

# OFFICE FOR LEASE

1401 CENTRAL AVE NW | ALBUQUERQUE, NM 87104



## Professional Office in the Country Club Area

Easy access to Downtown and Sawmill District



JAKE VOSBURGH, CCIM | (505) 280-2964 | jake@mcrnm.com  
CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com  
(505)858-1444 | 7410 Montgomery Blvd NE, Suite 205 | Albuquerque, NM 87109





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## DETAILS:

SPACE AVAILABLE: 2,527± to 3,509± sf (includes pro rata share common area)

RATE: \$16.00/sf MG or \$3,370 to \$4,685/month  
(plus gas, electric, and janitorial)

PARKING: 25 or 4.63:1,000

LOT SIZE: 0.54± acres

ZONING: MX-L ([Mixed Use – Low Intensity](#)) [City of Albuquerque](#)



## HIGHLIGHTS:

- Standalone two tenant building with onsite parking.
- Frontage on Central (monument signage possible).
- 6-7 private offices, 1 conference room, large open area, reception area and storage space/open flex area with kitchen.
- Common area with formal entry, men's (includes a shower) and women's bathrooms.
- 9'6" ceiling height throughout with 11'4" to 13'10" in open and storage areas.
- Suite B in the building currently occupied by Myers, McCready & Myers, P.C., a Commercial Real Estate Law Firm.

Qualifying Broker: John Davidson #6771

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



COMMON ENTRY & BATHROOMS



SIX± PRIVATE OFFICES

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# PHOTOS



FORMAL RECEPTION AREA



SW ARCHITECTURE



LARGE CONFERENCE ROOM



OPEN WORKSPACE W/SKYLIGHT



SOLID DOORS



SMALL CONFERENCE ROOM/OFFICE

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# PHOTOS



PRIVATE OFFICE



KITCHEN



MEN'S RESTROOM



OPEN FLEX/WORKSPACE



SW ARCHITECTURE



WOMEN'S RESTROOM

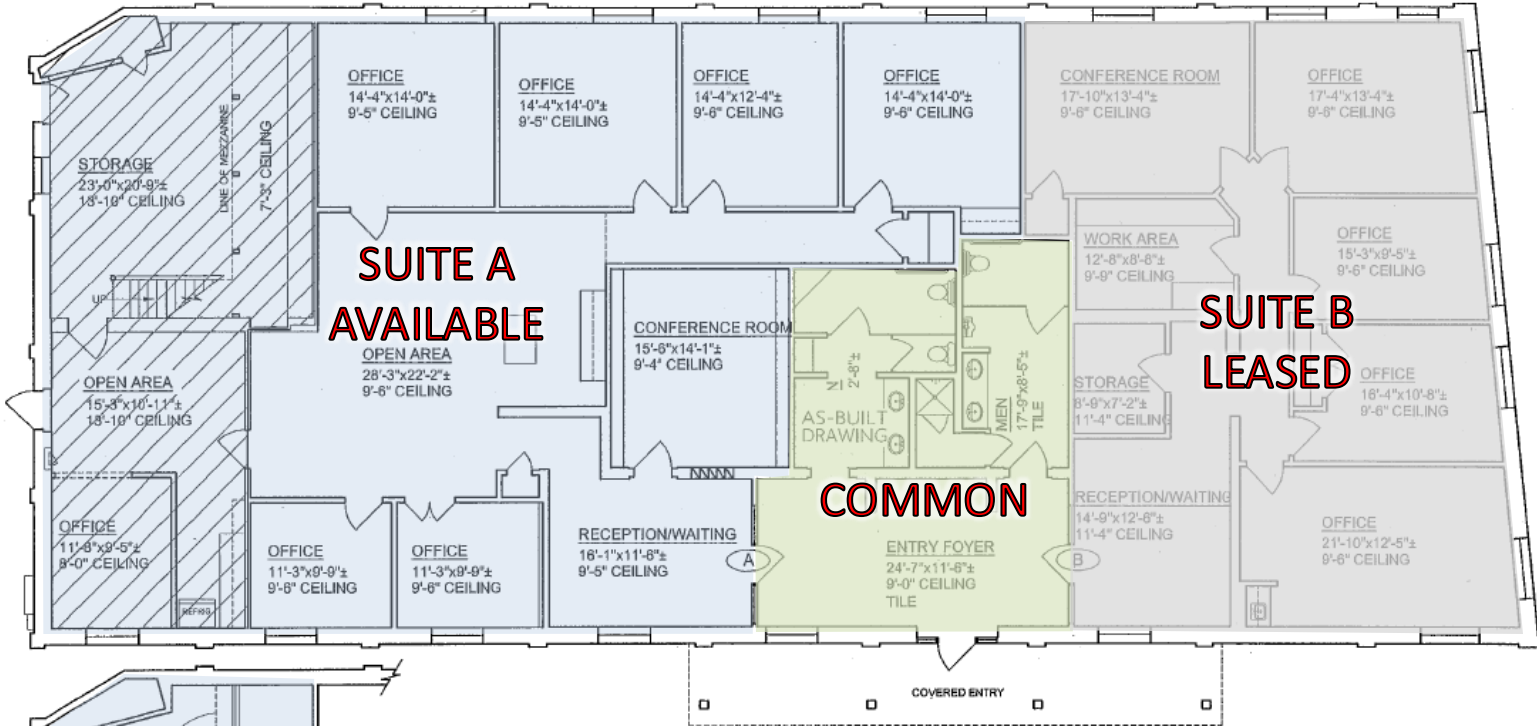
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# FLOORPLAN

SUITE A: 3,509± sf (all) or 2,527± sf (excludes 855 sf hatched area).

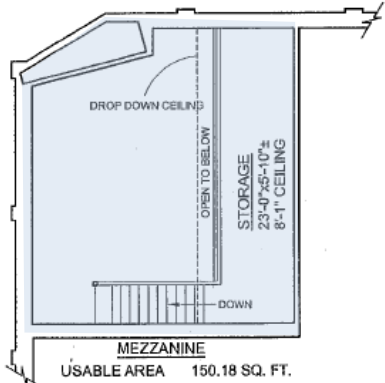
HATCHED AREA 855.01 SQ. FT.



**SUITE A  
AVAILABLE**

**SUITE B  
LEASED**

**COMMON**



MEZZANINE  
USABLE AREA 150.18 SQ. FT.

**GROUND FLOOR**

**AREA CALCULATIONS:**

SUITE A AREA	3055.82 SQ. FT.
SUITE B AREA	1643.73 SQ. FT.
COMMON AREA	697.41 SQ. FT.
TOTAL USABLE AREA	5396.96 SQ. FT.

GROSS BLDG. AREA 5815.00 SQ. FT.

**NOTES**

1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

PROJECT:  
1401 CENTRAL AVE. NW

DESCRIPTION:  
AS-BUILT DRAWING

CLIENT:

SHEET #  
**01**  
OF 01

DESIGNED BY	P.M.	1
DRAFTED BY	N.A.	4
CHECKED BY	P.M.	1
REVISED: 6-30-22-PMT	M.G.	7
DATE		6
		7





# PROPERTY AERIAL

SITE

14<sup>th</sup> STREET

CENTRAL AVE



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AERIAL



OLD TOWN, MUSEUMS AND  
SAWMILL DISTRICT



DURAN'S

LOMAS BLVD



CENTRAL AVE



COUNTRY CLUB  
PLAZA

14th STREET

ALBUQUERQUE  
COUNTRY CLUB



DOWNTOWN ABQ  
AND COURT HOUSE  
DISTRICT

SITE



HUNING CASTLE  
APARTMENTS



12th STREET



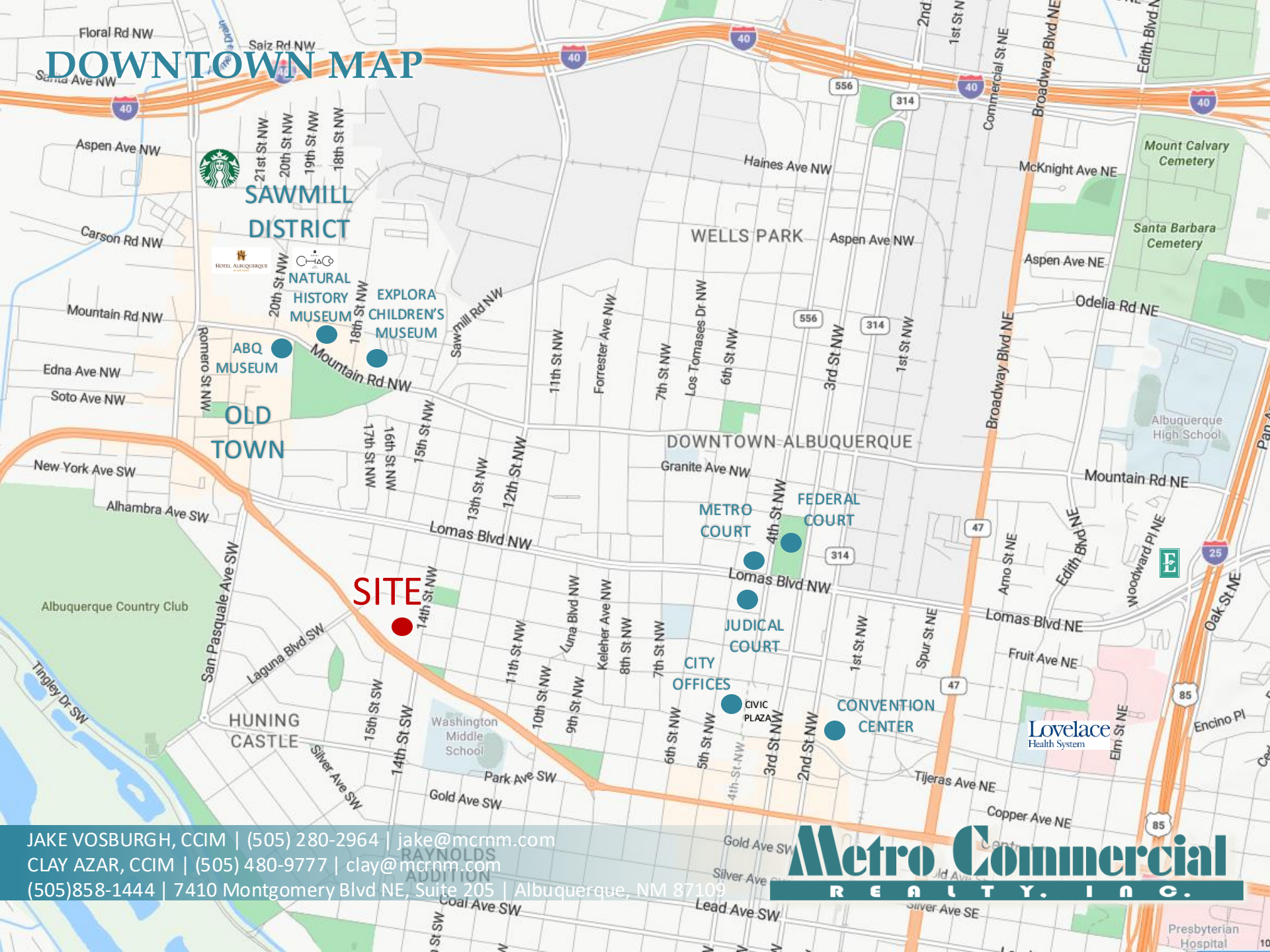
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Approximate site location, buyer to confirm all information.



# DOWNTOWN MAP



**SAWMILL DISTRICT**

**OLD TOWN**

**DOWNTOWN-ALBUQUERQUE**

**SITE**

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