

# Oso Del Rio Building

1801 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104

Accelerating success.



## Oso Del Rio Building > Office Space

- > Sale Price: : \$900,000 (\$225/SF)
- > Building Size: +/-4,000 SF
- > Lot Size: .7906 Acres (Office Condominium)
- > Zoning: MX-T

## Building Amenities

- > Designed by Claudio Vigil & built in 1999
- > Architectural elements throughout
- > Lots of natural light
- > Flexibility for demising suite into two 2,000 SF +/- units
- > 5:1,000 parking ratio

## Contact Us

**KEITH BANDONI, CCIM**  
SR VICE PRESIDENT | PRINCIPAL  
+1 505 880 7015  
ALBUQUERQUE, NM  
[keith.bandoni@colliers.com](mailto:keith.bandoni@colliers.com)

COLLIERS INTERNATIONAL | NM  
MAIN +1 505 883 7676  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)

**Current Floor Plan**

The floor plan illustrates the layout of the building, featuring a central Entrance area. To the left of the entrance is a Waiting Area (101) and a Reception area (102). Further left is a Conference Room (103). Below the waiting area is a Break Room (105) and a Common Area (104) which includes restrooms for women and men, a janitor's closet, and a storage area. The main office area consists of a series of offices (110-123) arranged around a central Hallway (109). The plan also shows a large Entrance area at the top. Dimensions are provided for several sections, and a note indicates that the bottom portion of the plan is "NOT A PART" of the current floor plan.

**Optional Floor Plan for 2,000 SF**

The floor plan is divided into three main color-coded sections: Yellow (left), Blue (center and right), and Red (top right).

**Yellow Section (Left):**

- OFFICE 9'-0" x 14'-0"
- OFFICE 9'-0" x 12'-0"
- OFFICE 10'-0" x 12'-0"
- OFFICE 10'-0" x 14'-0"
- OFFICE 10'-0" x 14'-0"
- OFFICE 9'-0" x 14'-0"
- COFFEE BAR
- STORAGE 7'-0" x 7'-0"
- WOMEN 5'-0" x 7'-0"
- MEN 5'-0" x 7'-0"
- FILES
- CONFERENCE 19'-0" x 12'-0"
- RECEPTION 9'-0" x 16'-0"

**Blue Section (Center and Right):**

- OFFICE 13'-0" x 14'-0"
- OFFICE 10'-0" x 13'-0"
- WORK ROOM LOUNGE 14'-0" x 11'-0"
- OFFICE 10'-0" x 12'-0"
- OFFICE 10'-0" x 12'-0"
- RECEPTION
- CONFERENCE 14'-0" x 24'-0"

**Red Section (Top Right):**

- COMMON AREA
- RESTROOMS

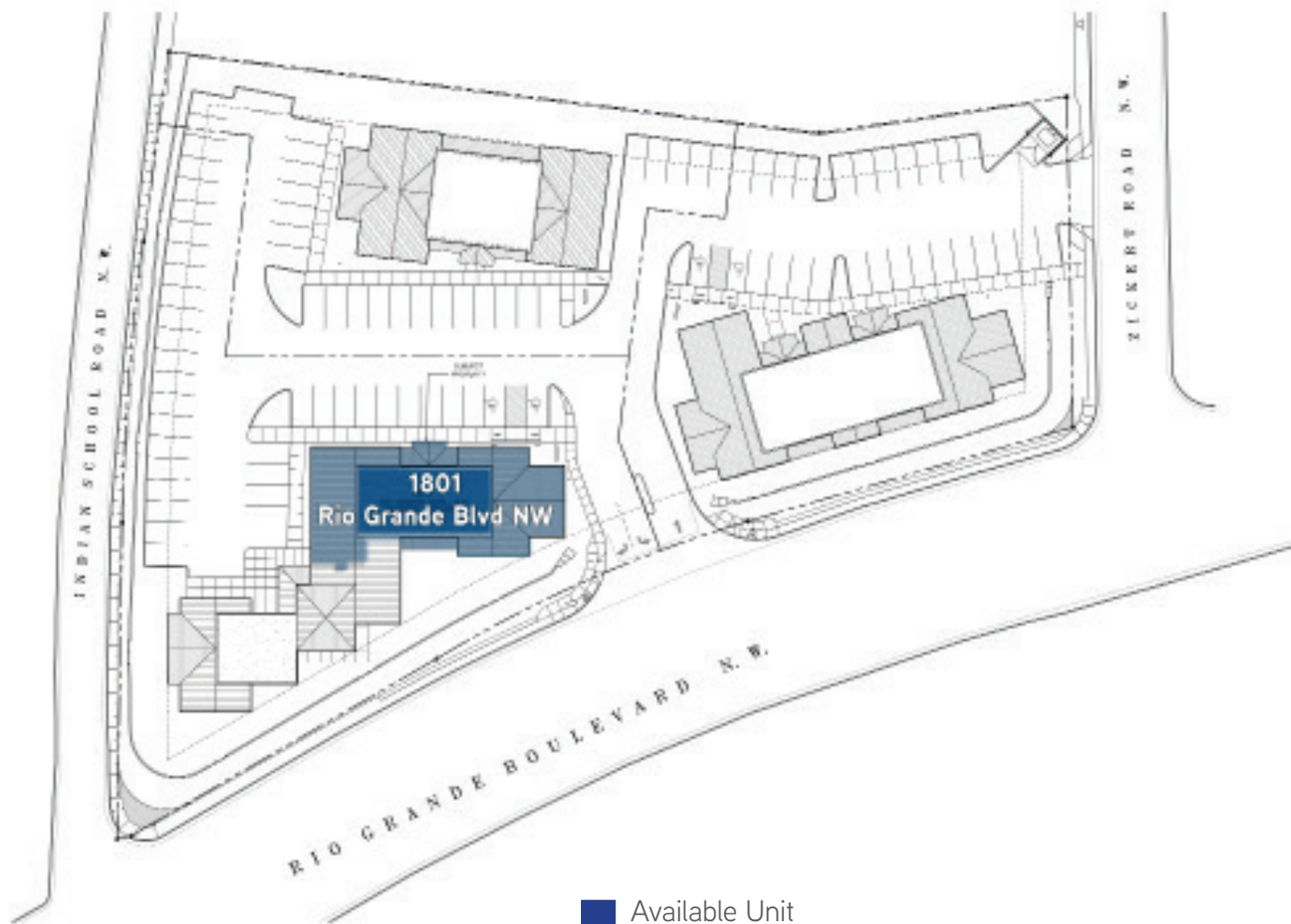
**Entrance:** Located at the bottom center of the plan.

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# SitePlan

1801 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104

Accelerating success.



## Contact Us

KEITH BANDONI, CCIM  
SR VICE PRESIDENT | PRINCIPAL  
+1 505 880 7015  
ALBUQUERQUE, NM  
[keith.bandoni@colliers.com](mailto:keith.bandoni@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.