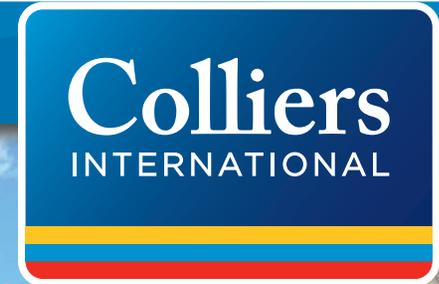


**FOR LEASE | PREMIER OFFICE SPACE**  
**GRANADA SQUARE**



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

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Accelerating success.

Updated 12/01/2017

# GRANADA SQUARE

## SITE PLAN

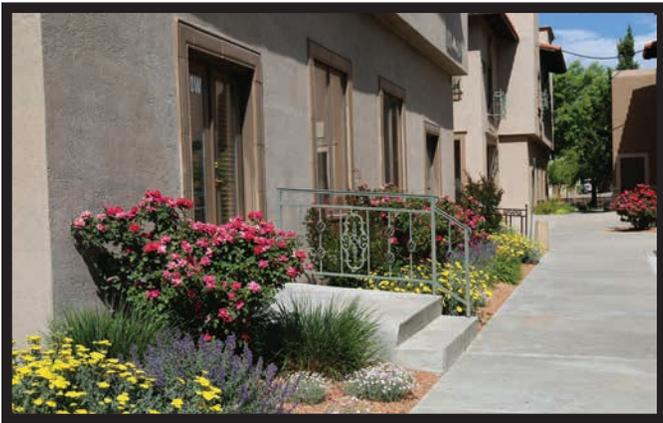


## GRANADA SQUARE

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

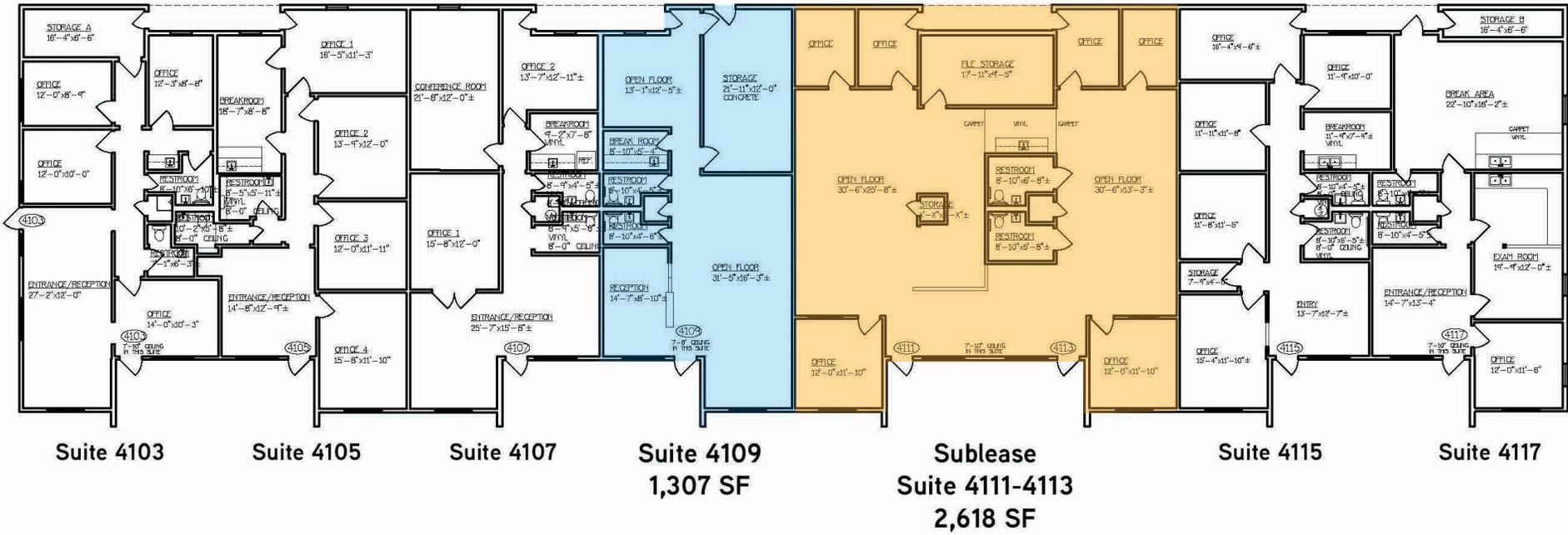
- Beautiful campus setting for professional users
- Great visibility:
  - Located just a 1/2 mile east of I-25
  - At a signalized intersection
  - 45,500 vehicles per day on Montgomery Blvd.
- Available suite sizes ranging from 657 SF - 2,865 SF
  - Suites available with drive-up parking at front door
  - 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**



Suite 4109



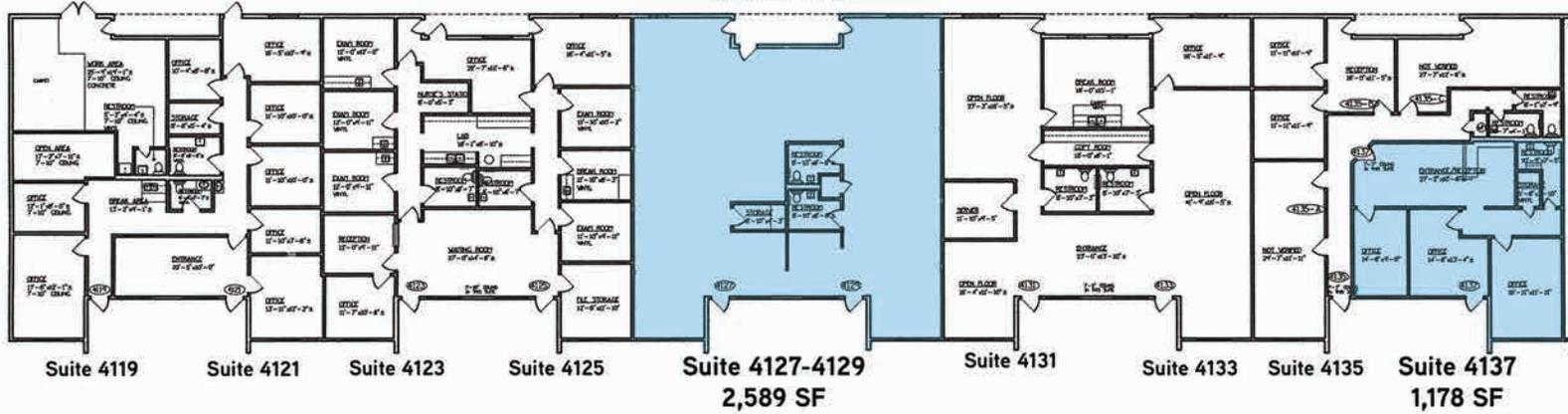
# GRANADA SQUARE

419-427 MONTGOMERY BLVD. NE ~ Building C

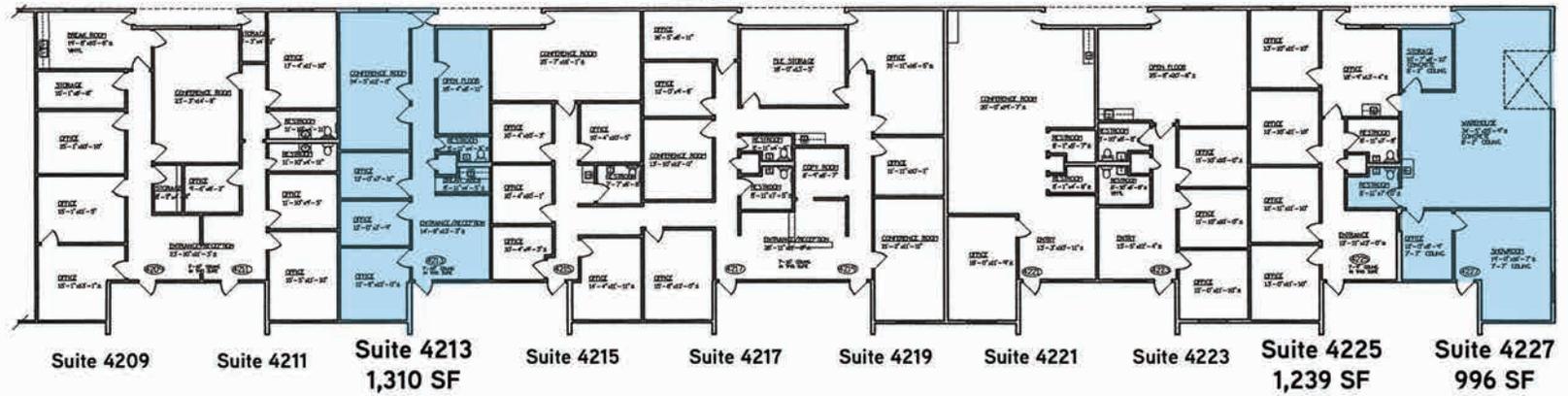
**\$12.00/ SF**  
**Modified Gross**



## West Half



## East Half



Suite 4137



Suite 4225



Suite 4227

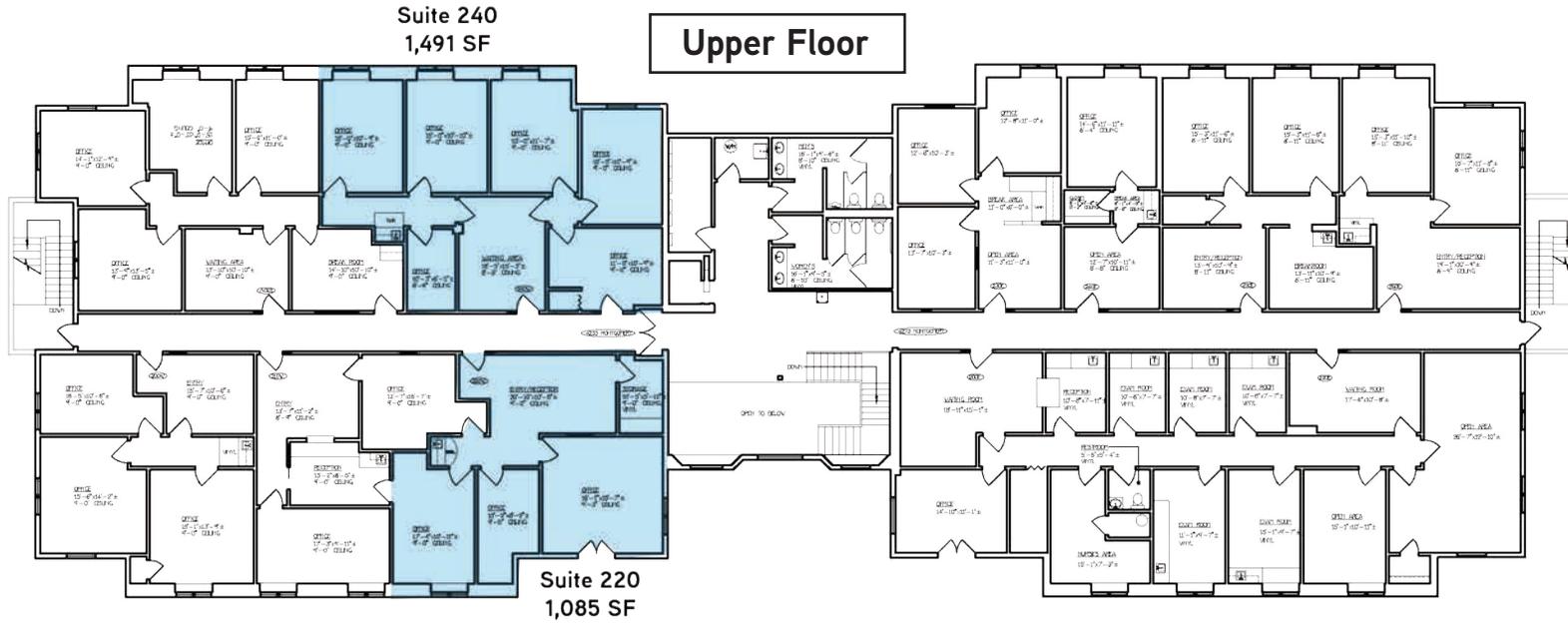
# GRANADA SQUARE

## 4233-4273 MONTGOMERY BLVD. NE

**\$15.50/ SF**  
**Full Service**



4233 - 4273 Lobby



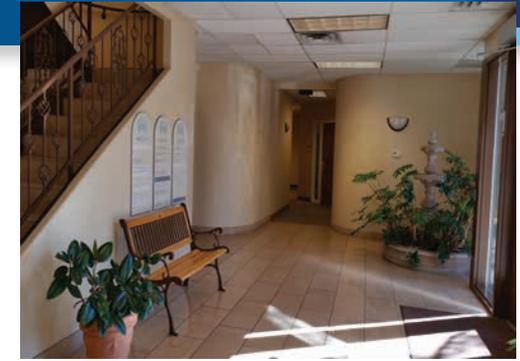
# GRANADA SQUARE

## 4253-4263 MONTGOMERY BLVD. NE

\$15.50/ SF  
Full Service

4263  
Building I

4253  
Building G



4253-4263 Lobby



Suite 100

