

# 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:



Watch the Video

[www.allensigmon.com/properties/TheUptownTower](http://www.allensigmon.com/properties/TheUptownTower)



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# Executive Summary

**2440 Louisiana Blvd. NE, Albuquerque, NM 87110**

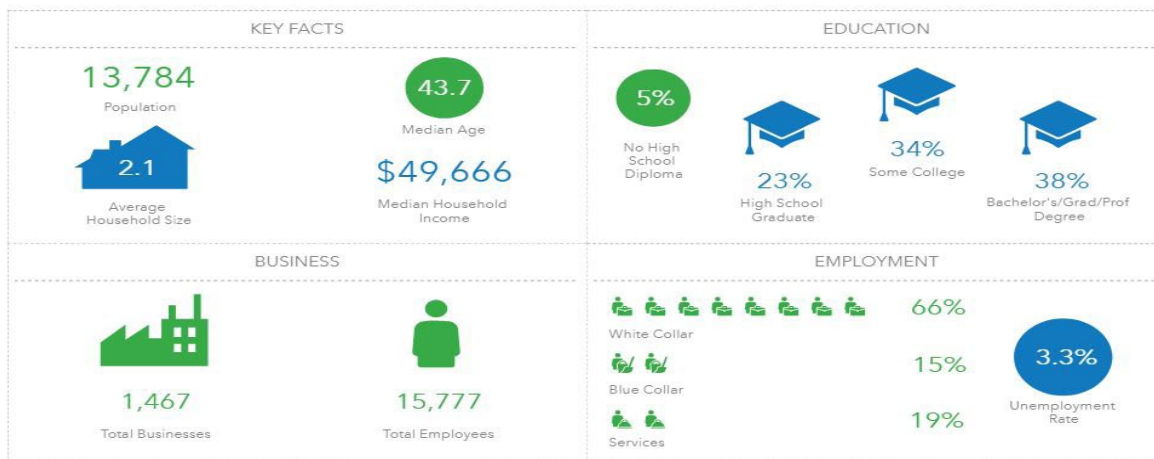
## Property Overview

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



Seventh Floor View



Sixth Floor View



# Additional Photos

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# 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



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REAL ESTATE GROUP

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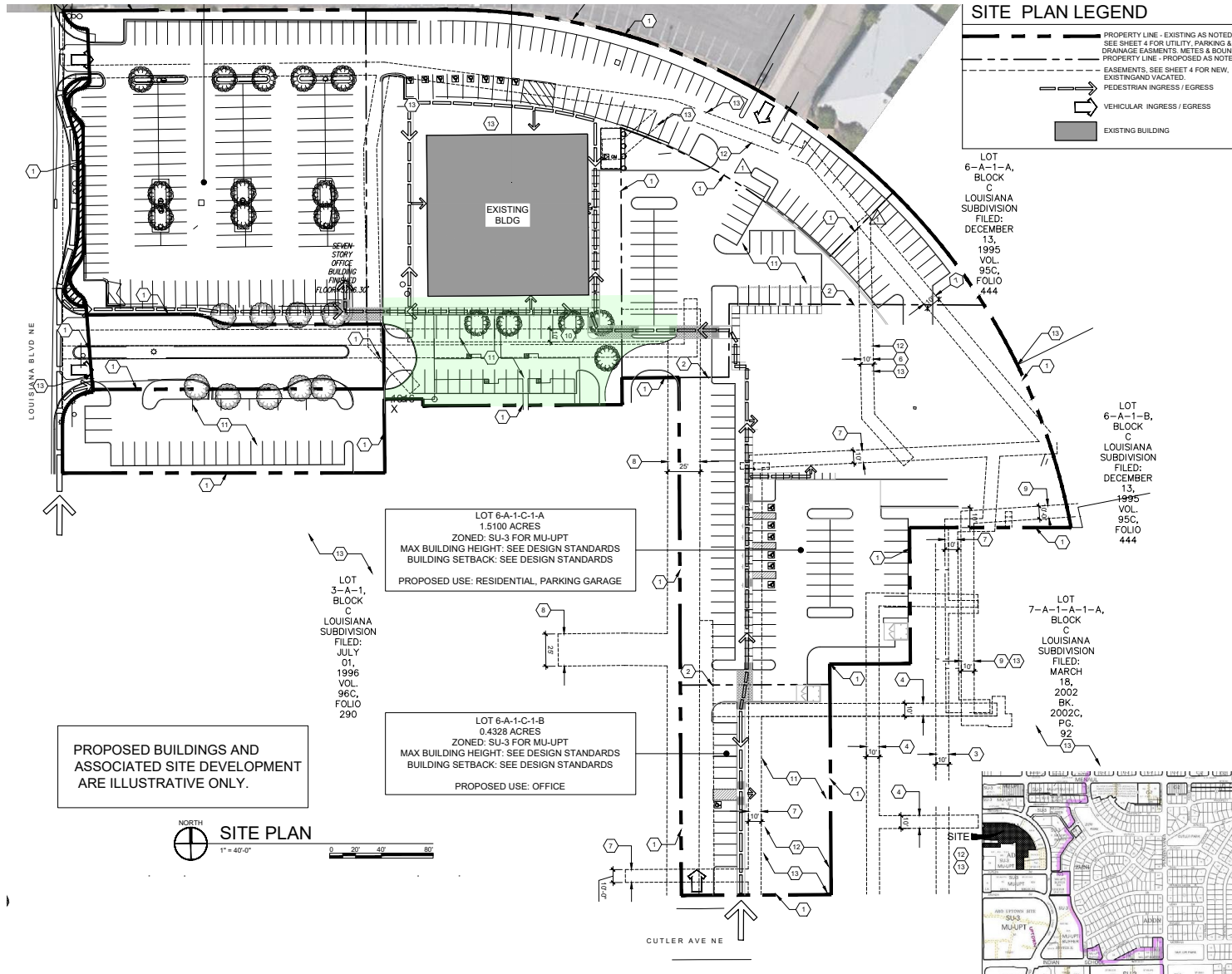
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# Site Plan

## 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 **Leased** 2,627 RSF

**Leased**

**Suite 160**

# Suites Available

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## Second Floor

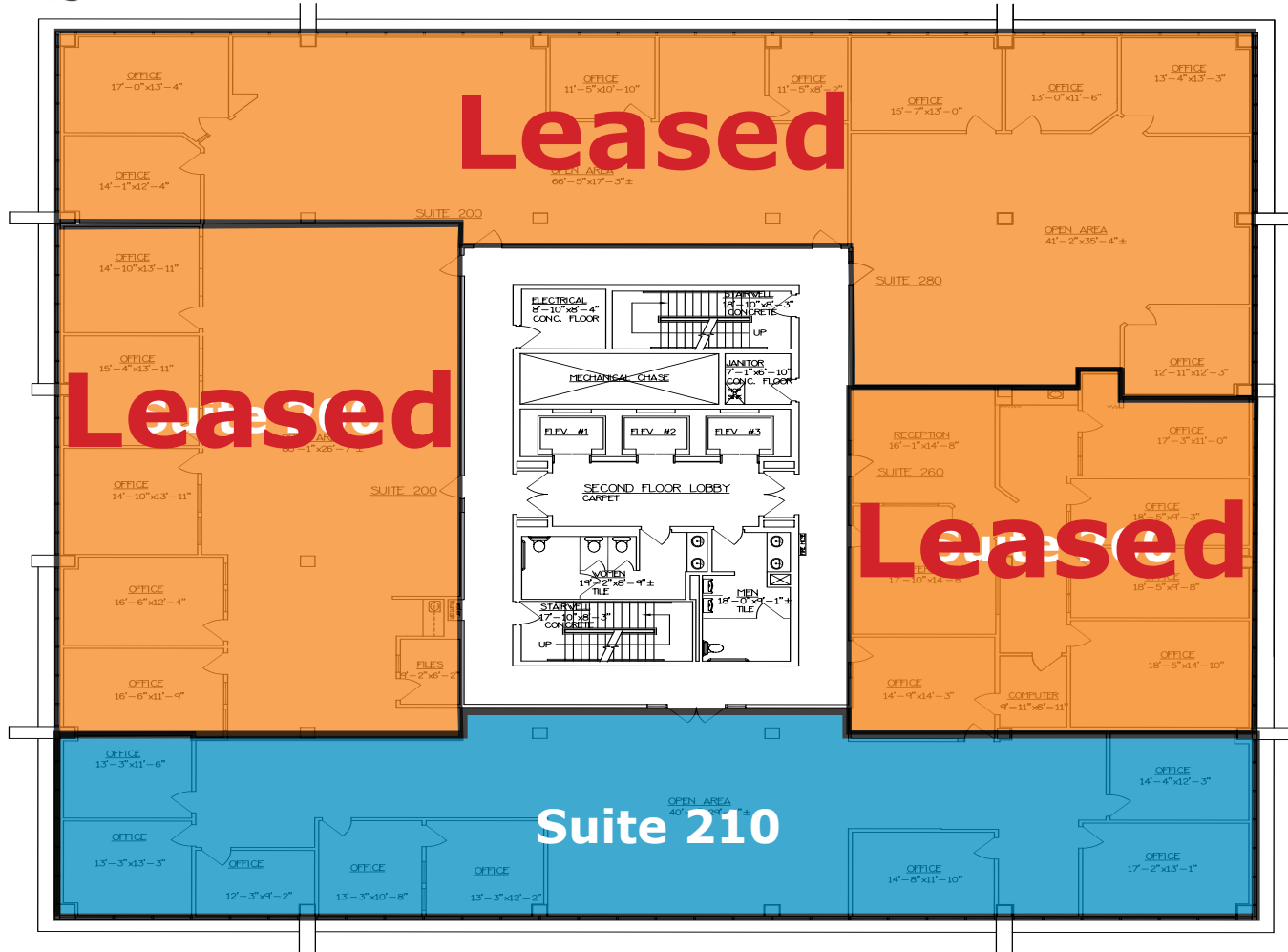
### Available Suites

Suite 200 **Leased** 2,731 RSF

Suite 210 4,033 RSF

Suite 260 **Leased** 2,700 RSF

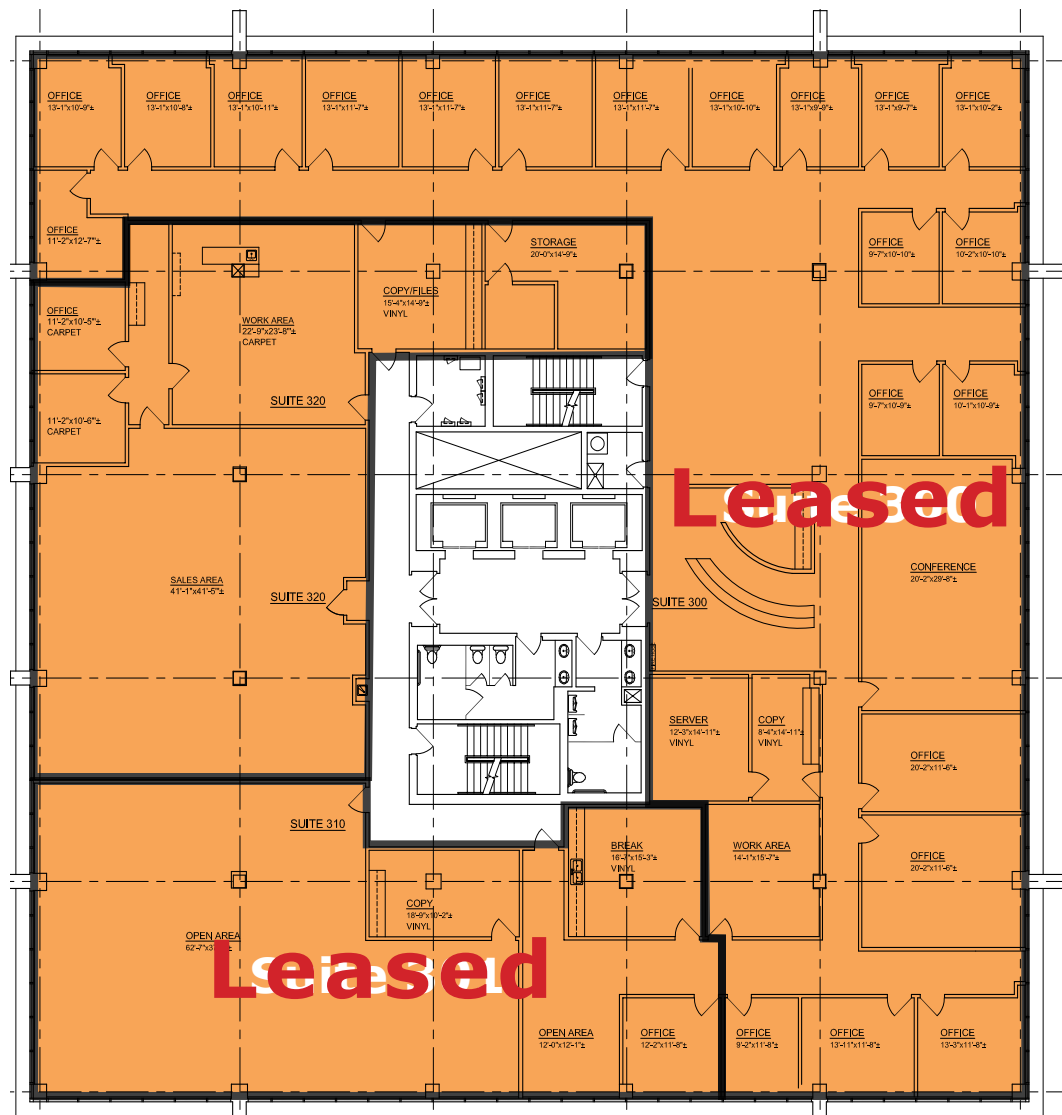
Suite 280 **Leased** 2,708 RSF





# Suites Available

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## Third Floor

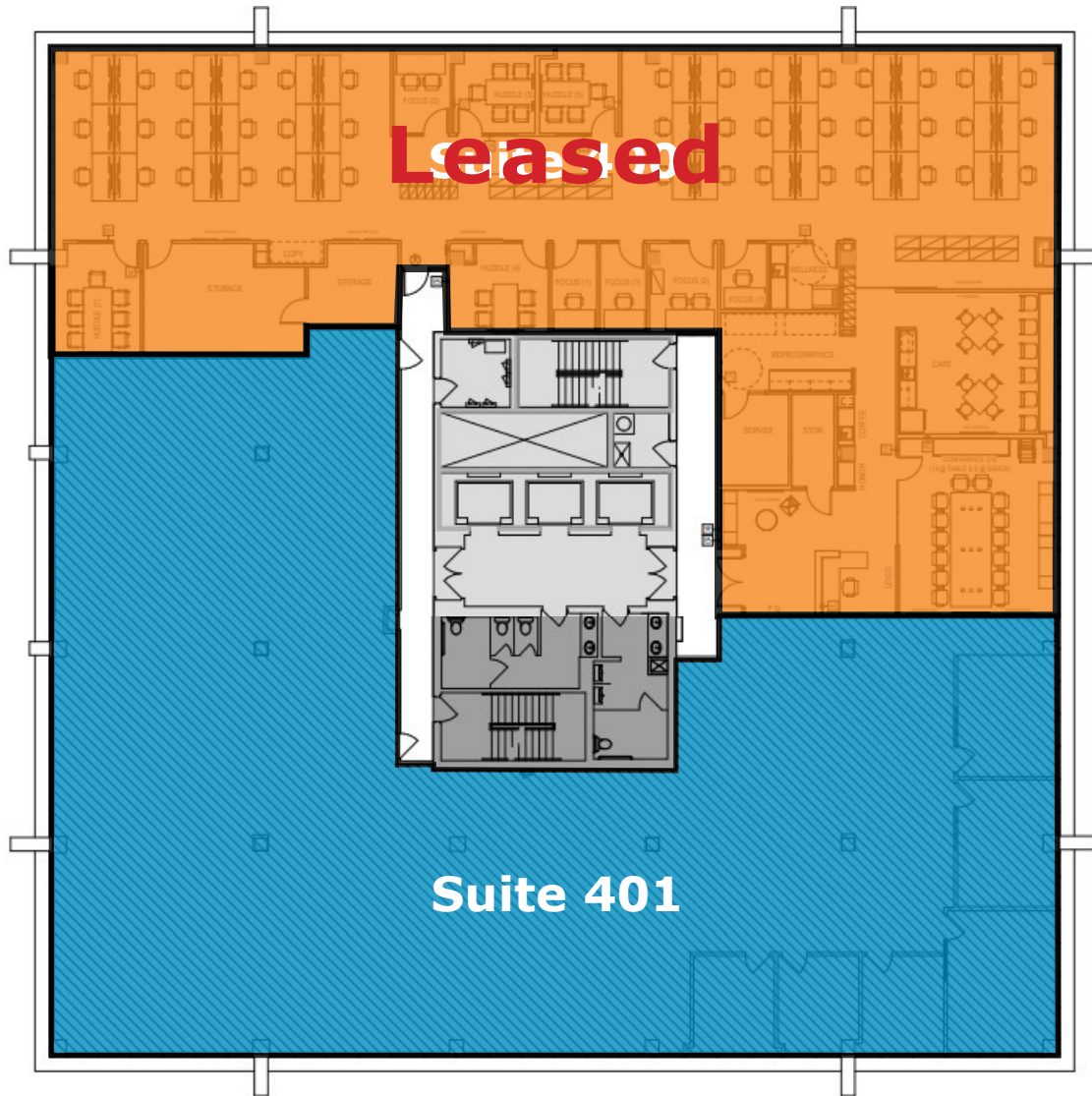
### Available Suites

Suite 300 **Leased** 3,605 RSF

Suite 301 **Leased** 3,605 RSF

# Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



## Fourth Floor

### Available Suites

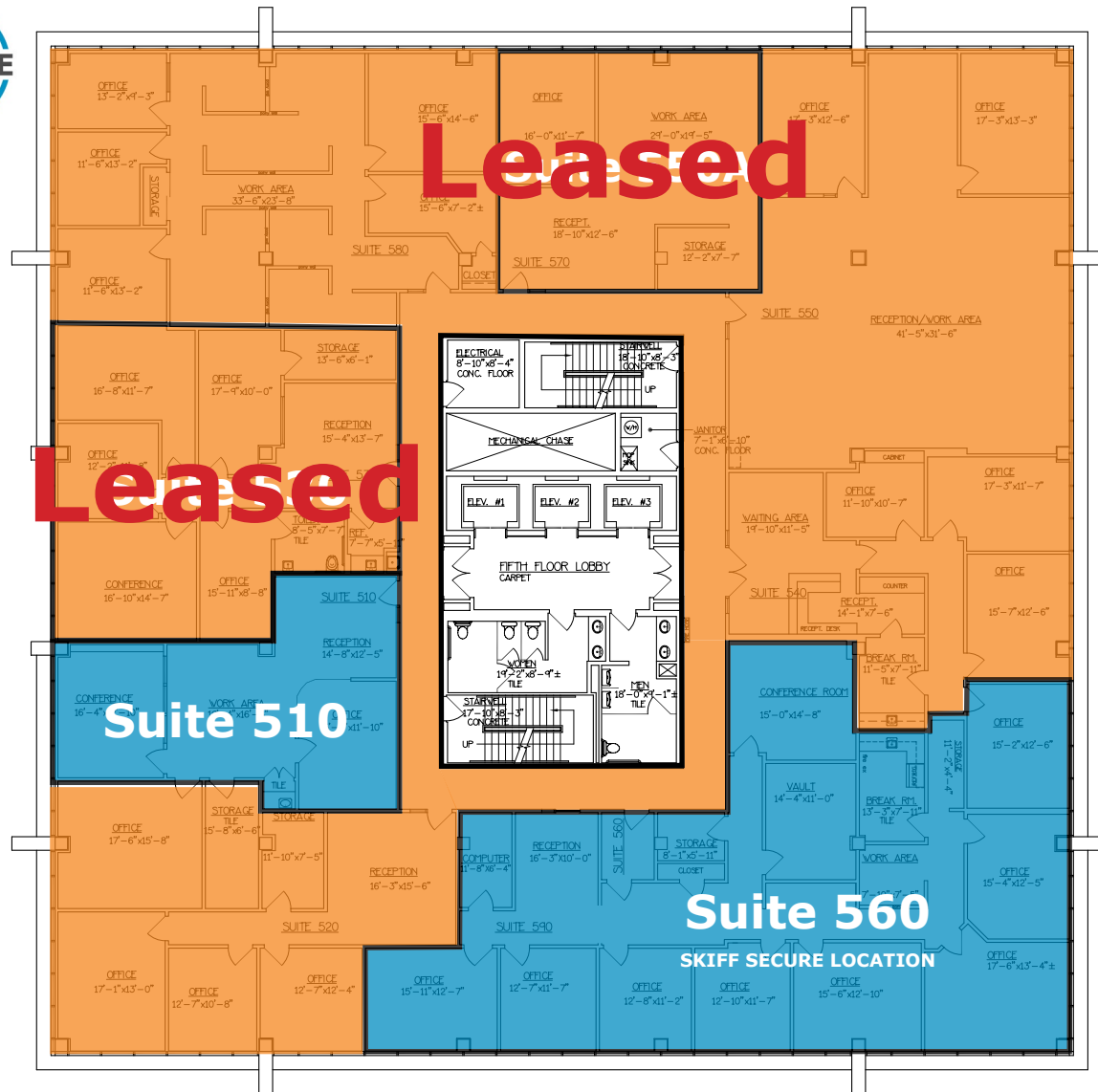
Suite 400 **Leased** 6,707 RSF

Suite 401 9,497 RSF



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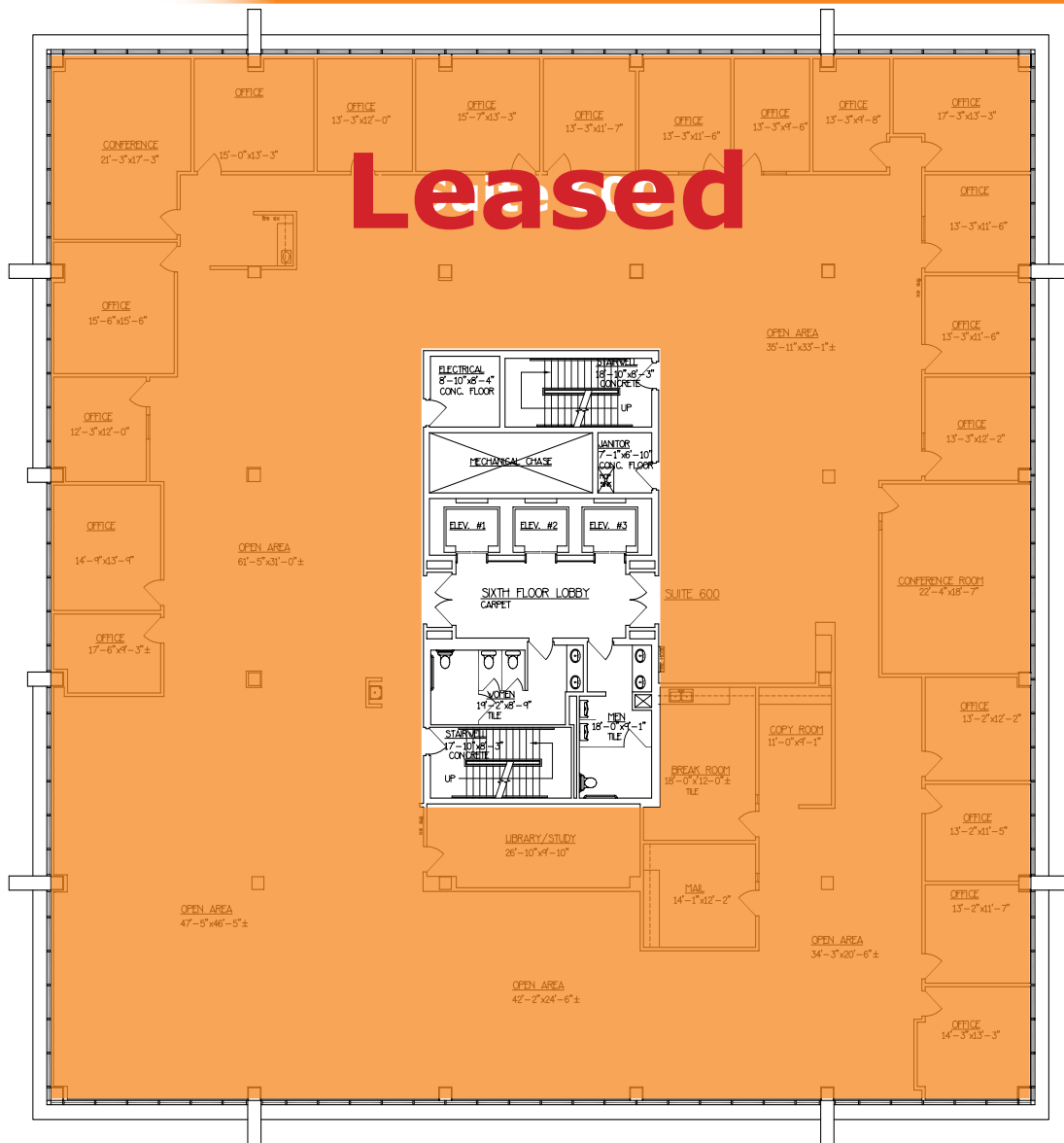
## Fifth Floor

### Available Suites

Suite 510	1,049 RSF
Suite 550	1,569 RSF
Suite 560	844 RSF
Suite 560	3,269 RSF

# Suites Available

2440 Louisiana Blvd. NE, Albuquerque, NM 87110



## Sixth Floor

### Available Suites

Suite 600 **Leased** 15,000 RSF



# Suites Available

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## Seventh Floor

### Available Suites

Suite 100 **Leased** 16,200 RSF

