

FOR LEASE

The Corner @ Nob Hill

115 Amherst Drive SE | Albuquerque NM 87106



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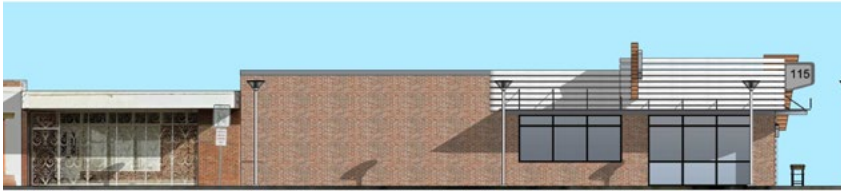


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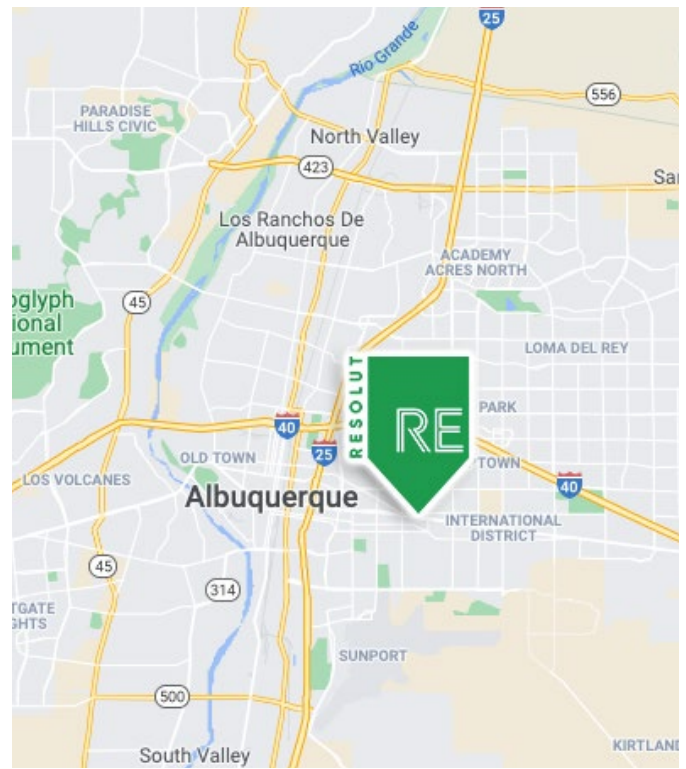
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East Elevation



South Elevation



PROPERTY OVERVIEW

Lease Rate:	\$16.00 – \$24.00 PSF
Lease Structure:	NNN
Available SF:	1,744 – 6,313 SF
Delivery:	Grey Shell
Zoning:	MX-M
Traffic:	Central Ave: 31,983 VPD (STBD 2022) Carlisle Blvd: 8,804 VPD (STBD 2022)
Year Built:	1954
Parking:	2 hour free of customer parking (see site plan)

PROPERTY HIGHLIGHTS

- Join Nob Hill's newest retail redevelopment opportunity
- Historic building with proposed modern facade, storefront glass and patio space
- 44 parking spaces dedicated to tenants and customers of this building – a rare Nob Hill amenity
- Great existing retail synergy with La Montanita Co-op, Scalco's, Gecko's, the New Mexico United Store, Tractor Brewing, Slice Parlor & Poki Poki

PROPERTY SUMMARY

The Corner @ Nob Hill is an existing 6,300 SF historic office building that the owners have big plans to bring some retail amenities to the corner of Silver & Amherst. The building is proposed to be broken up into three individual suites that ideally can be leased by a coffee shop/cafe, brewery, distillery, restaurant, fitness user or a retail shop. The redevelopment is slated to be completed in approximately 6-8 months from commencement and tenants have the opportunity now to pre-lease their space in addition to giving input on patio opportunities, installing garage doors and interior finishes. The developer plans to deliver in grey shell condition with two restrooms, bare concrete floors, walls ready to paint, utilities stubbed in to the space and a suite ready for tenant's ideal layout.



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PROPOSED FLOOR PLAN



SUITE #	PRICE	SIZE
Suite A	\$24.00 PSF	2,128 SF
Suite B	\$18.50 PSF	1,744 SF
Suite C	\$16.00 PSF	2,441 SF



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SITE PLAN



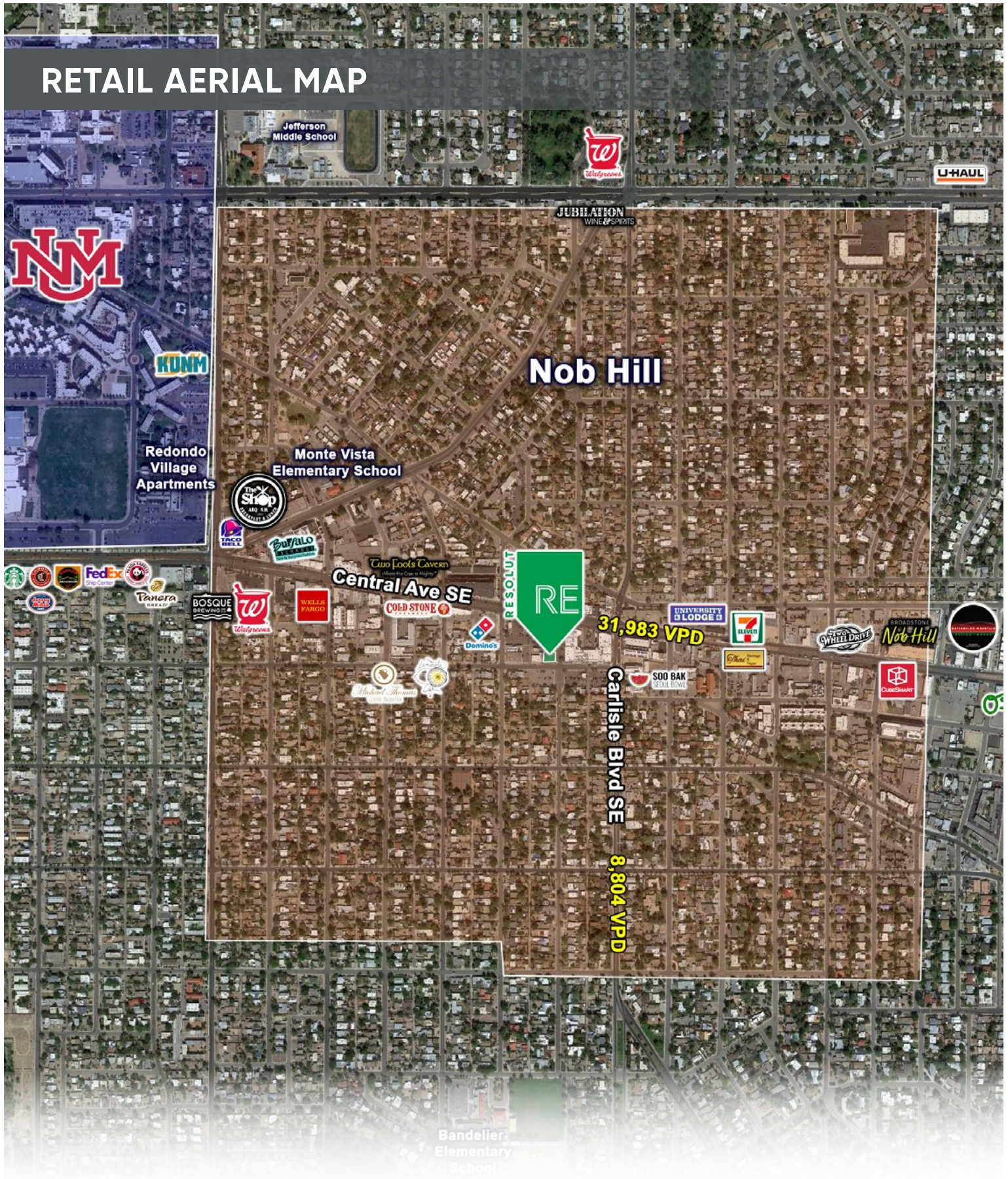
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RETAIL AERIAL MAP



Nob Hill

Monte Vista Elementary School

Central Ave SE

31,983 VPD

Carlisle Blvd SE

8,804 VPD



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