

# Office Building in Cottonwood Submarket

10052 COORS BLVD. NW ALBUQUERQUE, NM 87114

Accelerating success.



## For Lease > Office Space

- > Lease Rate: ~~\$21.00/SF~~ \$18.00/SF
- > Lease Type: Modified Gross
- > Available Space: +/-2,200 - 4,400 SF
- > Zoning: A-1/SU

## Building Amenities

- > Freestanding office building in Cottonwood submarket
- > Great signage and visibility on Coors Blvd.
  - 20,700 vehicles per day
- > Buildout includes:
  - 12 offices
  - 2 conference rooms
  - 4 built-in work stations
  - Lobby with reception window and waiting area
  - 2 ADA restrooms
  - Break room
  - Copy/work room
  - Beautiful wood finishes and french doors throughout
- > Furniture in place can be used by new tenant
- > Building is sprinklered
- > Parking ratio 5:1,000

## Contact Us

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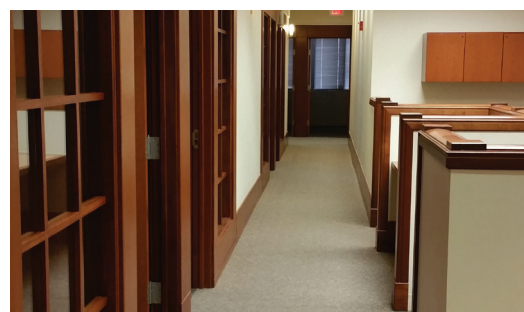
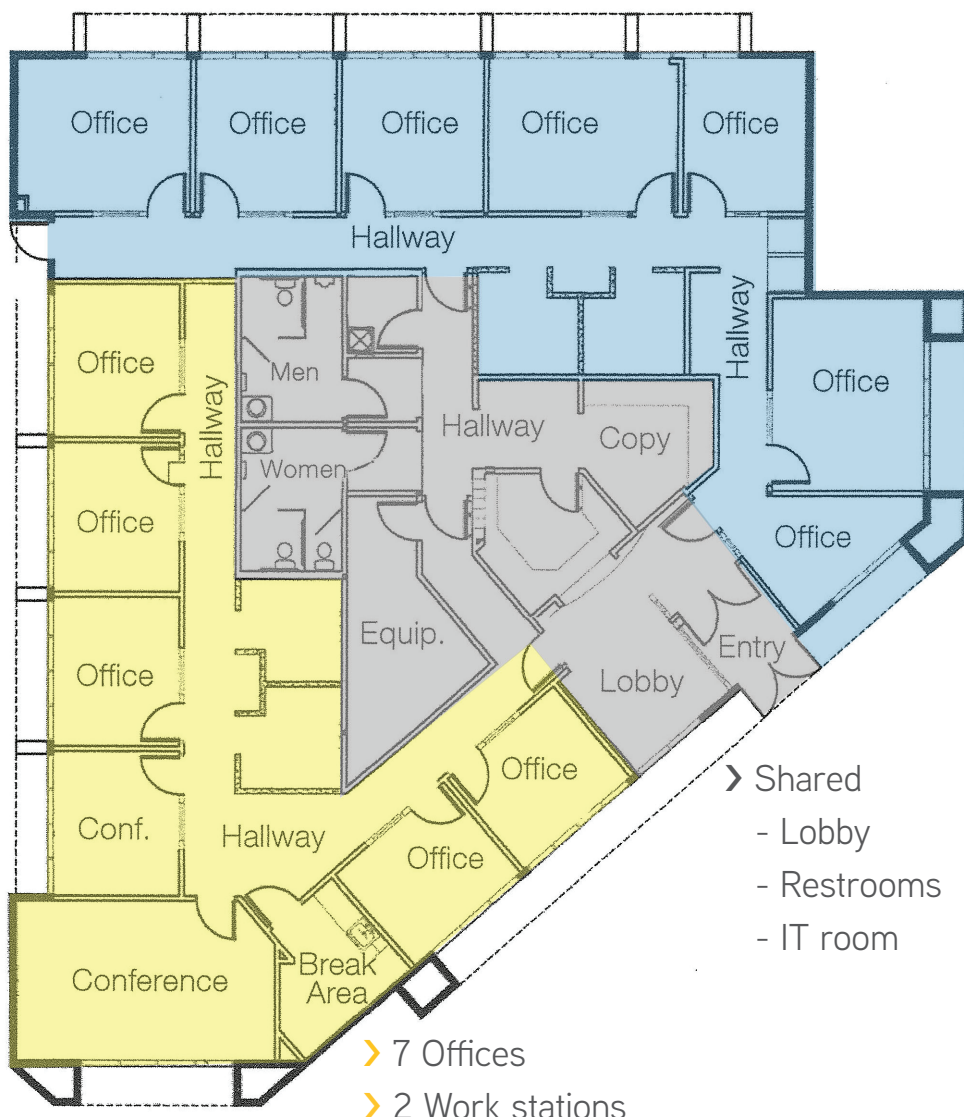
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# Floor Plan

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- > 7 Offices
- > 2 Work stations



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