



4600 A & B Montgomery Blvd. NE  
Albuquerque, NM 87109

**FOR LEASE**

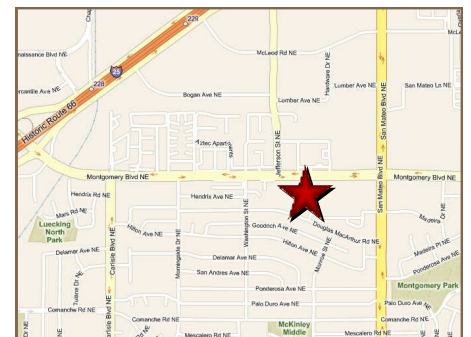
## The Courtyard @ Monroe Office Complex



**Available:** 1,013 RSF - A-200 – (\$1,519.50/mo)  
**Lease Rate:** \$18.00/SF/YR Full Service  
**Parking:** 3.83 per 1,000 RSF plus On Street Parking  
**Zoning:** MX-T; Mixed-Use Transition Zone

**Comments:**

- Well Maintained Complex with Onsite Property Management
- Fiber Optic Connectivity Available
- Located Across from the Women's Hospital
- Offers Easy Ingress/Egress, Signalized Intersection at Monroe/ Montgomery
- Minutes to Interstate 25, Shopping, Restaurants & Amenities
- Renovated Common Areas
- FAST LOI Response Time



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 uses 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. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

**WWW.ROGER-COX.COM**

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



**ROGER COX**  
AND ASSOCIATES  
PROPERTY MANAGEMENT, LLC

Brian Anderson  
M (505) 379-6030  
brian@roger-cox.com

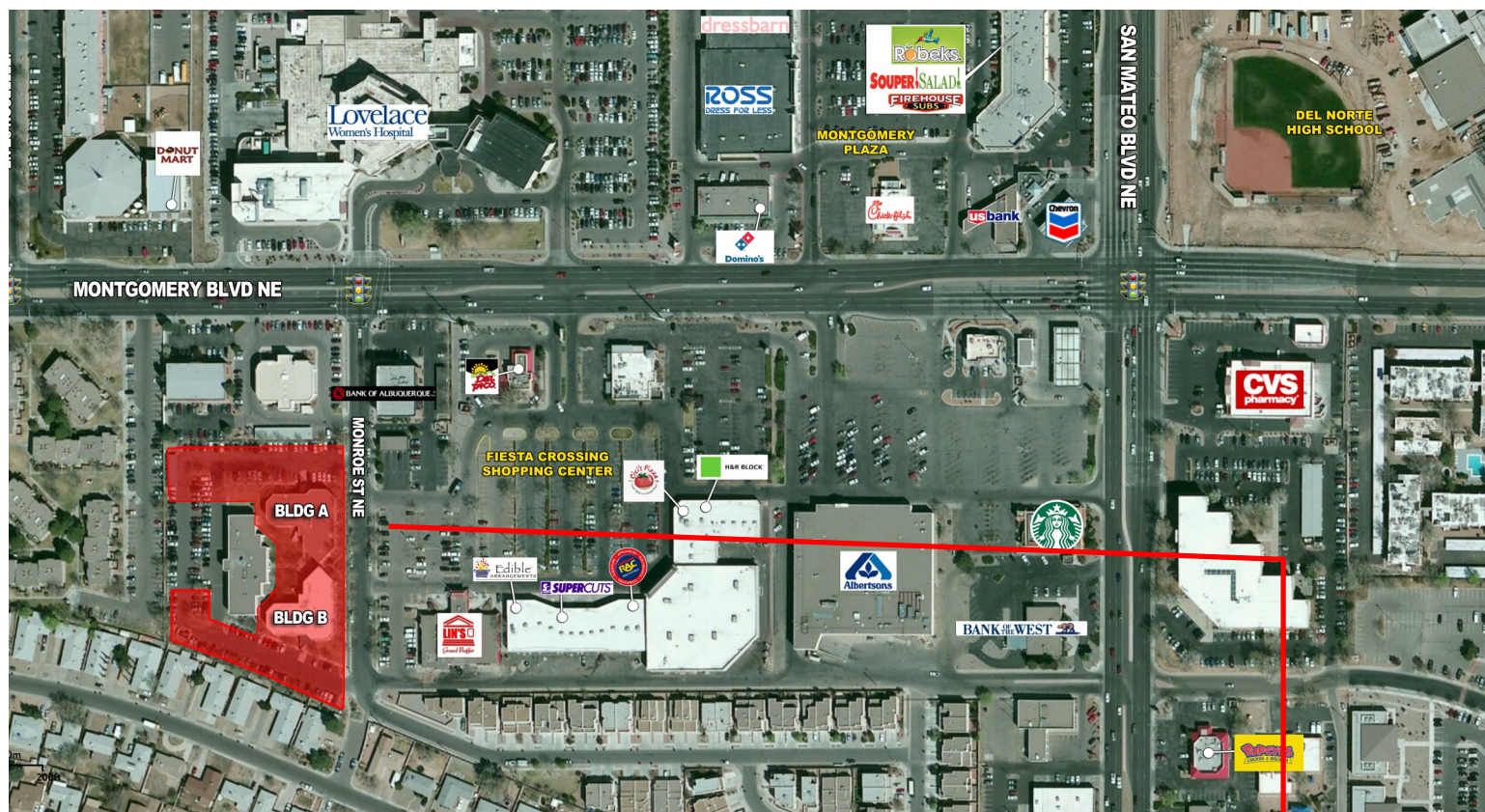




4600 A & B Montgomery Blvd. NE  
Albuquerque, NM 87109

FOR LEASE

## Aerial



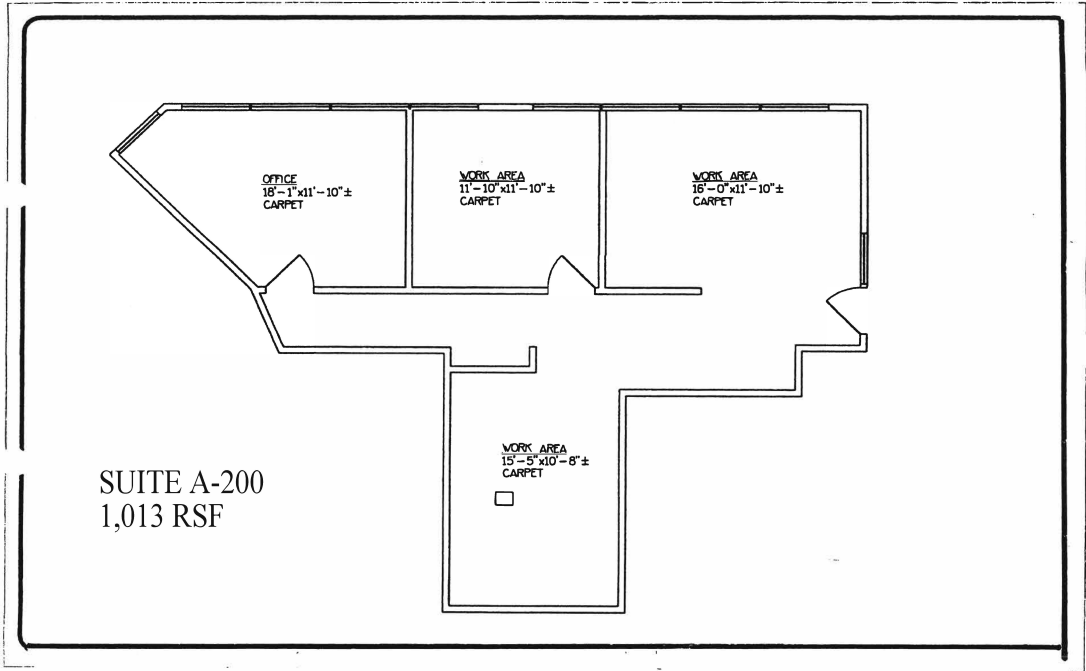
The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses 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. If square footage is a consideration, parties are advised to measure the property.



4600 A & B Montgomery Blvd. NE  
Albuquerque, NM 87109

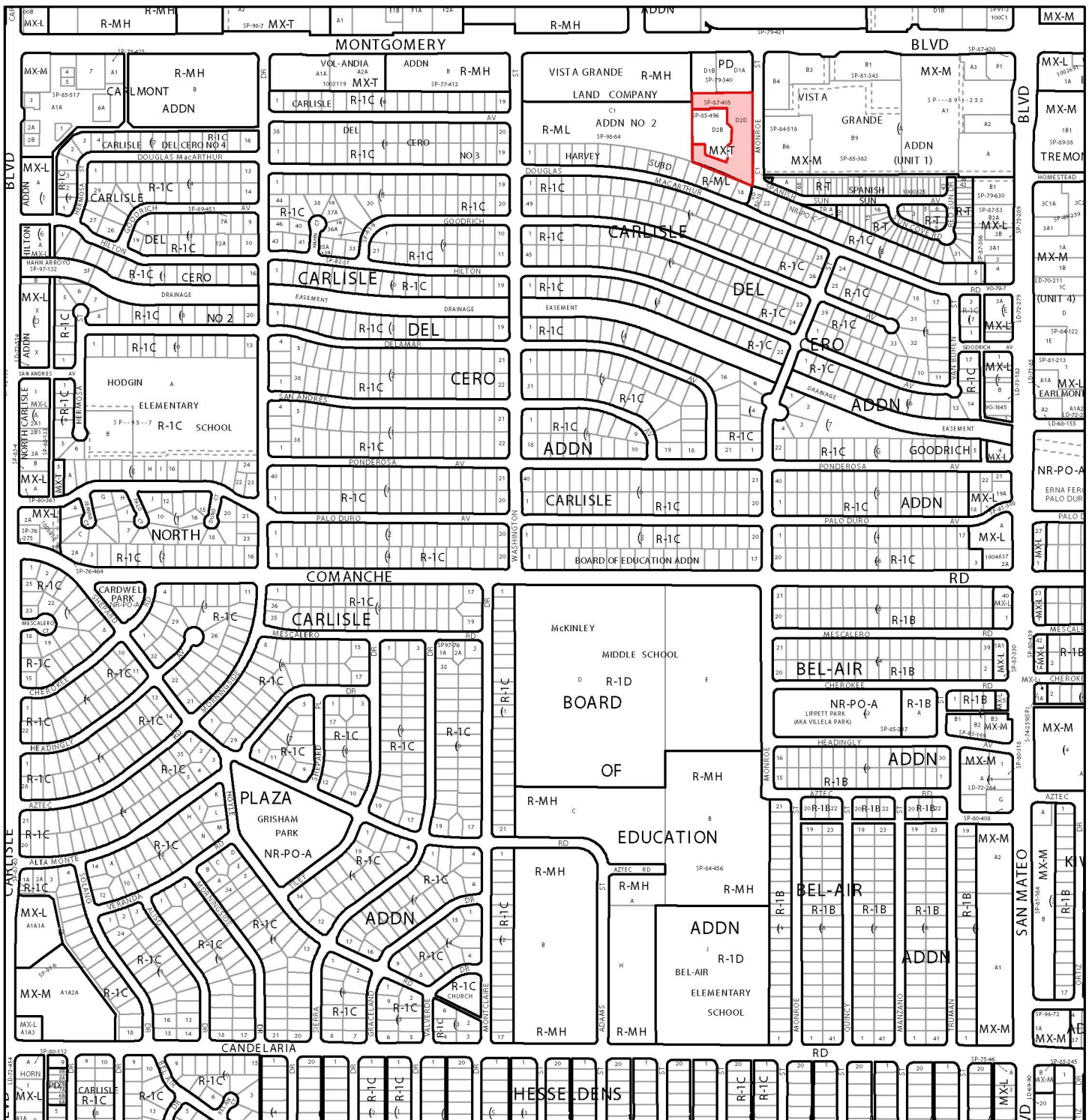
FOR LEASE

Floor Plan



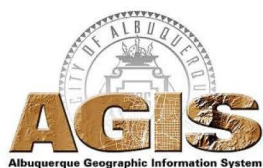
The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses 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. If square footage is a consideration, parties are advised to measure the property.



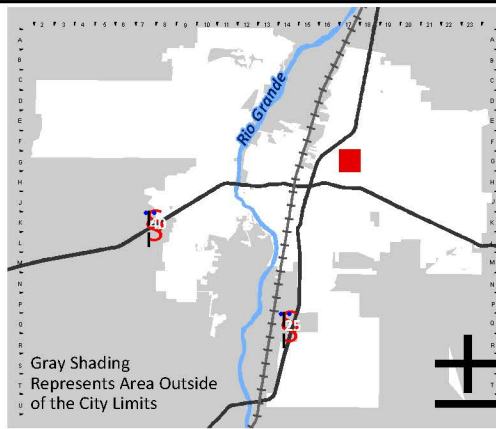


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**G-17-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Gray Shading  
Represents Area Outside  
of the City Limits
- 0 250 500 1,000 Feet