

# FOR SALE OR LEASE



|                         |   |
|-------------------------|---|
| <b>LOCATION:</b>        | <b>1820 RANDOLPH SE, ALBUQUERQUE, NEW MEXICO 87106</b>  |
| <b>LAND AREA:</b>       | <b>1.288± ACRES</b>   |
| <b>PROPERTY TAXES:</b>  | <b>\$17,756 (2024)</b>  |
| <b>PARKING SPACES:</b>  | <b>59+/- ONSITE PARKING SPACES</b>  |
| <b>BUILDING SIZE:</b>   | <b>18,667± TOTAL SF</b>   |
| <b>SALE PRICE:</b>      | <b><del>\$2,250,000</del> \$2,195,000 (\$117.59/SF)</b>   |
| <b>SALE TERMS:</b>      | <b>OWNER FINANCING AVAILABLE</b>  |
| <b>SPACE AVAILABLE:</b> | <b>7,765 SF<br/><u>10,902 SF</u><br/>18,667 SF TOTAL</b>  |
| <b>LEASE RATES:</b>     | <b>\$10.50-\$12.50/SF, NNN</b>  |
| <b>REMARKS:</b>         | <b>HERE IS A NICE TWO STORY OFFICE BUILDING LOCATED CLOSE TO SANDIA LABS, KIRTLAND AIR FORCE BASE, MESA DEL SOL, AND IT HAS VERY EASY ACCESS TO I-25. THIS IS AN OPPORTUNITY WHERE YOU CAN OCCUPY A PORTION OF THE BUILDING AND LEASE A PORTION, OR OCCUPY THE ENTIRE BUILDING. THE BUILDING CURRENTLY HAS TWO ACCESSES, HANDICAP BATHS ON BOTH FLOORS, A BREAKROOM/KITCHEN, AND AN ELEVATOR FOR EASY ACCESS TO THE SECOND FLOOR.</b> |



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# SITE AERIAL

1820 RANDOLPH RD SE, ALBUQUERQUE, NEW MEXICO 87106

**Sentinel**  
REAL ESTATE & INVESTMENT





# INTERIOR PHOTOS



# FLOOR PLANS\*

\*NOT SHOWN TO SCALE

## First Floor

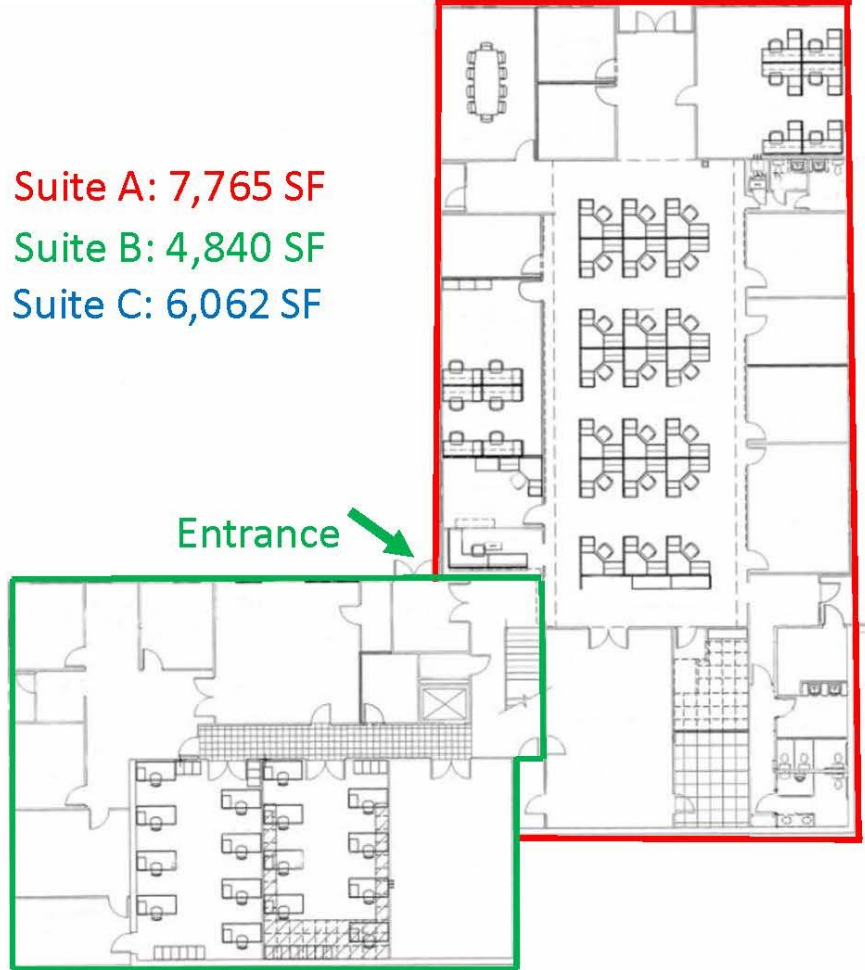
Entrance

Suite A: 7,765 SF

Suite B: 4,840 SF

Suite C: 6,062 SF

Entrance



## Second Floor

