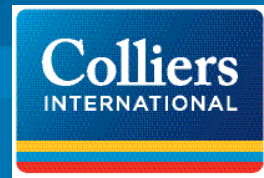


# CANDELARIA BUSINESS CENTER

FOR LEASE >> OFFICE AND OFFICE / WAREHOUSE

3401 | 3451 | 3411 Candelaria Rd. NE, Albuquerque, NM 87107



**\$10.50 PSF MODIFIED GROSS**  
**LOCATED IN NORTH I-25 CORRIDOR**

## AMENITIES

- >> EASY I-25 & I-40 ACCESS
- >> BUILDING AND MONUMENT SIGNAGE AVAILABLE
- >> EXCELLENT VISIBILITY
- >> BEAUTIFULLY LANDSCAPED BUSINESS PARK SETTING
- >> NEW ROOFS, PARKING LOT, AND MONUMENT SIGN
- >> SPRINKLER FIRE PROTECTION
- >> AMPLE ON-SITE PARKING 3:1
- >> C-3 ZONING ALLOWS FOR A WIDE ARRAY OF USES
- >> GAS AND ELECTRIC ARE SUB-METERED
- >> CLOSE TO SHOPPING, RESTAURANTS, BIKE TRAILS AND BREWERIES



# CANDELARIA BUSINESS CENTER

FOR LEASE >> OFFICE AND OFFICE / WAREHOUSE



Suite	Total Sq. Ft.	Description	Rate	Lease Type
3401 B	1,865	Office with large open area, restroom, and wet bar. End-cap with floor to ceiling windows.	\$10.50	M. Gross
3401 C	992	Office with restroom and open work area.	\$10.50	M. Gross
3401 D	2,813	Office/Warehouse with 10' roll-up door, wet bar, large open work area, and 2 restrooms.	\$10.50	M. Gross
3401 E-F	3,200	Office with conference room, 2 restrooms, and large work area.	\$10.50	M. Gross
3411 D-F	3,917	Office /Warehouse with 2X10' roll-up doors and +/-840 SF Warehouse with HVAC.	\$10.50	M. Gross
3451 A	3,535	Office with 2 restrooms, wet bar, large conference room, and fenced area in rear of office.	\$10.50	M. Gross
3451 D	2,385	Office with 2 restrooms, a kitchen, and open area for cubicles.	\$10.50	M. Gross
3451 E-F	4,405	Office with 2 restrooms, wet bar, reception area, and great signage visibility on Candelaria and Carlisle. Divisible.	\$10.50	M. Gross
3451 G	3,270	Retail/Office with 2 restrooms and reception area. End-cap unit currently built out for bank branch. Excellent singage opportunity with Candelaria and Carlisle visibility.	\$10.50	M. Gross



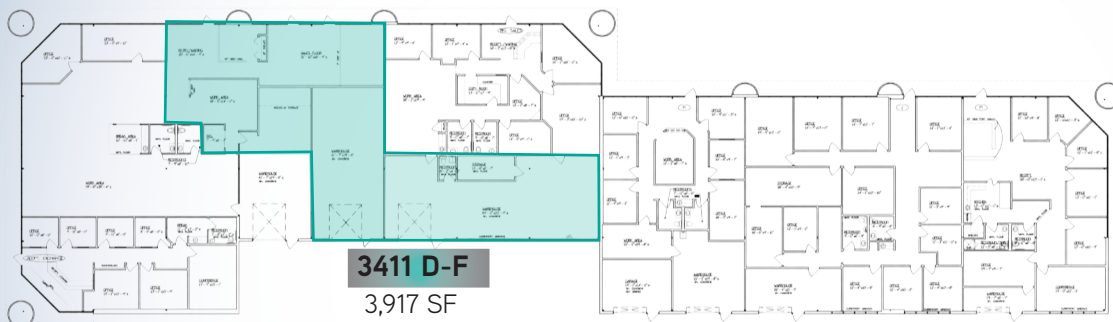


# CANDELARIA BUSINESS CENTER

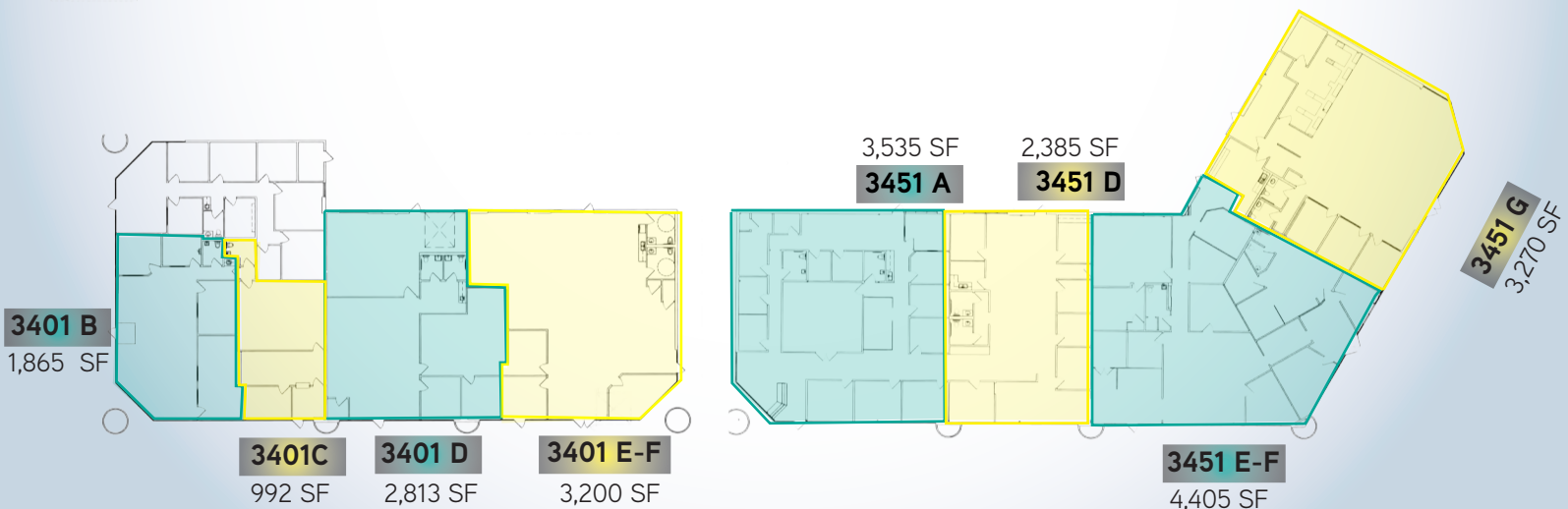
FOR LEASE >> OFFICE AND OFFICE / WAREHOUSE



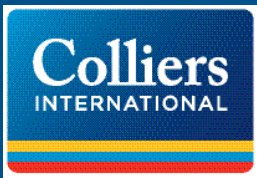
Candelaria Business Park offers tenants a professional office/flex experience. Mature landscaping creates a serene campus-like setting. This highly visible office park offers exceptional signage. The tilt-up concrete buildings with stucco exterior are situated on 3.6 acres. Most suites offer private offices, open floor area and conference rooms with flexible layouts. The property's C-3 zoning allows for a wide array of uses; from general office to wholesale commercial uses with some light industrial uses. Candelaria Business Park is conveniently located in the North I25 corridor with easy access to and from I25 and I40.



 Suites Available Now







## ACCELERATING SUCCESS



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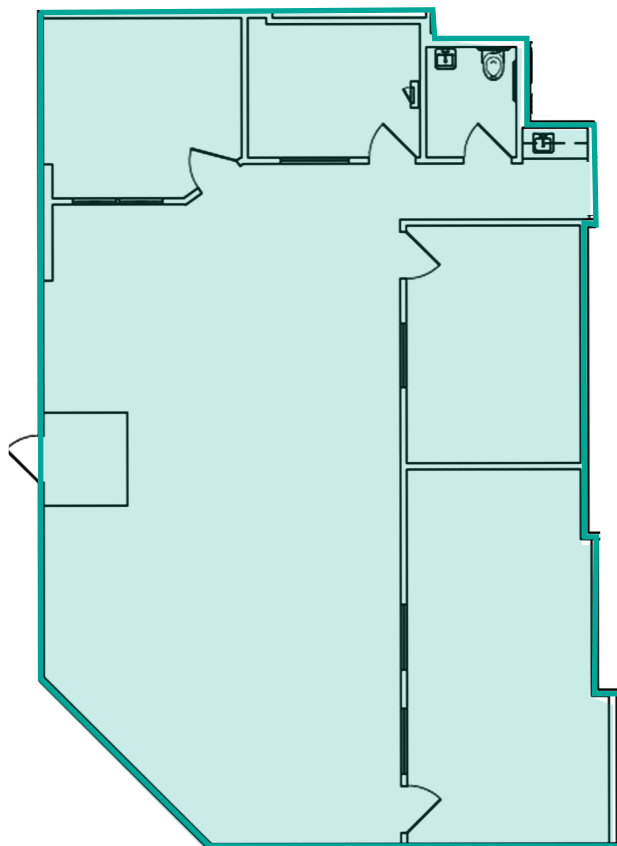
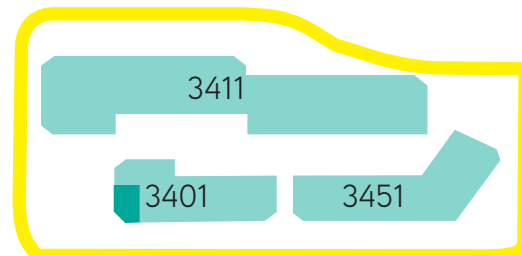


## SUITE DETAILS

» SUITE: 3401 B

» SQUARE FOOTAGE: 1,865

» DETAILS: Office with large open area, restroom, and wet bar. End cap with floor to ceiling windows.



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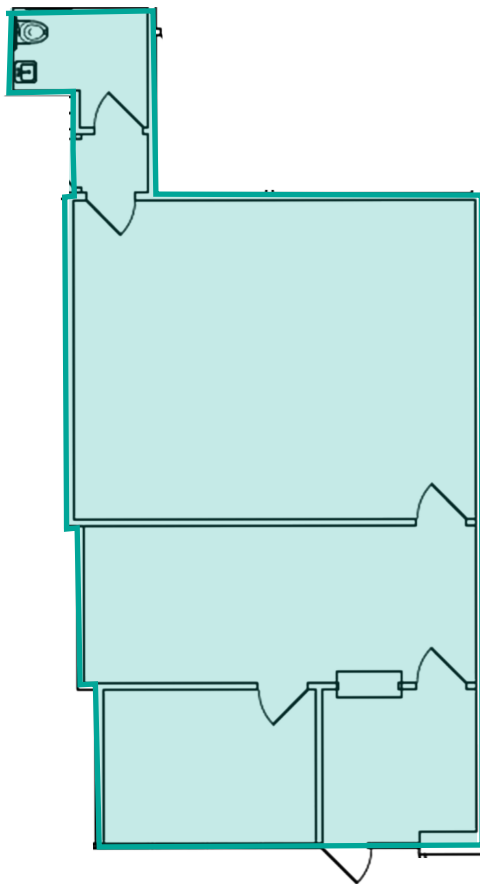
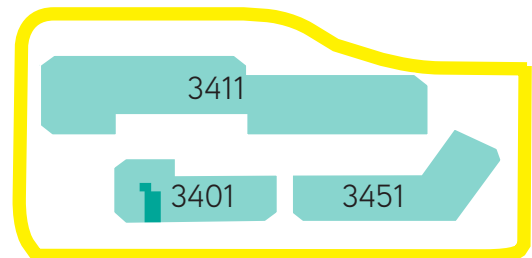


## SUITE DETAILS

» SUITE: 3401 C

» SQUARE FOOTAGE: 992

» DETAILS: Office with restroom and open work area



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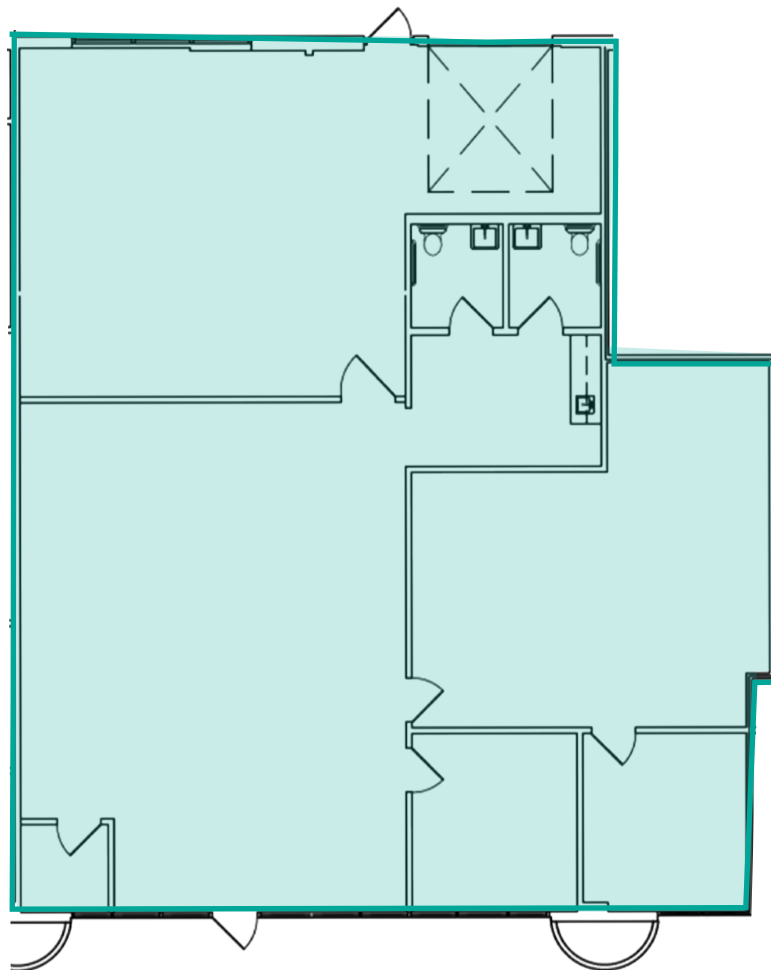
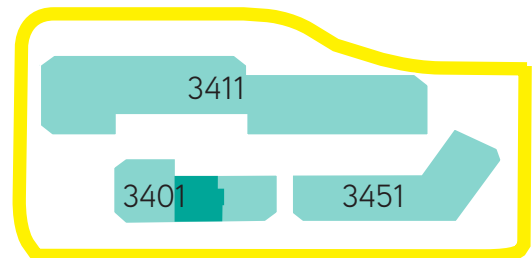


## SUITE DETAILS

» SUITE: 3401 D

» SQUARE FOOTAGE: 2,813

» DETAILS: Office/Warehouse with 10' roll-up door, wet bar in breakroom, large open work areas, and 2 restrooms.



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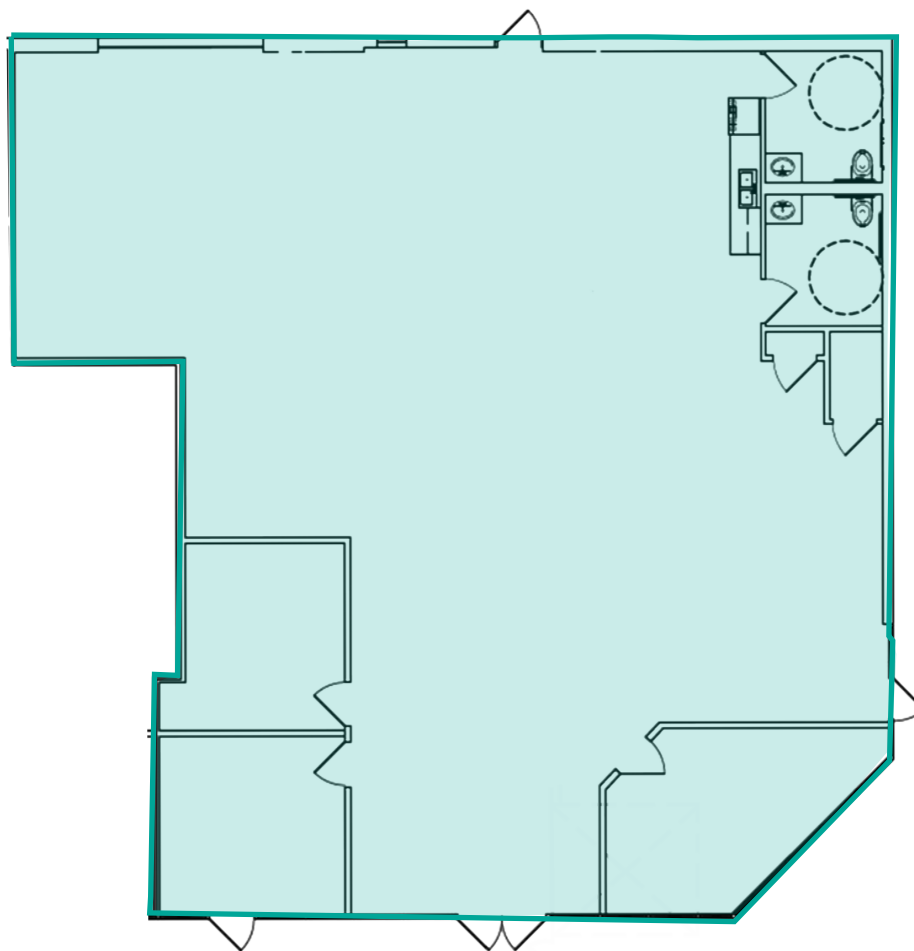
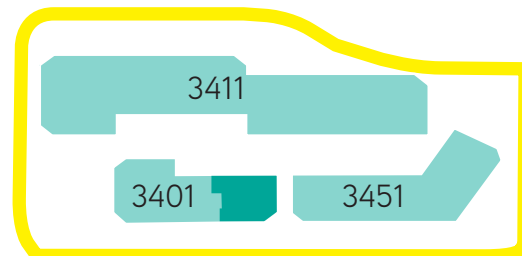
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## SUITE DETAILS

- » SUITE: 3401 E-F
- » SQUARE FOOTAGE: 3,200
- » DETAILS: Office with conference room, 2 restrooms, and large work area



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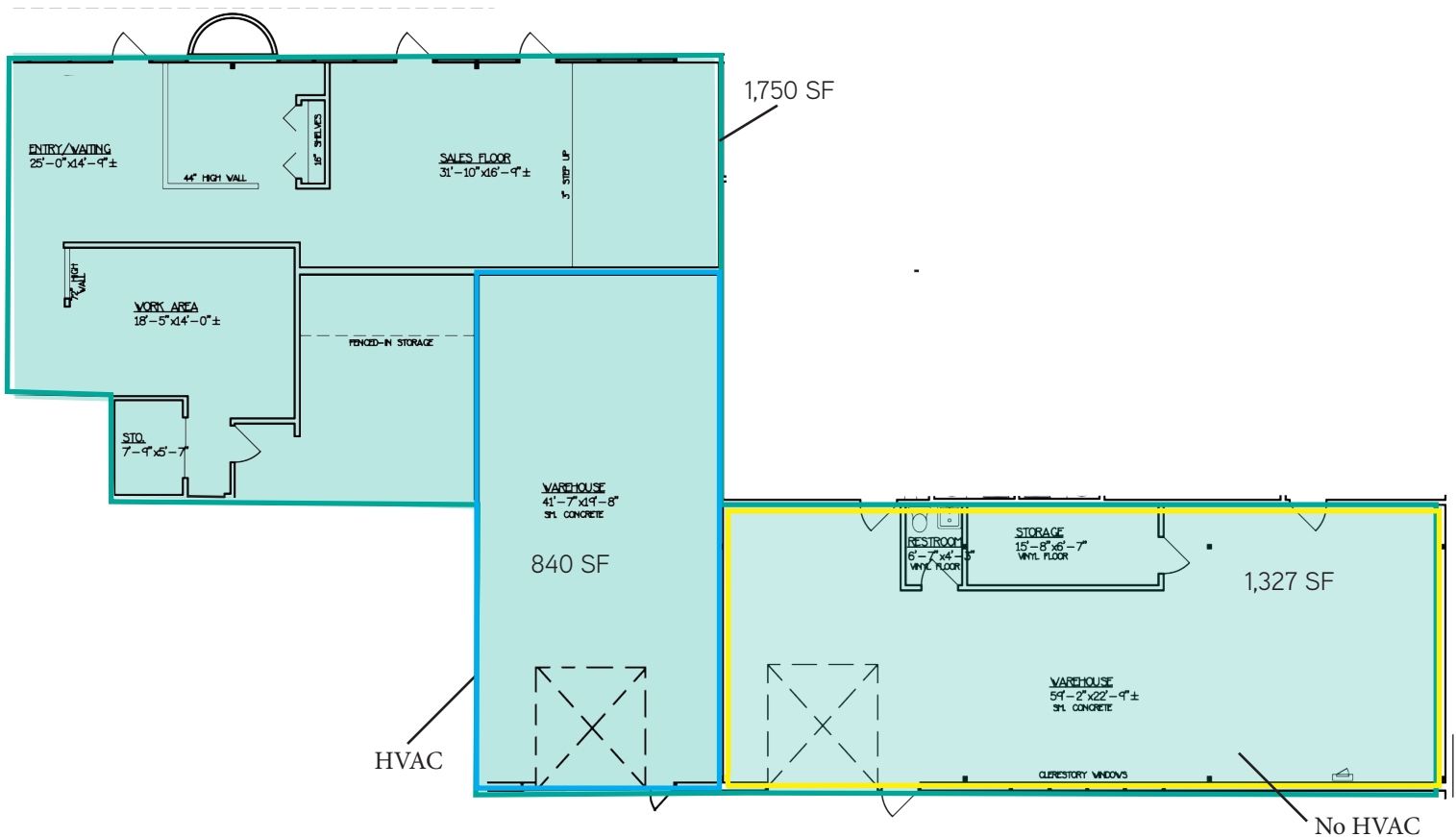
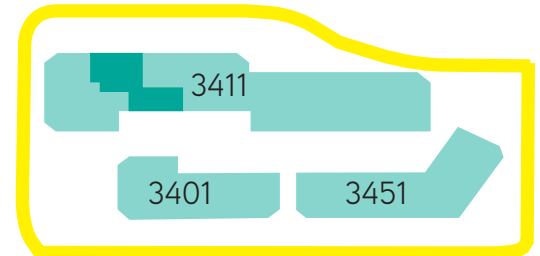
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## SUITE DETAILS

- » SUITE: 3411 D-F
- » SQUARE FOOTAGE: 3,917
- » DETAILS: Office /Warehouse with 2X10' roll-up doors and +/-840 SF Warehouse with HVAC



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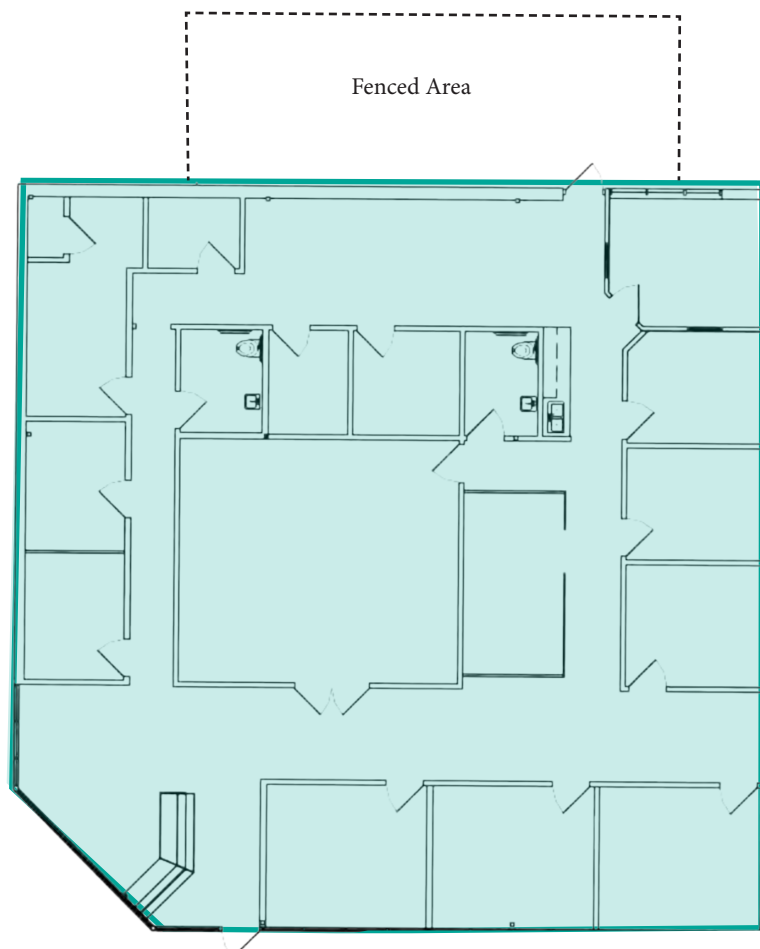
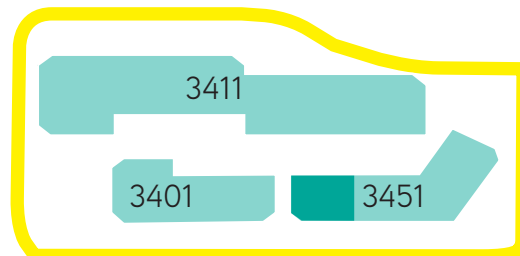


## SUITE DETAILS

» SUITE: 3451 A

» SQUARE FOOTAGE: 3,535

» DETAILS: Office with 2 restrooms, wet bar, large conference room and fenced area in rear of office



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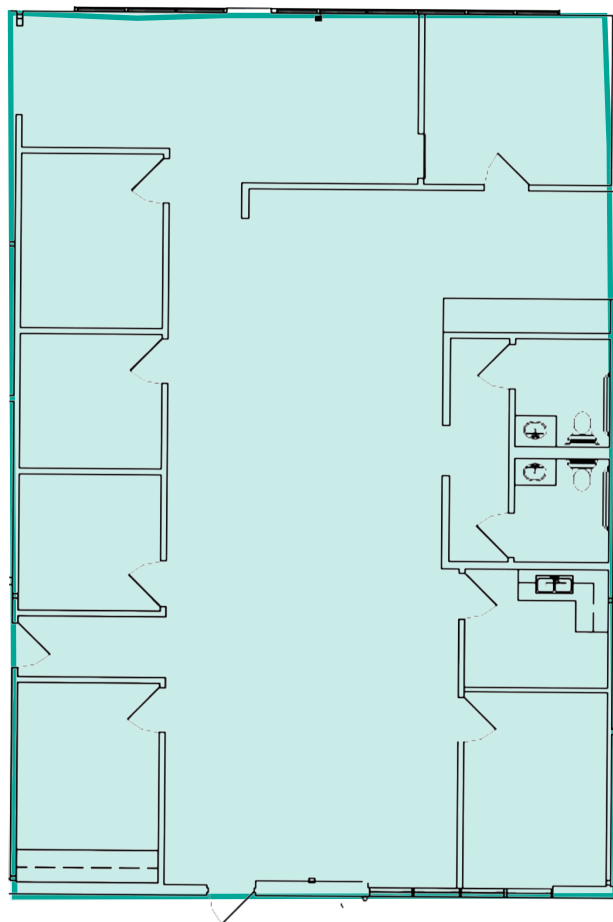
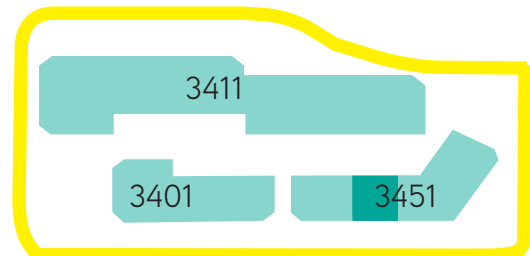
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## SUITE DETAILS

- » SUITE: 3451 D
- » SQUARE FOOTAGE: 2,385
- » DETAILS: Office with 2 restrooms, kitchen, and open area for cubicals.



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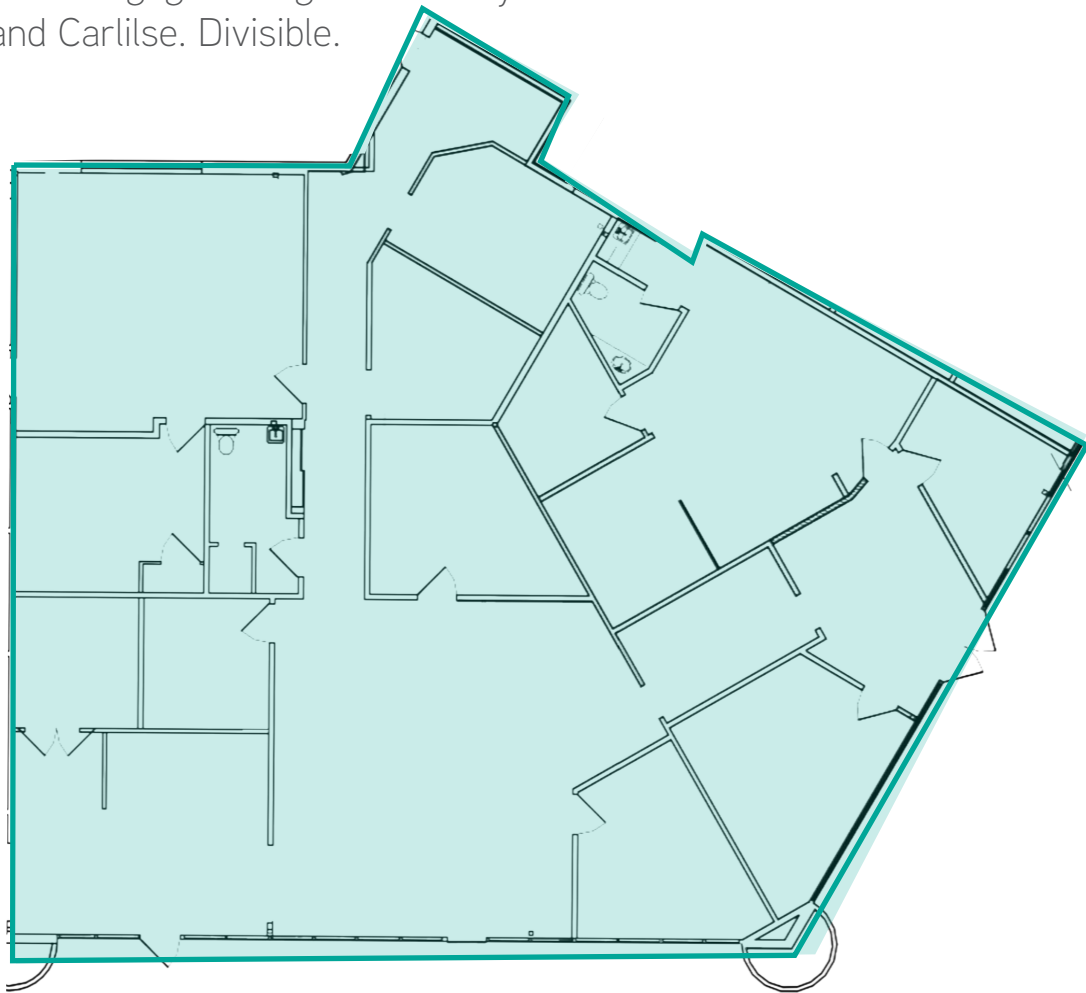
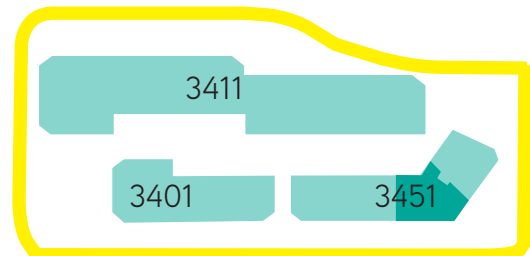
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## SUITE DETAILS

- » SUITE: 3451 E-F
- » SQUARE FOOTAGE: 4,405
- » DETAILS: Office with 2 restrooms, wet bar reception area and singage with great visibility on Candelaria and Carlilse. Divisible.



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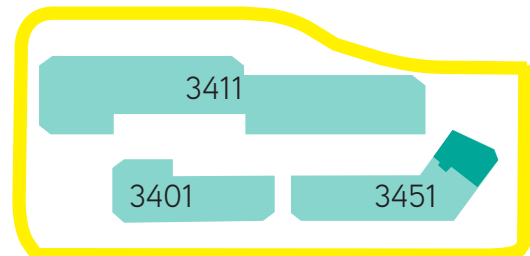


## SUITE DETAILS

» SUITE: 3451 G

» SQUARE FOOTAGE: 3,270

» DETAILS: Retail/Office with 2 restrooms and reception area. End-cap built out for bank branch. Excellent signage opportunity with Candelaria and Carlisle visibility.



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