

FOR LEASE | PREMIER OFFICE SPACE

GRANADA SQUARE

Colliers
INTERNATIONAL



4101-4273 Montgomery Blvd. NE, Albuquerque, NM 87109

ANNE APICELLA

Vice President

DIR +1 505 880 7059

anne.apicella@colliers.com

ED ANLIAN, CCIM

Senior Associate

DIR +1 505 880 7069

ed.anlian@colliers.com

5051 Journal Center Blvd. NE
Suite 200
Albuquerque, NM 87109
www.colliers.com



Accelerating success.

Updated 12/01/2017

GRANADA SQUARE

SITE PLAN



GRANADA SQUARE

Located in the desirable NE Heights area, Granada Square has many property highlights. They include:

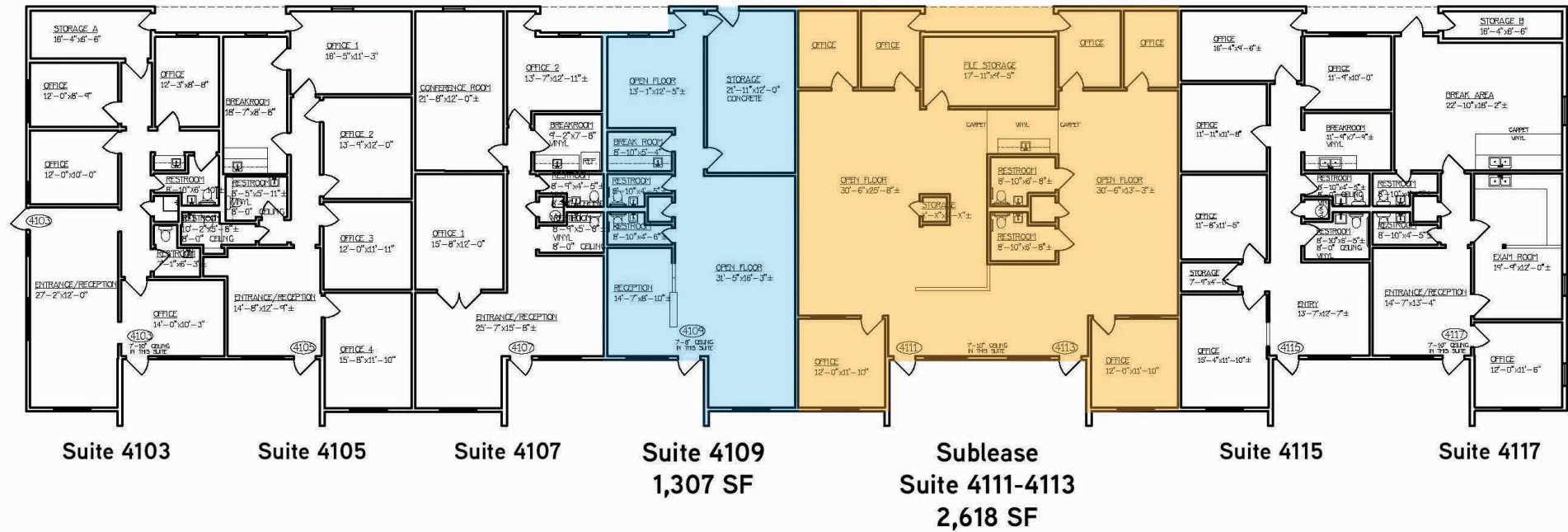
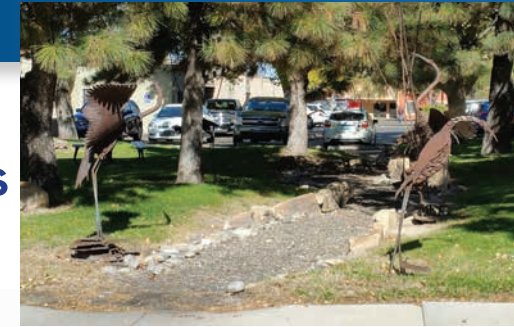
- Beautiful campus setting for professional users
- Great visibility:
 - Located just a 1/2 mile east of I-25
 - At a signalized intersection
 - 45,500 vehicles per day on Montgomery Blvd.
- Available suite sizes ranging from 657 SF - 2,865 SF
 - Suites available with drive-up parking at front door
 - Traditional suites available in multi-tenant building
- Parking ratio = 5:1,000
- Great amenities in the area - which include shopping and restaurants
- Responsive ownership with professional property management



GRANADA SQUARE

4103-4117 MONTGOMERY BLVD. NE ~ Building B

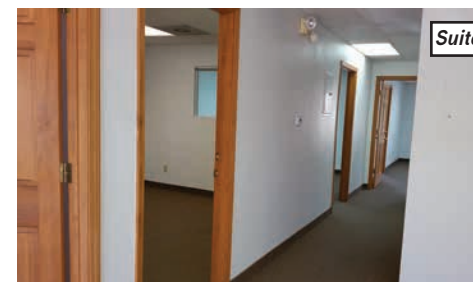
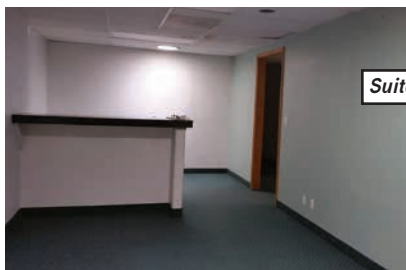
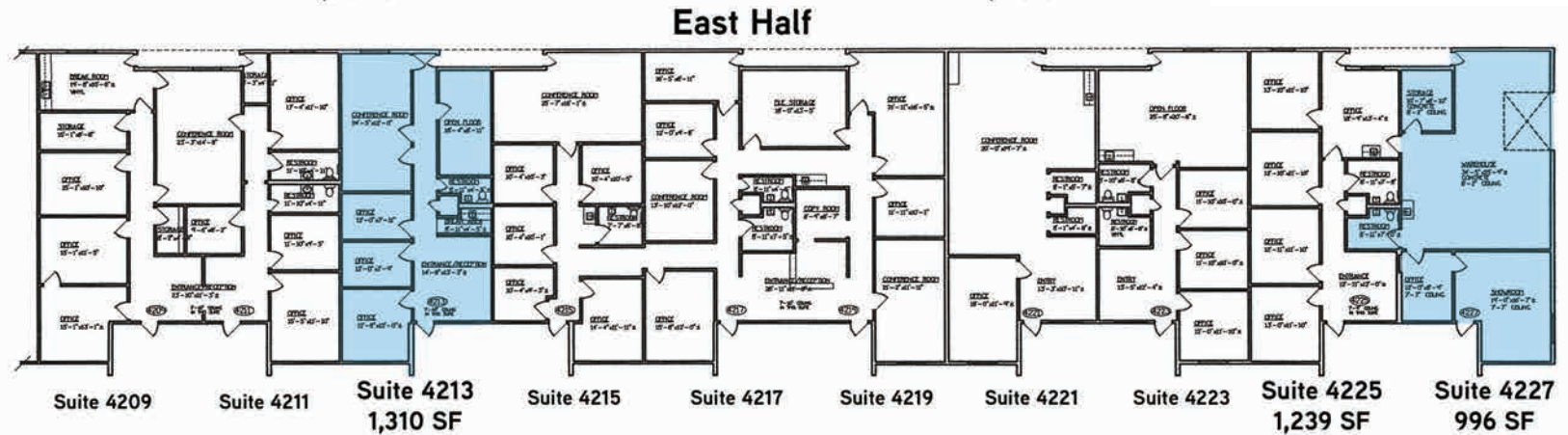
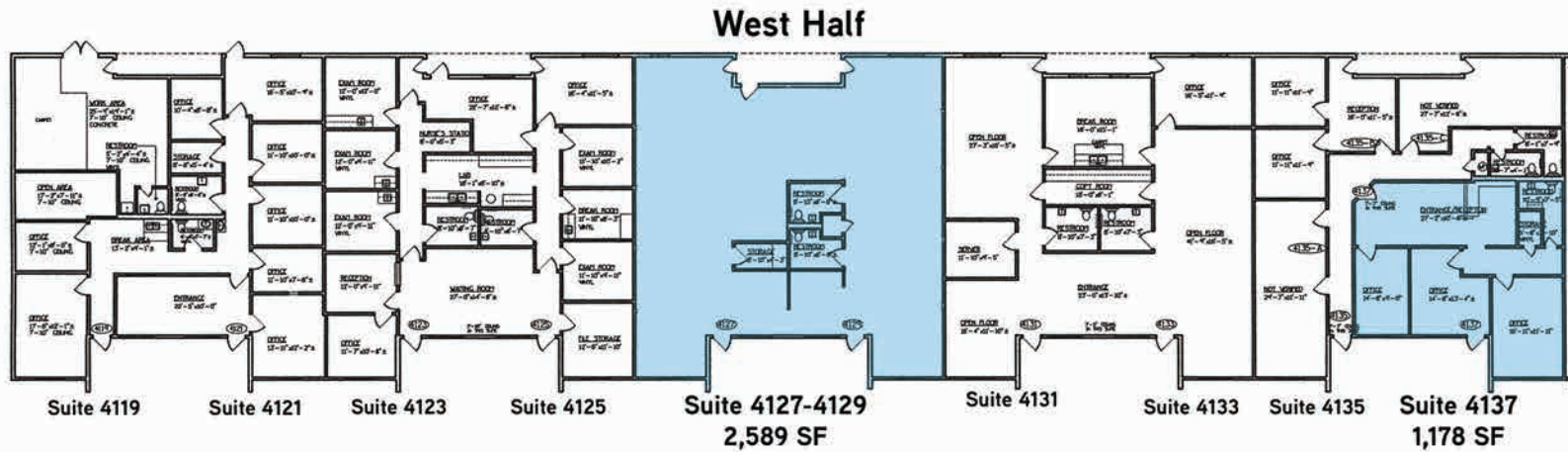
\$12.00/ SF
Modified Gross



GRANADA SQUARE

4119-4227 MONTGOMERY BLVD. NE ~ Building C

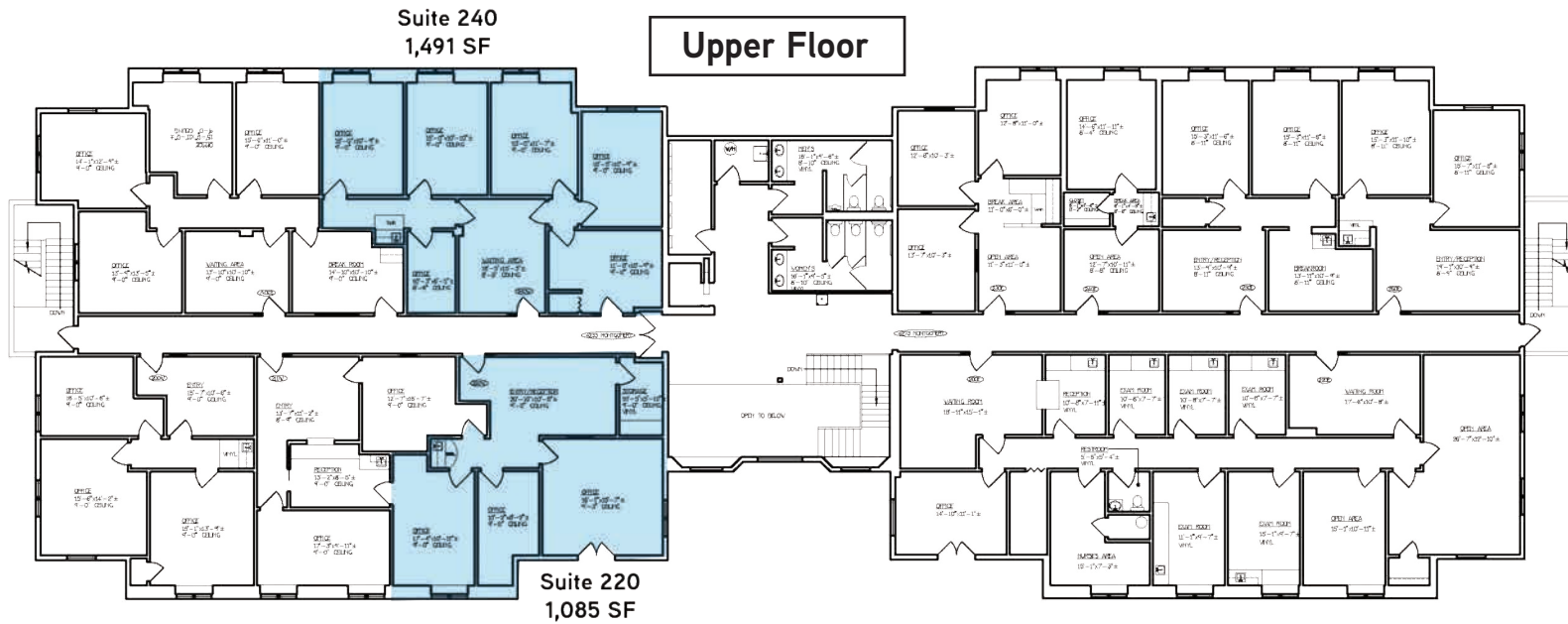
\$12.00/ SF
Modified Gross



GRANADA SQUARE

4233-4273 MONTGOMERY BLVD. NE

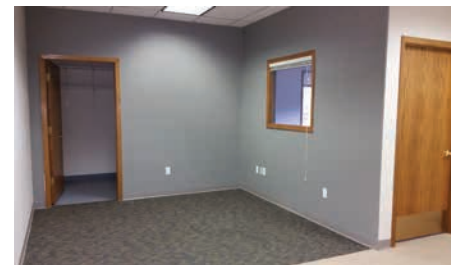
\$15.50/ SF
Full Service



4233 - 4273 Lobby



Suite 240



Suite 220



GRANADA SQUARE

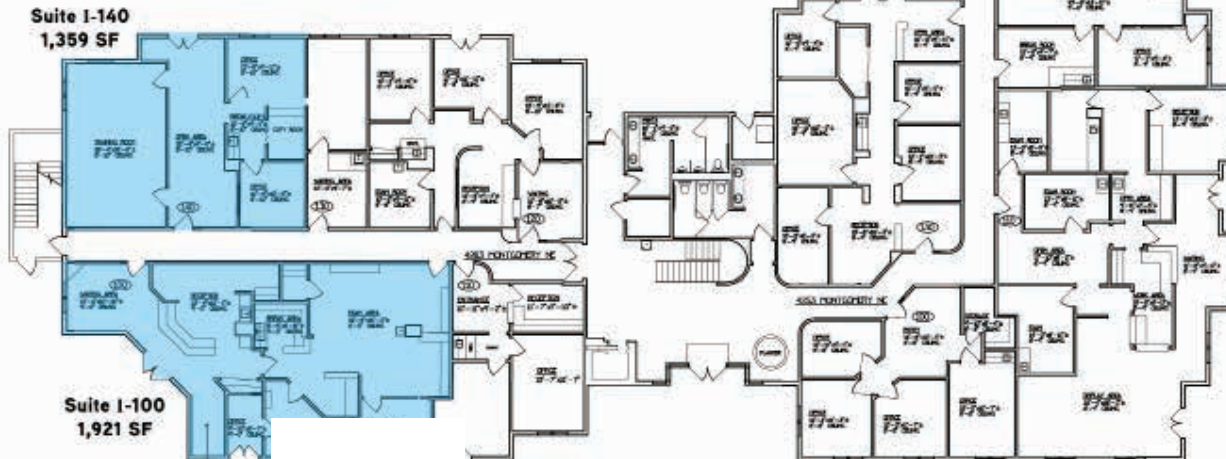
4253-4263 MONTGOMERY BLVD. NE

\$15.50/ SF
Full Service

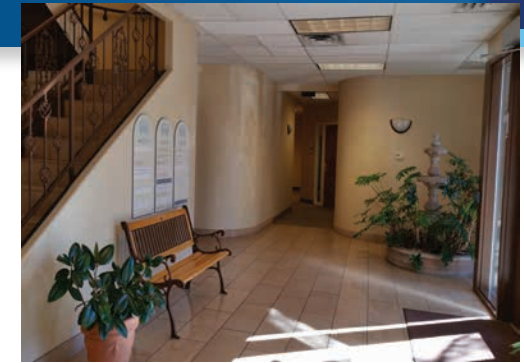
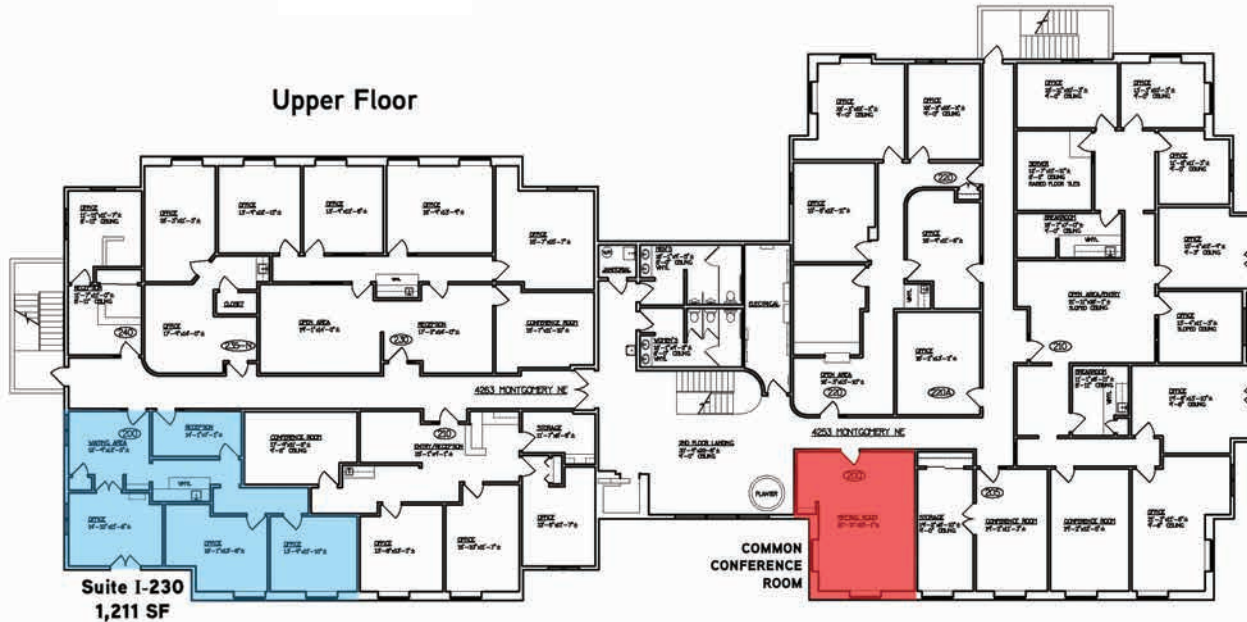
4263
Building I

4253
Building G

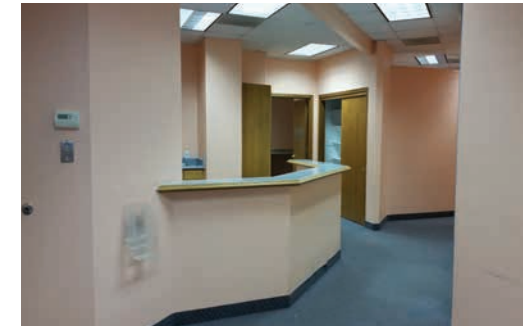
Lower Floor



Upper Floor



4253-4263 Lobby



Suite 100

