

RENOVATED UPTOWN OFFICE FOR LEASE

1,049 - 18,722± Sq Ft • Tenant Improvements Available



2440 Louisiana Blvd. NE, Albuquerque, NM 87110

Starting
at \$19.50
PSF



Less than a mile from:

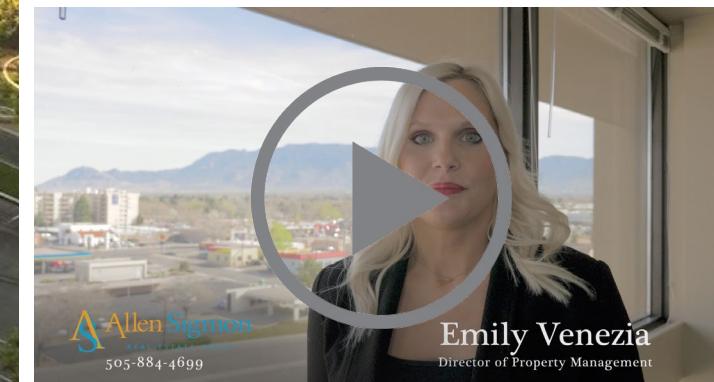


BRAVO!



Watch the Video

www.allensigmon.com/properties/TheUptownTower



Emily Venezia
Director of Property Management



Thomas Mortensen
Associate Broker
Thomas@AllenSigmon.com
505.263.3159

Allen Sigmon Real Estate
Group, LLC
9201 Montgomery Blvd NE, Bldg 1
Albuquerque, NM 87111
505.884.4699 | Fax 505.503.1381
www.AllenSigmon.com

Executive Summary

2440 Louisiana Blvd. NE, Albuquerque, NM 87110

Property Overview

Desirable Uptown Location Near I-40

Next to Regional Malls and Multiple Eateries

Energy Star Certification

Tenant Improvement Allowance Available

Covered Parking Available

4.4/1,000 Parking with 131 Covered Spaces

High Speed Internet Access Available

On-site Building Engineer



2020 Demos

1 Mile 3 Mile 5 Mile

Population: **13,784** **149,018** **319,348**

Households: **6,632** **66,010** **140,313**

Average Income: **\$59,759** **\$59,623** **\$65,582**

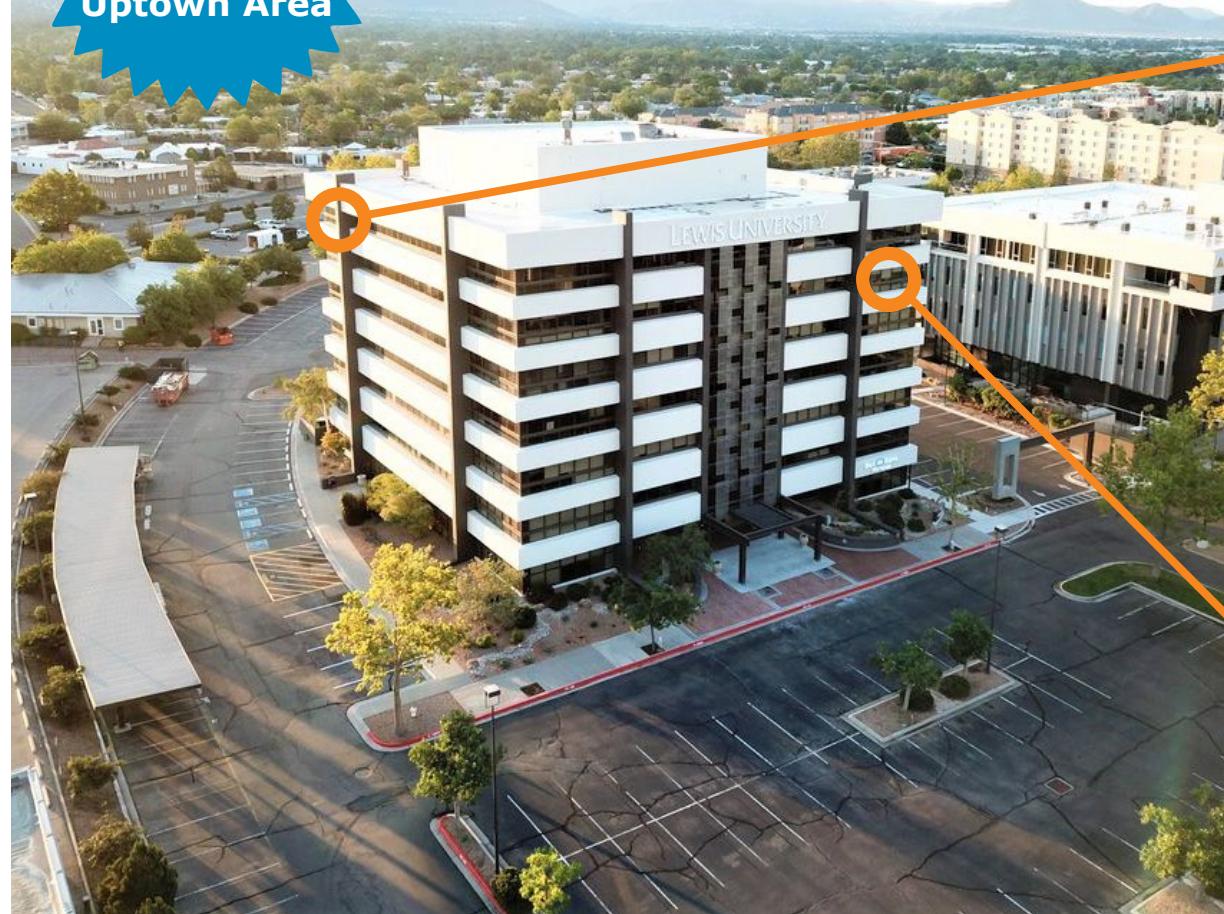


The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Additional Photos

2440 Louisiana Blvd. NE, Albuquerque, NM 87110

Best Views of
Albuquerque in
Uptown Area



Additional Photos

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Aerial View

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Coronado Center



Menaul Blvd

2440 Louisiana Blvd



Uptown Village



Indian School Rd



Winrock



San Pedro Dr

Louisiana Blvd

Thomas Mortensen

Associate Broker

Thomas@AllenSigmon.com

505.263.3159

Allen Sigmon Real Estate Group, LLC

9201 Montgomery Blvd NE, Bldg 1

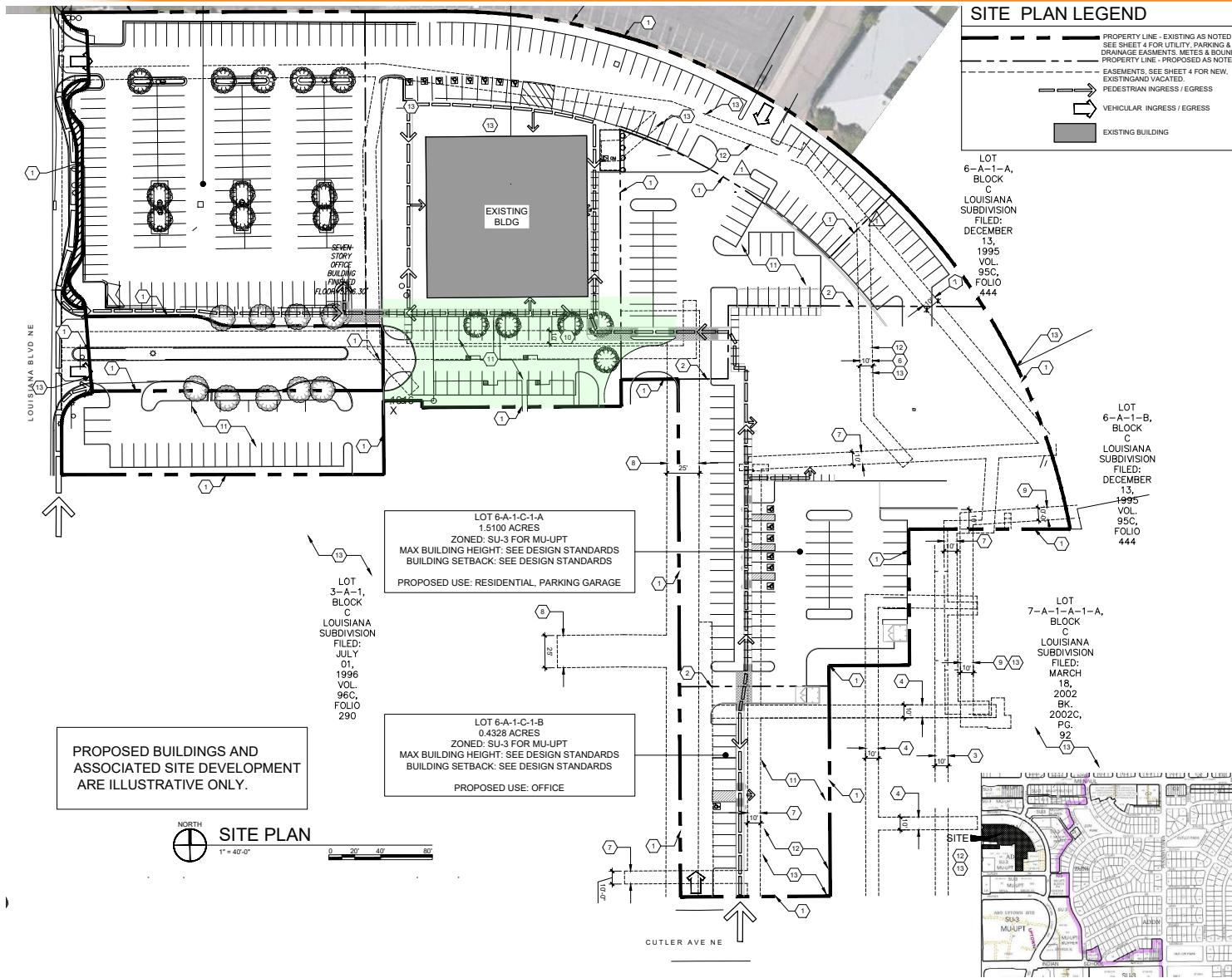
Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381

www.AllenSigmon.com

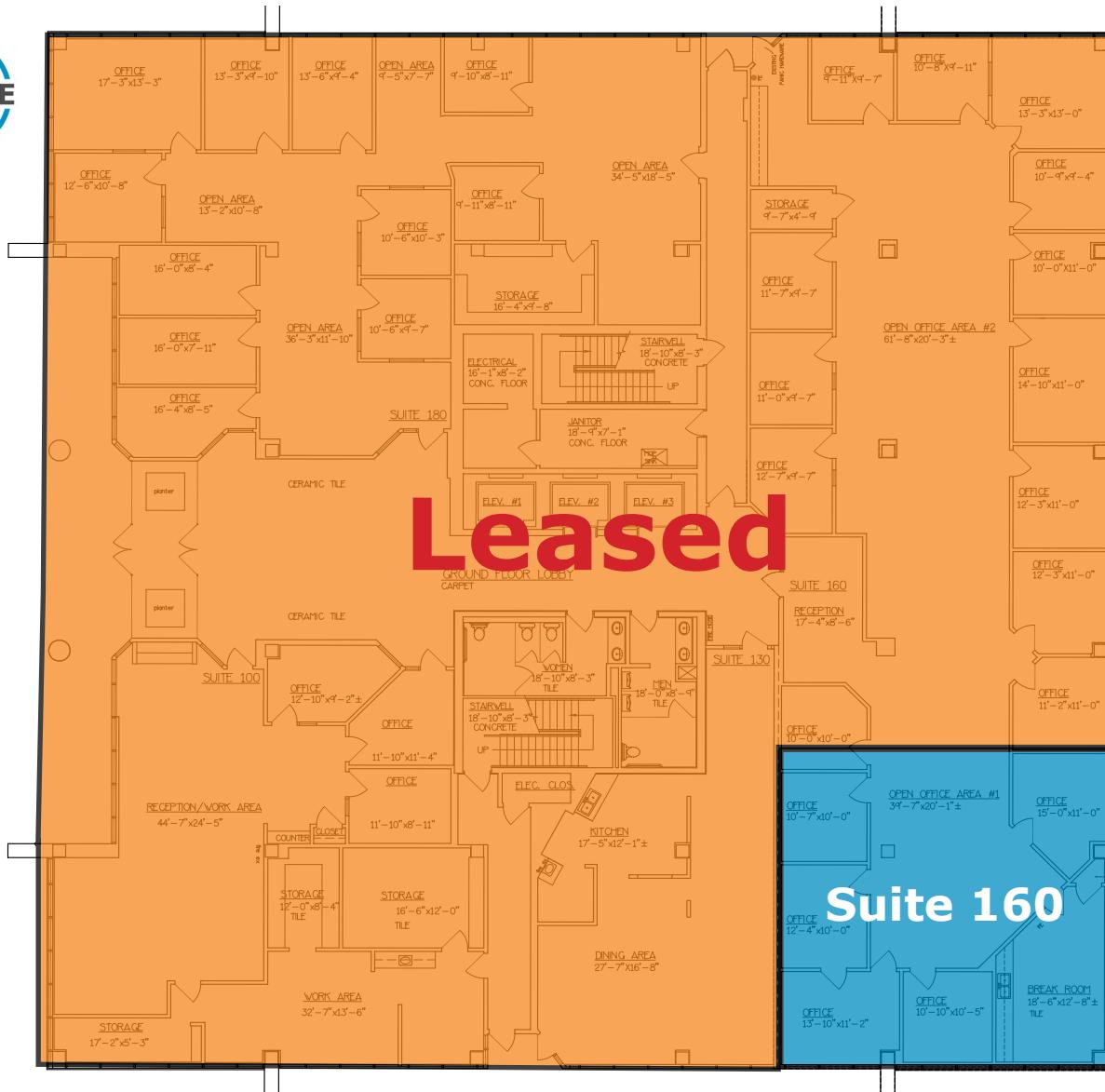
Site Plan

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



First Floor

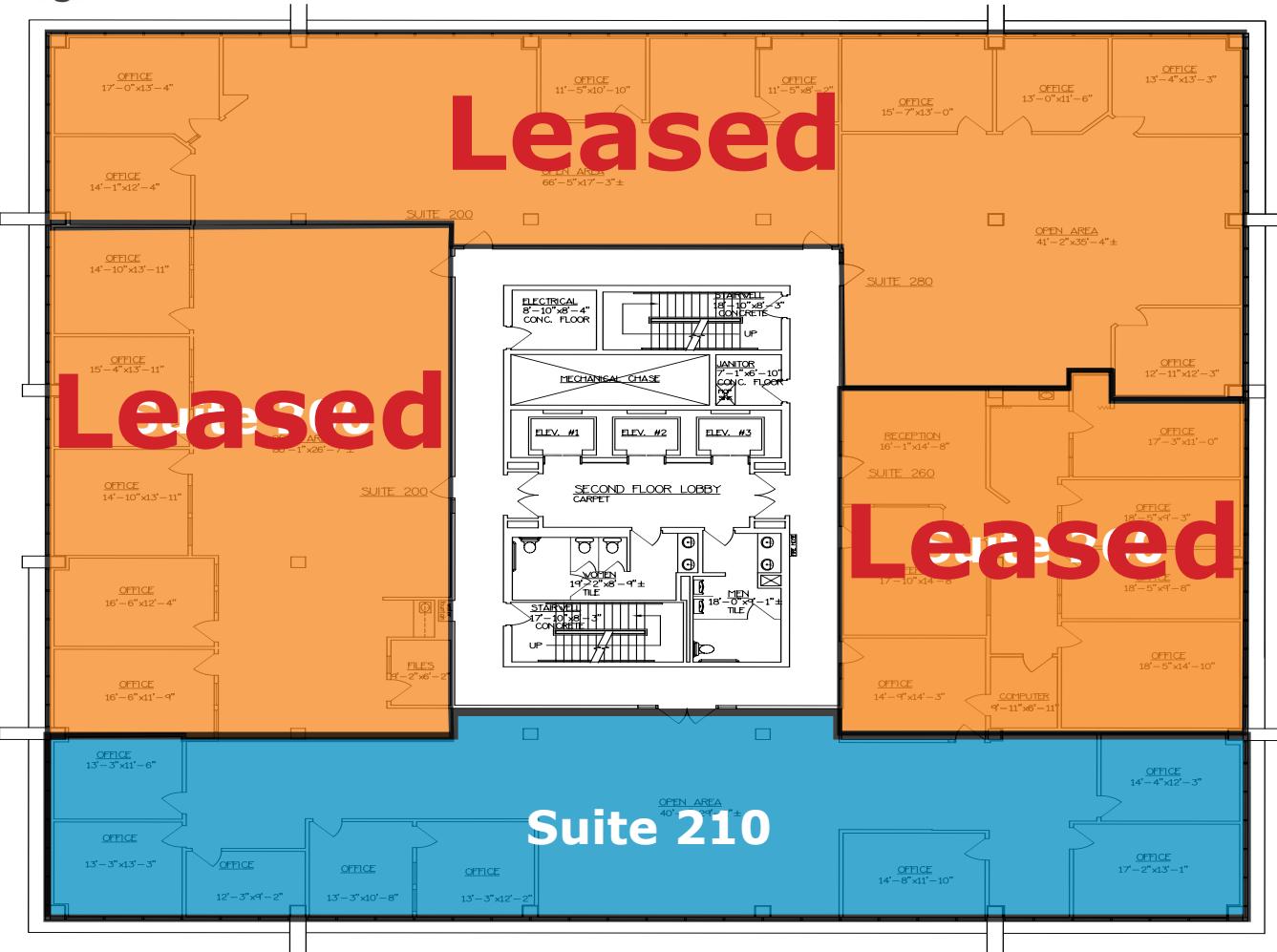
Available Suites

Suite 160 1,774 RSF

Suite L2 2,027 RSF
Leased

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Suite 210

Second Floor

Available Suites

Suite 100 **Leased** 2,111 RSF

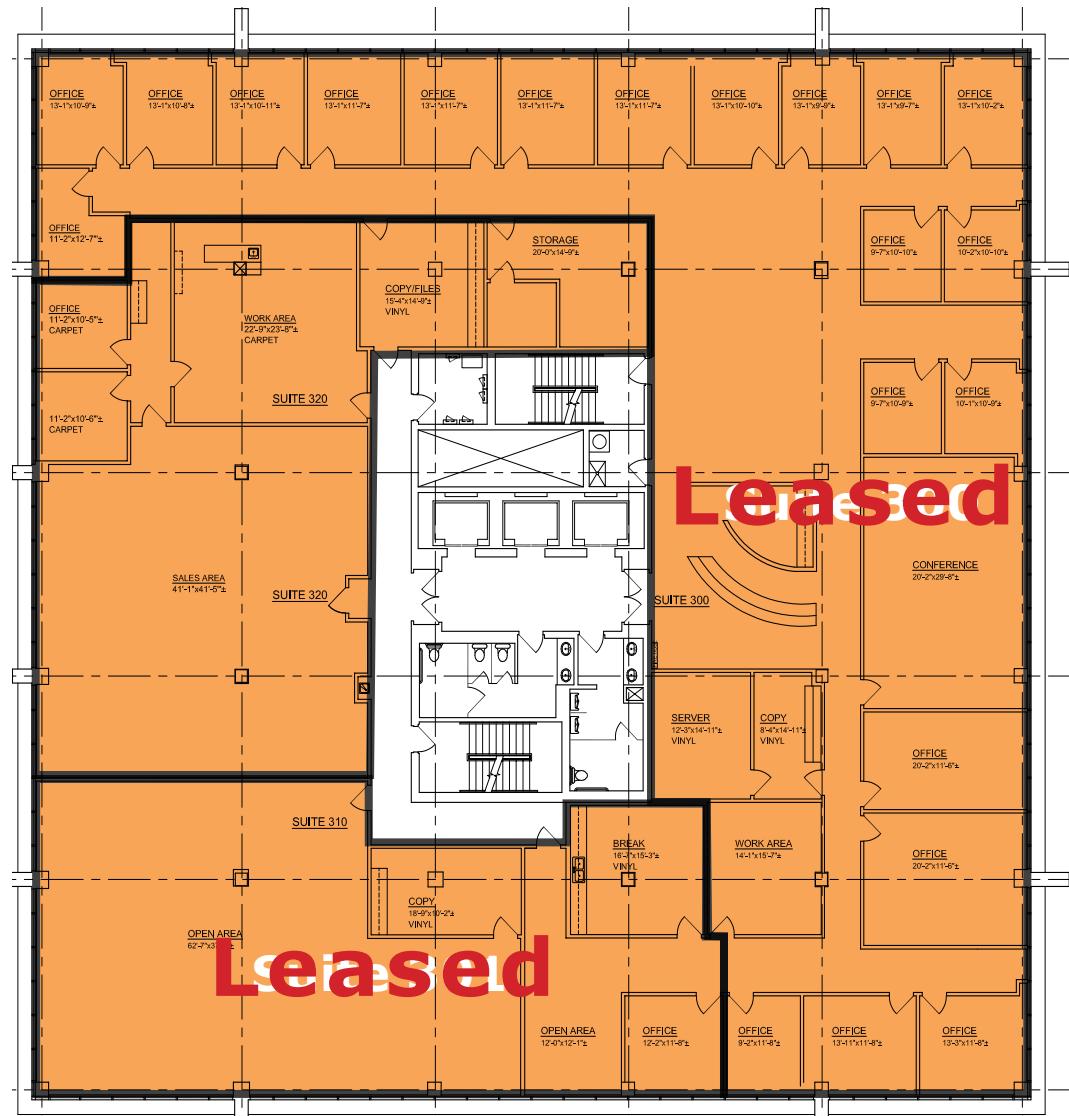
Suite 210 **Leased** 4,033 RSF

Suite 260 **Leased** 2,300 RSF

Suite 280 **Leased** 2,218 RSF

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Third Floor

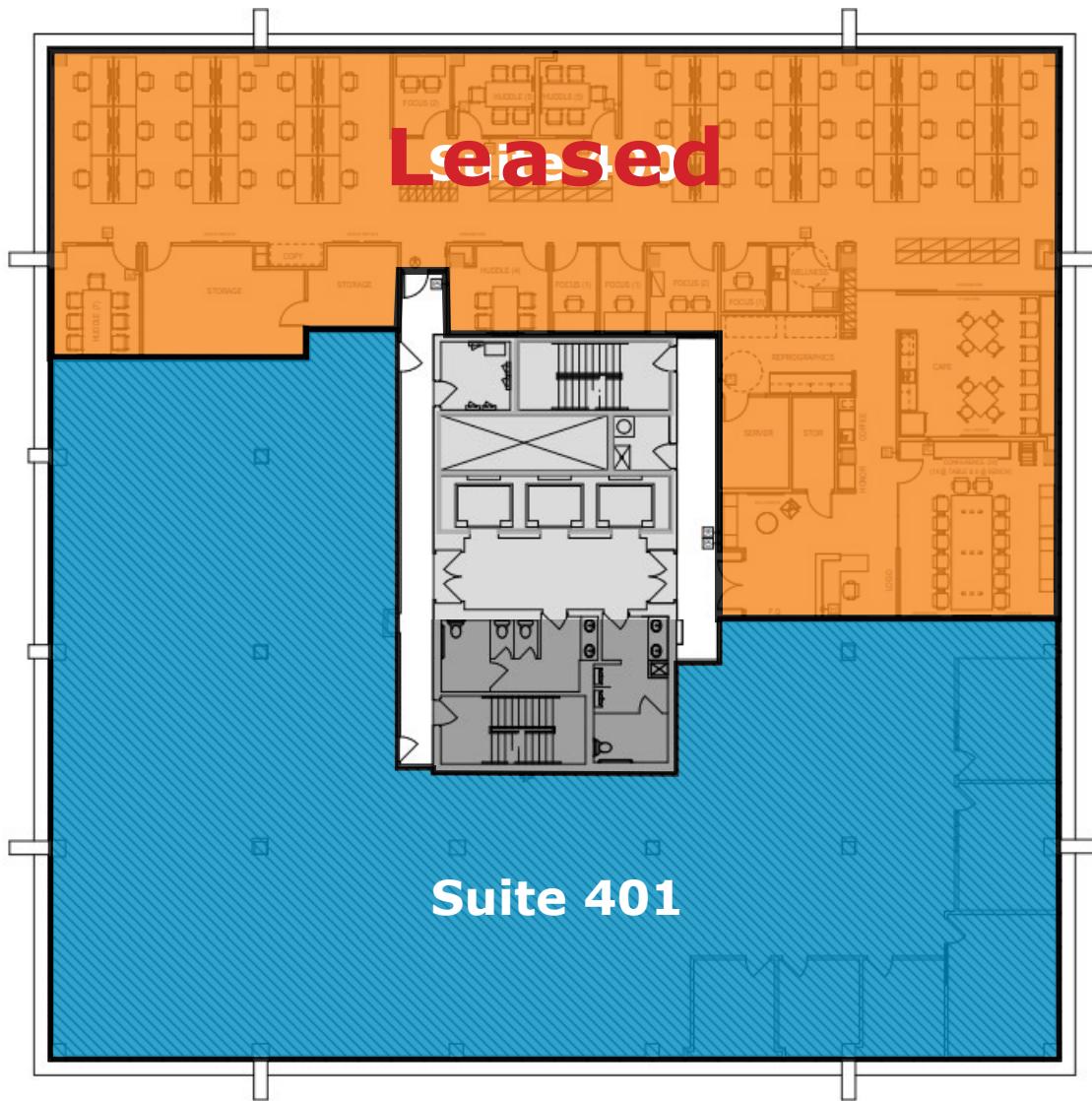
Available Suites

Suite 300 ~~Leased~~ 1,955 RSF

Suite 310 ~~Leased~~ 1,955 RSF

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Fourth Floor

Available Suites

Suite 400 **Leased** 1,677 RSF

Suite 401 9,497 RSF

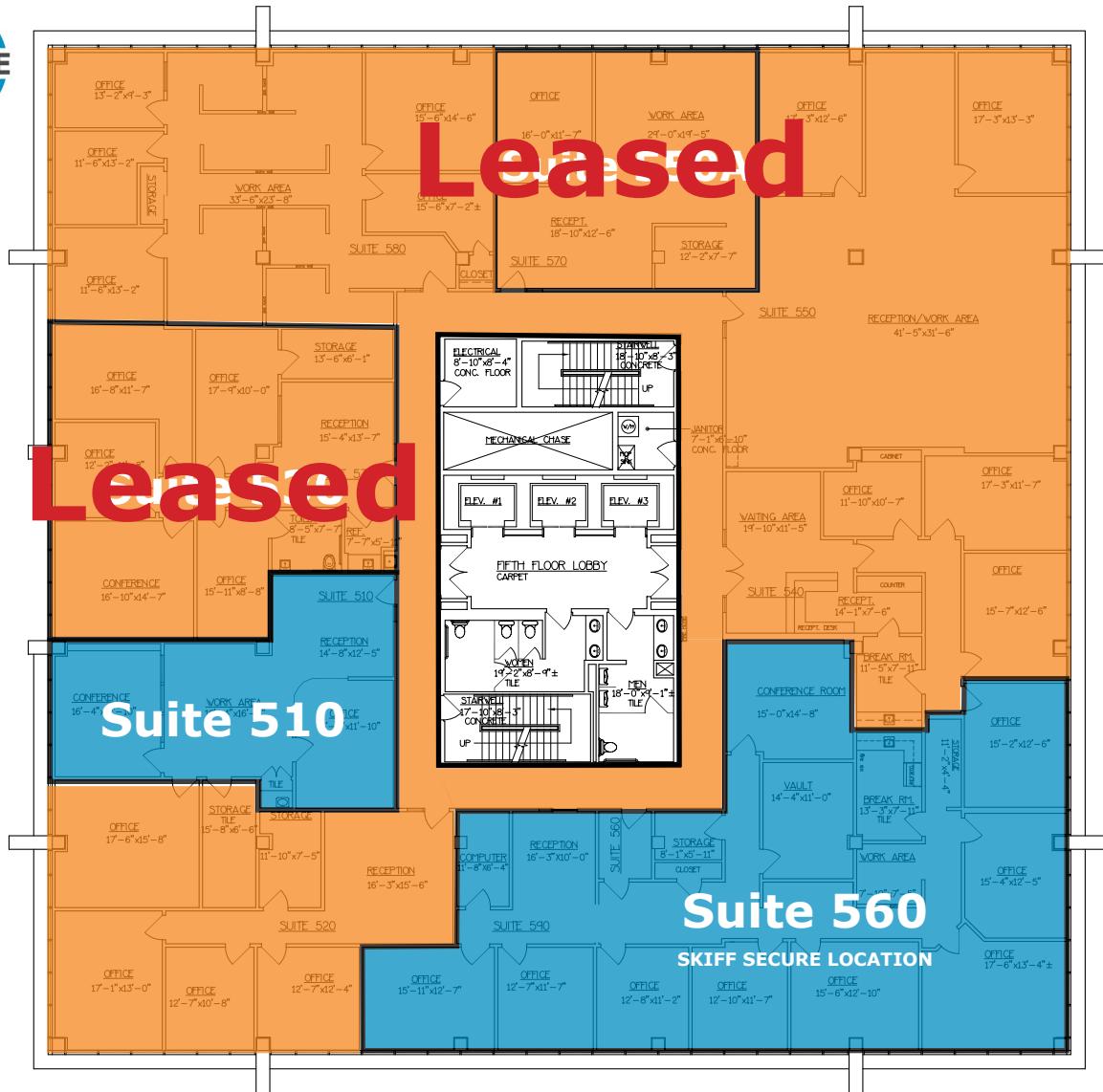


Thomas Mortensen
Associate Broker
Thomas@AllenSigmon.com
505.263.3159

**Allen Sigmon Real Estate
Group, LLC**
9201 Montgomery Blvd NE, Bldg 1
Albuquerque, NM 87111
505.884.4699 | Fax 505.503.1381
www.AllenSigmon.com

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Fifth Floor

Available Suites

Suite 510	1,049 RSF
Suite 530	1,669 RSF
Suite 540	844 RSF
Suite 560	3,269 RSF

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Sixth Floor

Available Suites

Suite 600 19,400 RSF **Leased**

Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



Seventh Floor

Available Suites

Suite 700 **Leased** 6,200 RSF