample On-Site Parking
- Building Signage
- Conveniently located with easy access to both I-25 & I-40



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
REAL ESTATE BROKERAGE LLC

Barbara K. Morgan

O - (505) 268-2800

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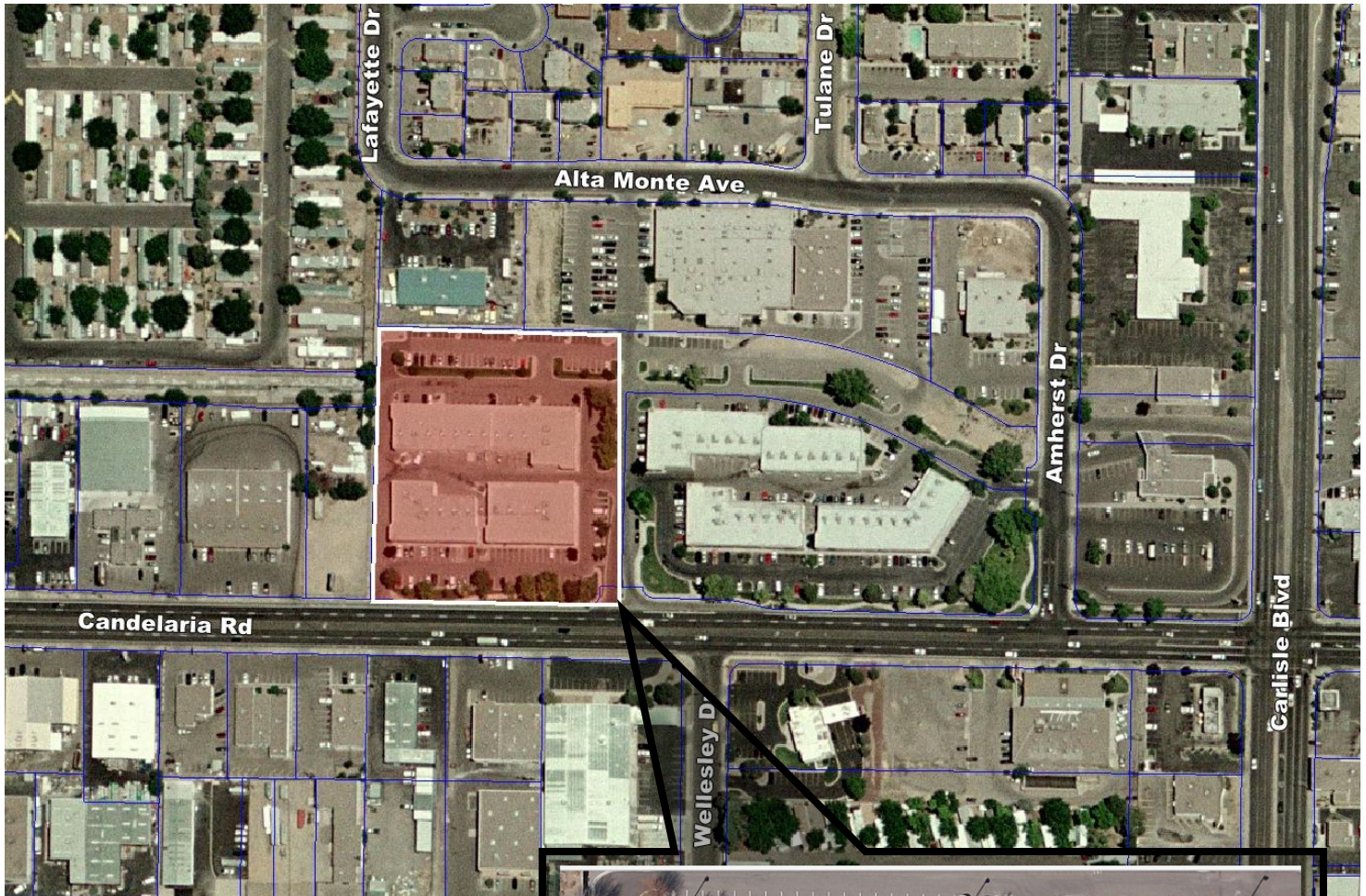
barbara@roger-cox.com



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Aerial



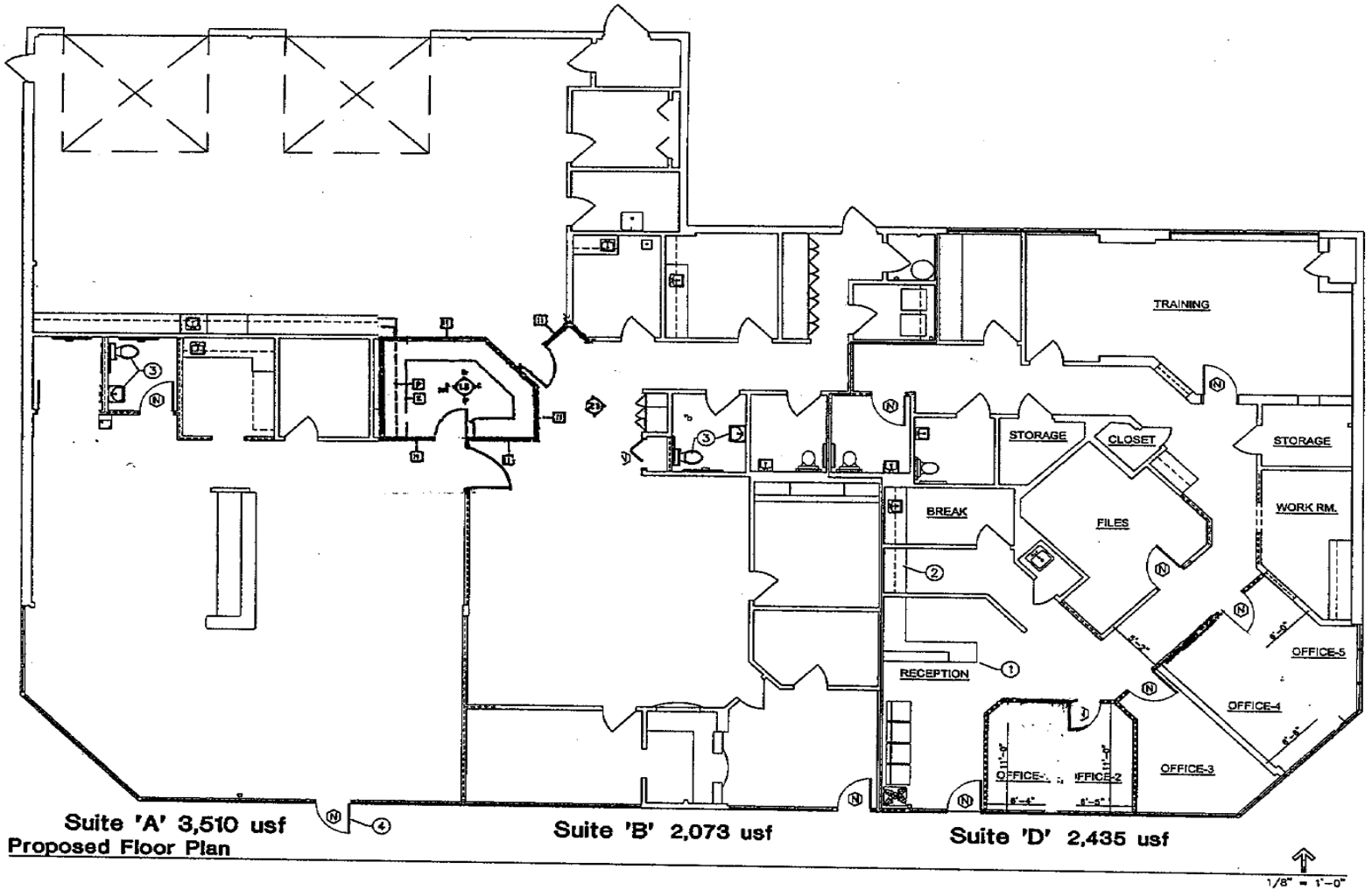
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3301 Floor Plan



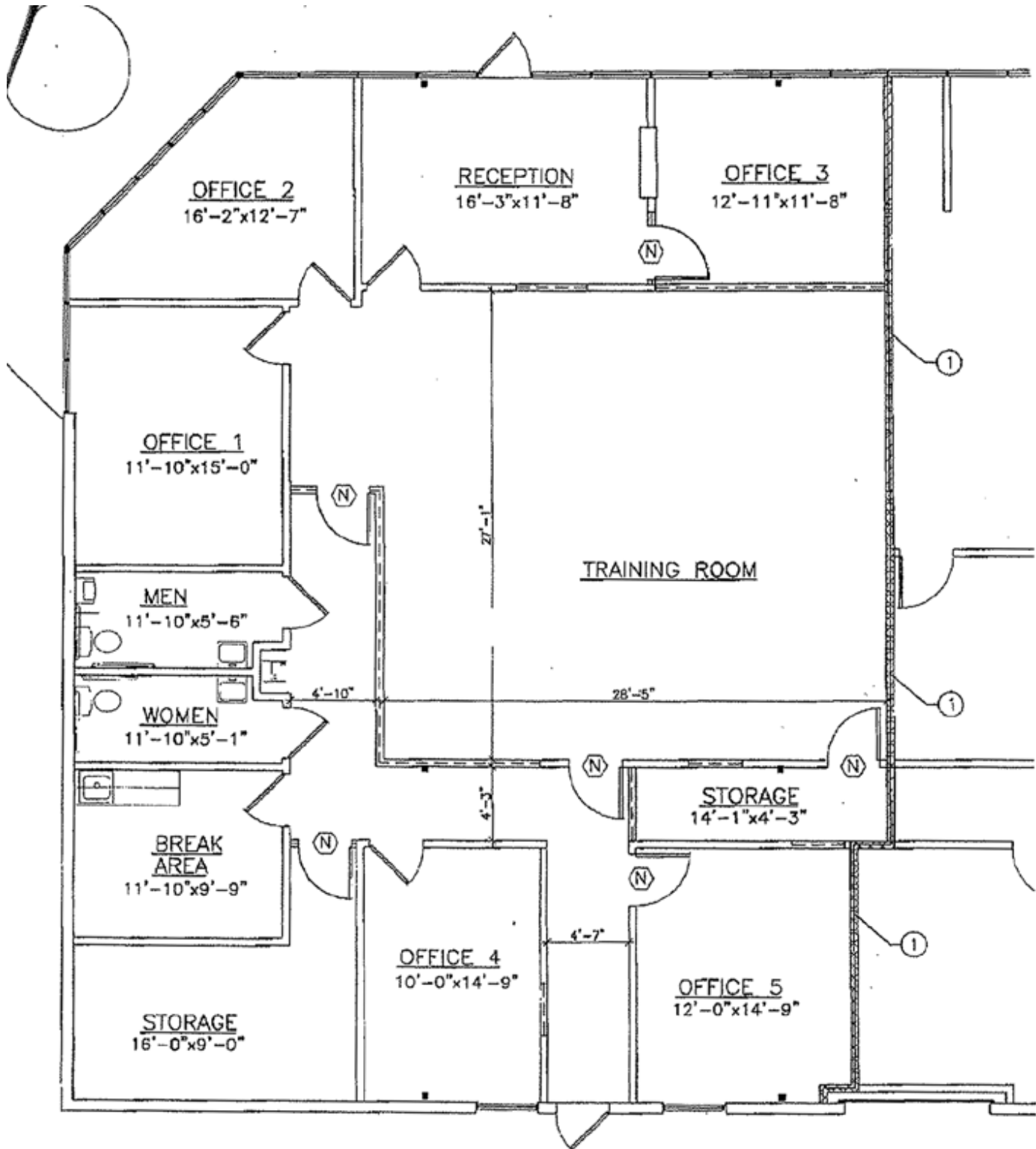
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3311 Suite A Floor Plan



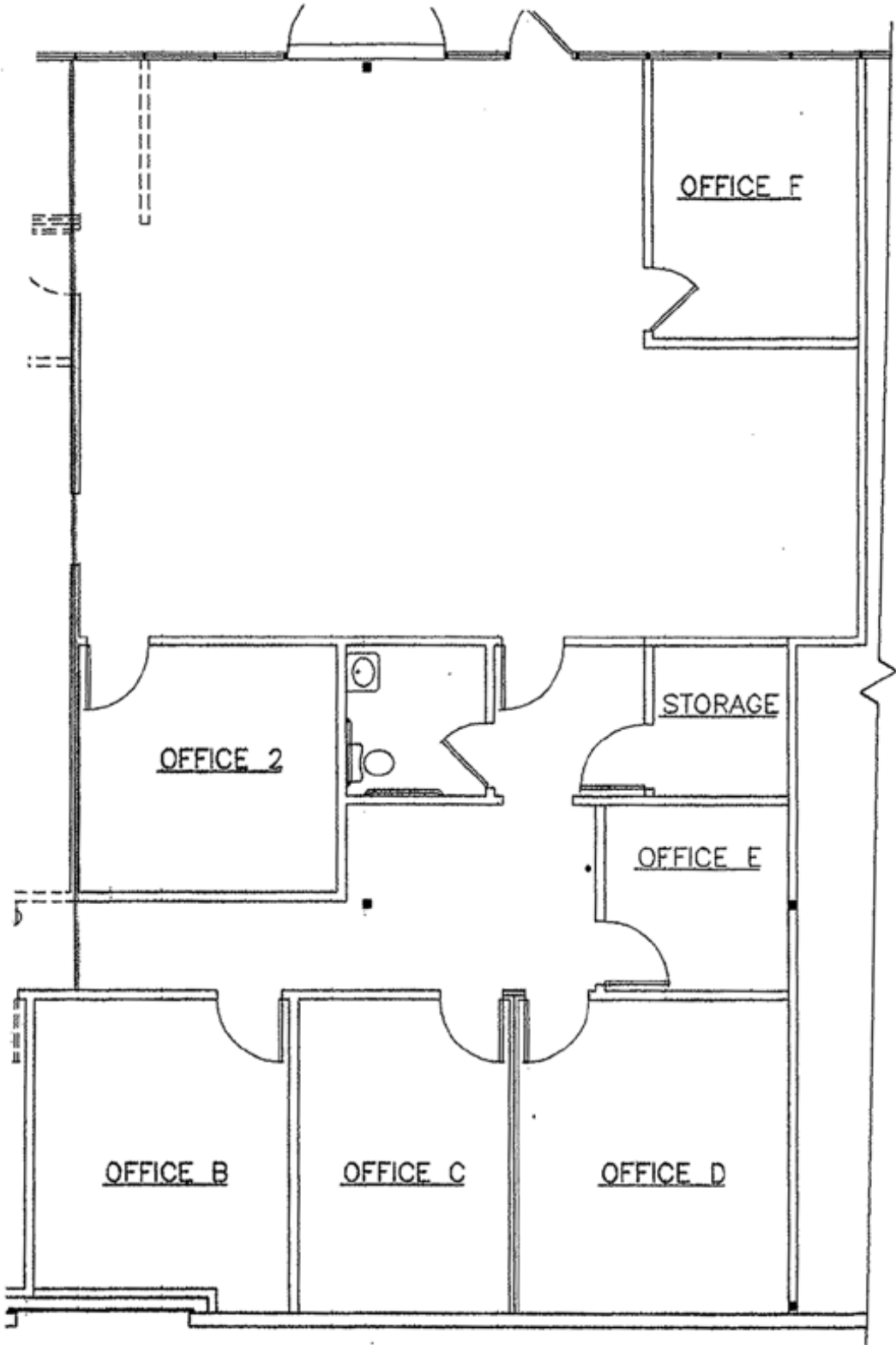
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3311 Suite B Floor Plan



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