



1776 MONTAÑO RD NW

LOS RANCHOS DE ALBUQUERQUE, NM 87107

CBRE



OFFICE SPACE WITH HISTORY

Formerly known as the Unser Racing Museum, 1776 Montaña Rd NW features one-of-a-kind, expansive open-concept workspaces that offers a wealth of creative opportunities for businesses looking to make a statement.

With large open floorplans, the distinctive spaces at 1776 Montaña Rd NW have several industrial features, such as exposed brick walls and high open ceilings, adding character and sophistication to the space.

There are two distinctive buildings available, The Summit and The Annex. The Summit includes a loading dock with ramp and lift, while The Annex includes a roll up door. These features open up endless possibilities for businesses in various industries, including e-commerce and finance, wellbeing and fitness concepts, event planning, retail operations, and design firms.





MONTAÑO RD 28,968 VPD



HIGHLIGHTS

Beautiful, Quiet, and Easily Accessible

- Beautiful campus with high level of care and pride of ownership
- High exposed ceilings and industrial features
- Allowable uses for C-1: Retail Commercial include Office (such as architects, law firms, design firms, and similar), Retail, and certain services and educational uses
- Directly across from Los Poblanos Open Space
- Walkable campus surrounded by lush greenery, walking paths, and hiking trails in the Bosque
- Excellent east/west access allowing easy commuting for employees and quick access to I-25 and I-40
- The Summit includes a loading dock with ramp and lift, and The Annex includes a rollup door



\$21.00/RSF

Full Service
Excludes Janitorial



+/- 12,626 RSF

The Summit



+/- 8,076 RSF

The Annex



Zoned C-1

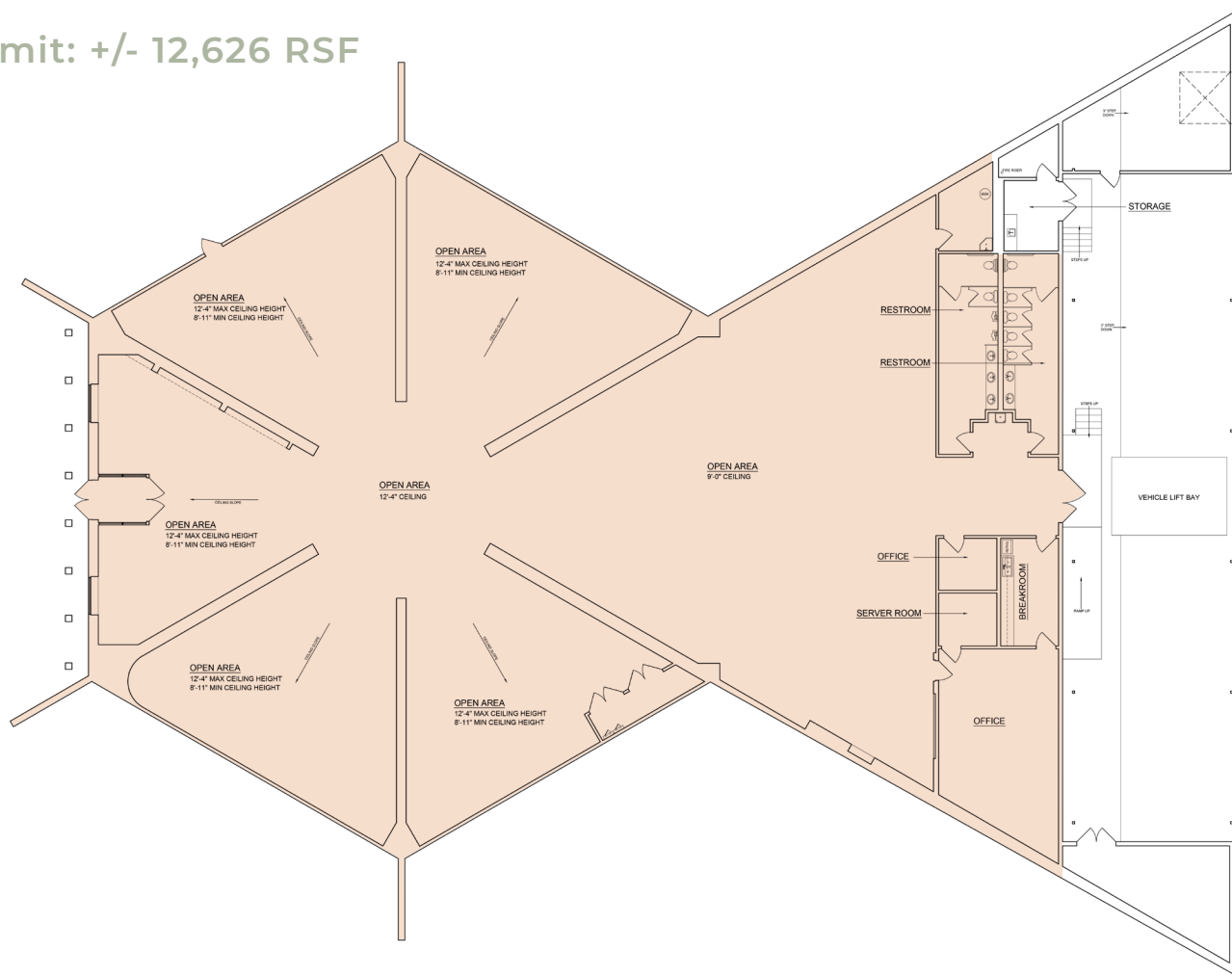
Retail/Commercial
The Village of Los Ranchos
de Albuquerque



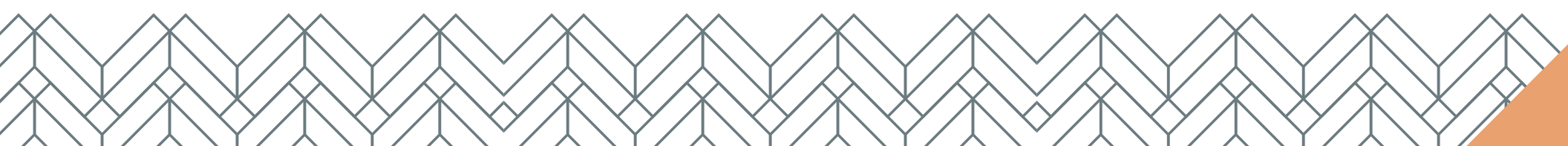


FLOORPLAN

The Summit: +/- 12,626 RSF



*Not to scale

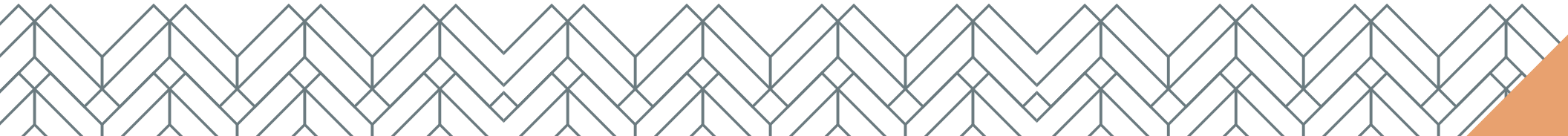
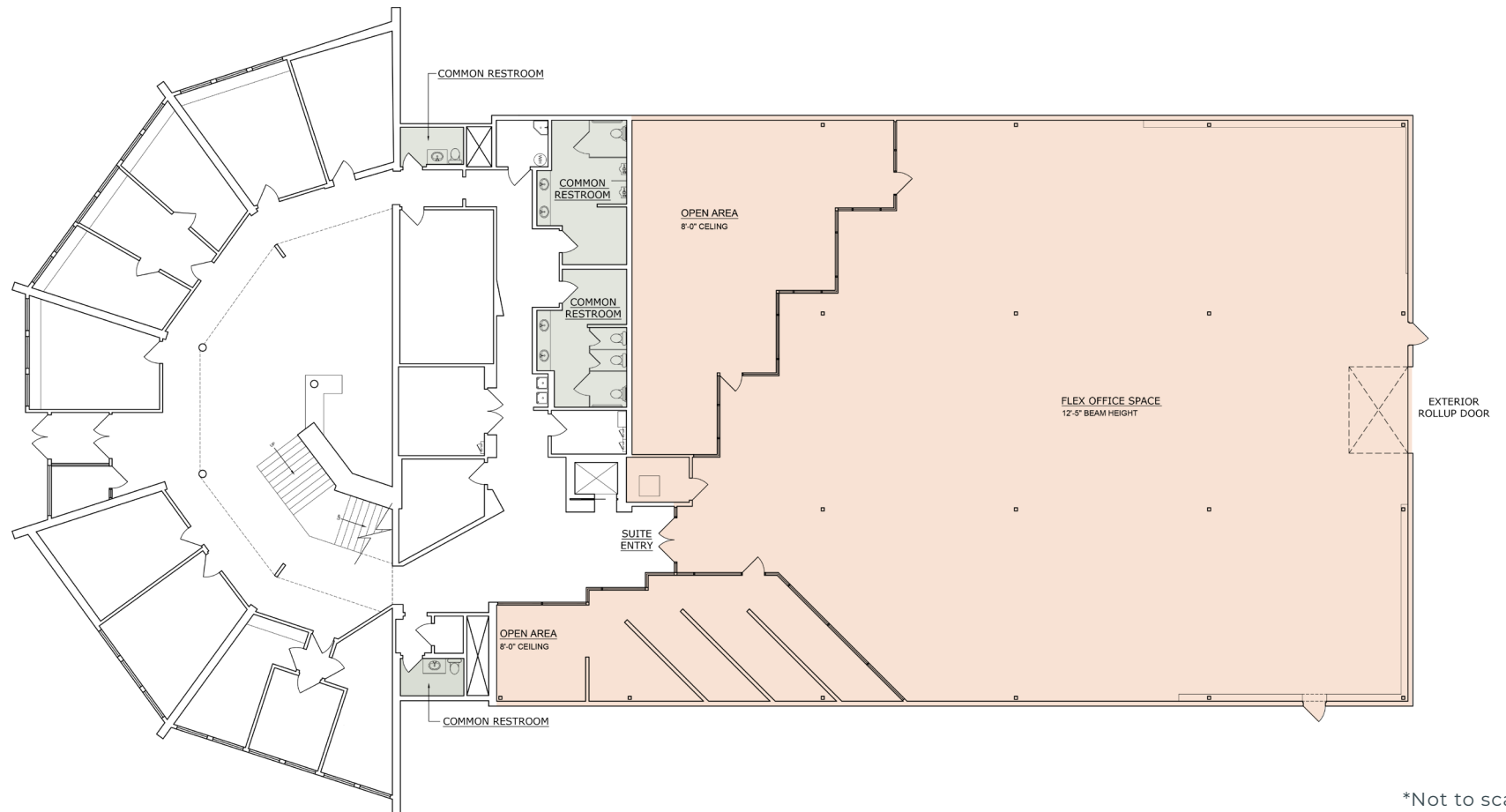


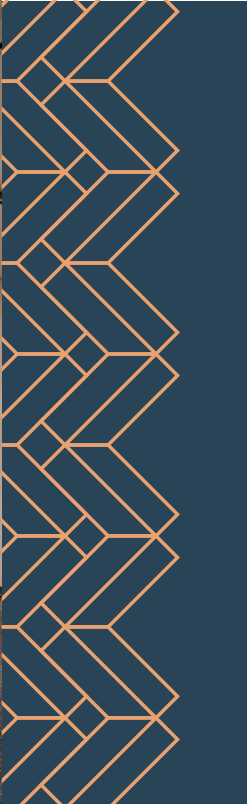




FLOORPLAN

The Annex: +/- 8,076 RSF





AERIAL

Los Ranchos de Albuquerque




Pep Boys pharmacy









DISCOUNT
TIRE


FARMERS MARKET








SITE













Coors Blvd NW

Chavez Rd NW

2nd St NW

Montaño Rd NW

4th St NW

2nd St NW

Griegos Rd NW

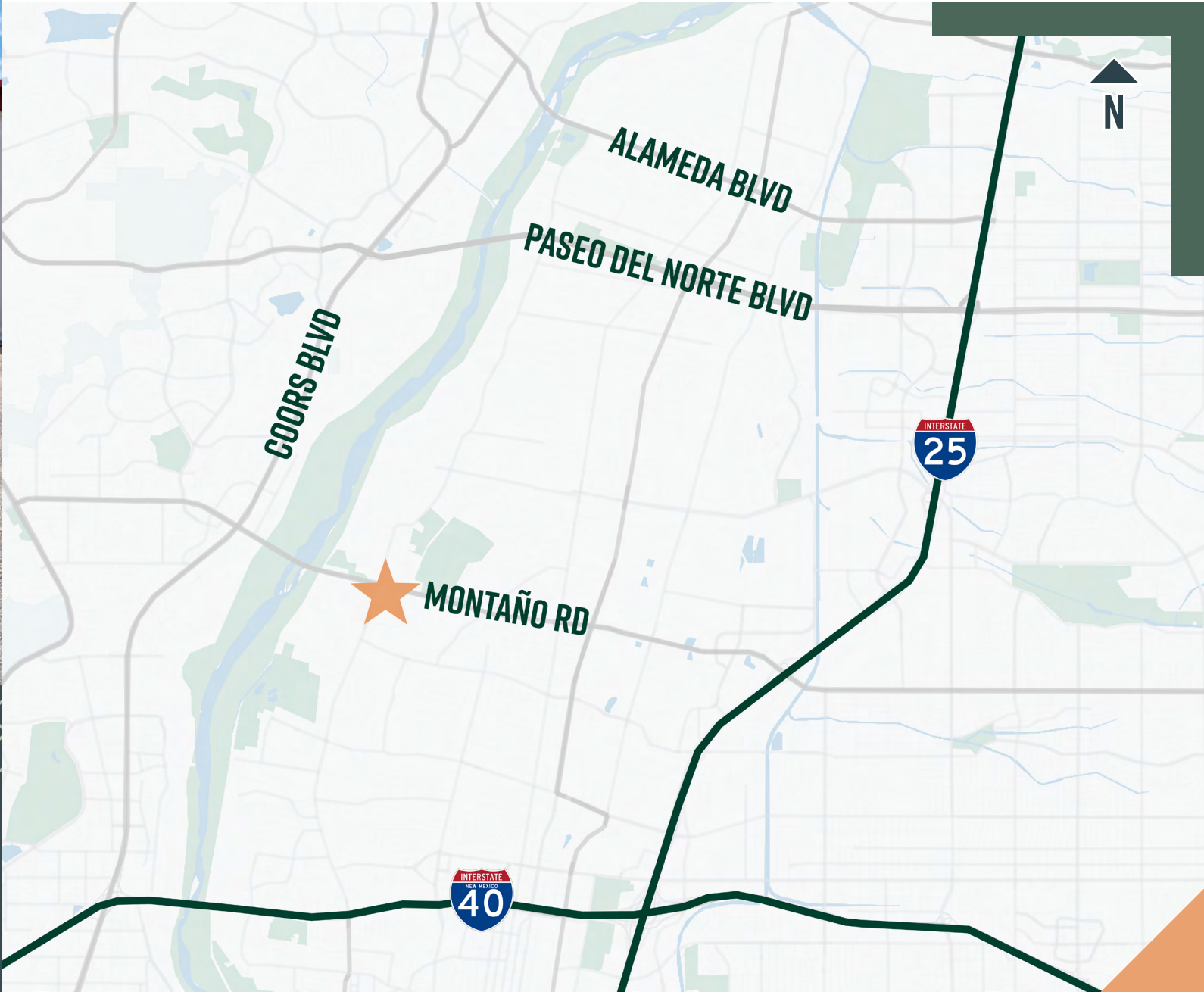
12th St NW

Edith Blvd NE

Montaño

American Fwy NE

LOCATION



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CBRE

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