

1717 Louisiana Blvd. NE  
Albuquerque, NM 87110

**FOR LEASE**

## Louisiana Park Office Building



### Available Space:

Suite 207 - 1,207± RSF, \$16.00/SF.YR Full Service

Suite 209 - 1,306± RSF, \$15.00/SF/YR Full Service

Suite 211 - 2,033± RSF, \$15.00/SF/YR Full Service

**ALL SUITES ARE CONTIGUOUS; MAY BE  
LEASED TOGETHER OR SEPARATELY**

**Zoning:** MX-M, Moderate Intensity

### Comments:

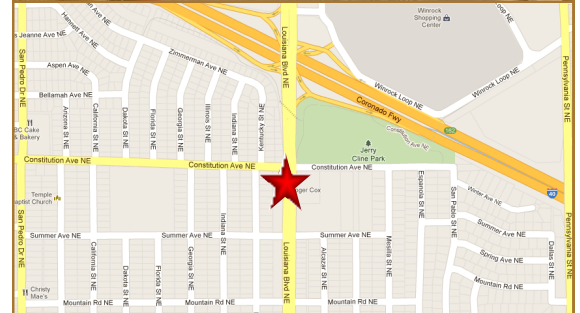
Conveniently Located in the Uptown Vicinity

Easy Access to I-40

Updated Common Areas

Fiber Connection Available

Traffic Count - 17,600 VPD



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, CCIM  
M (505) 379-6030  
brian@roger-cox.com

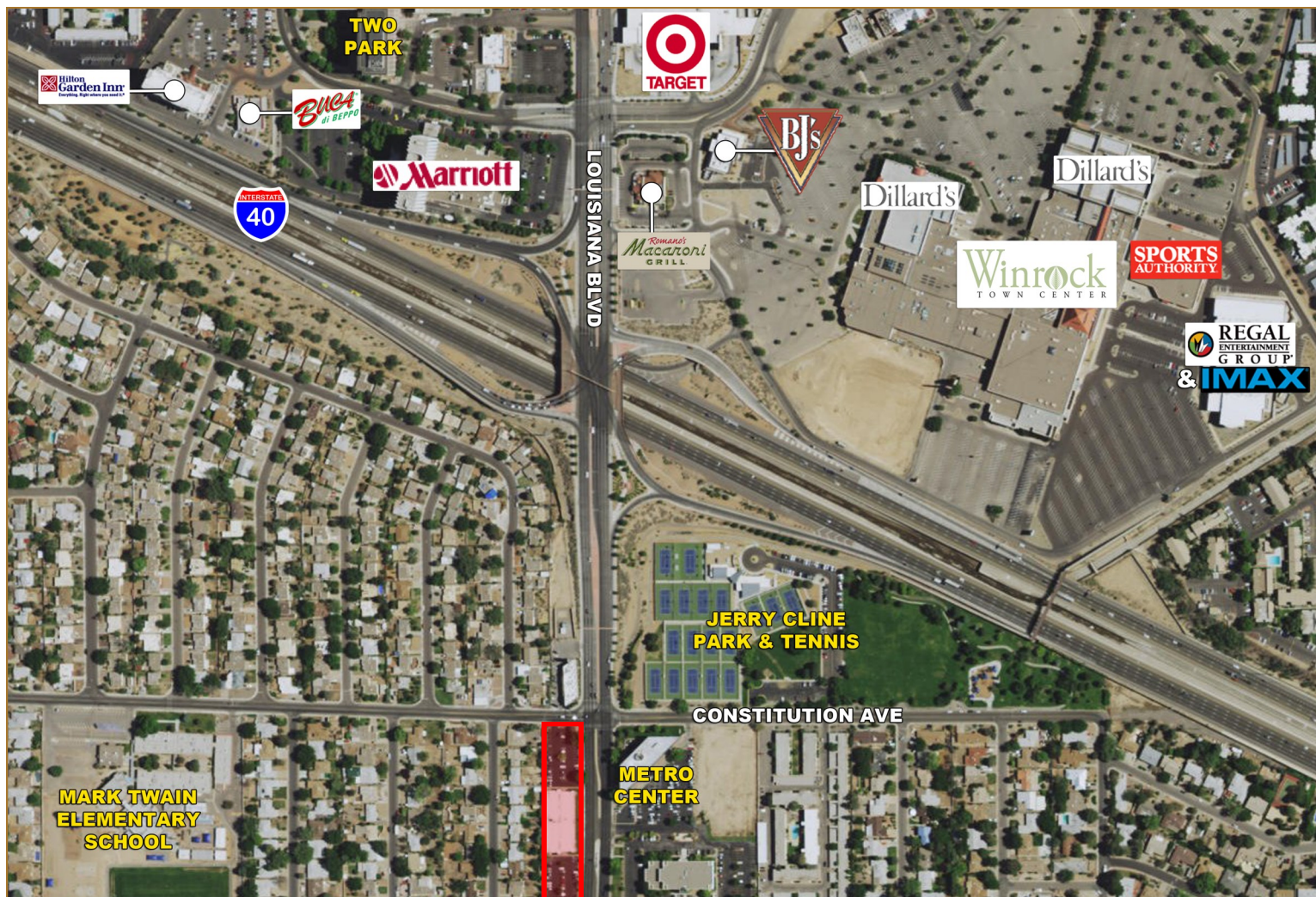





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## Aerial

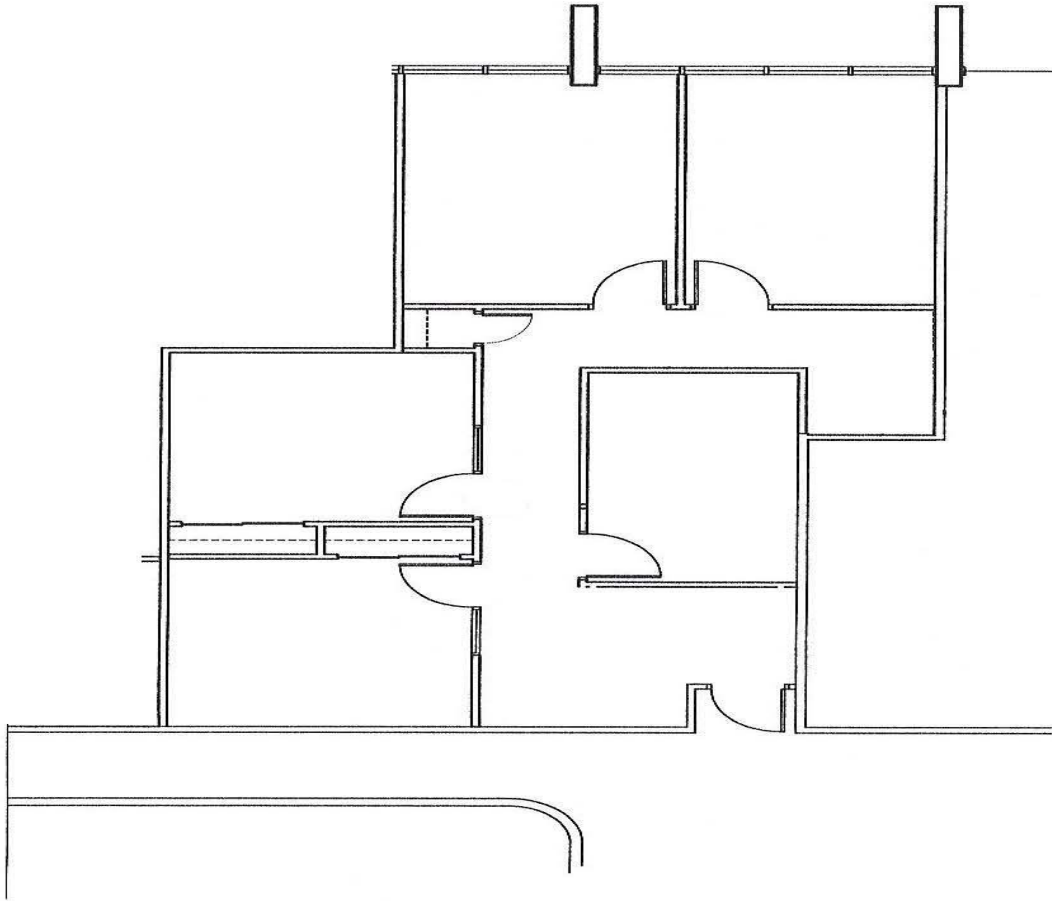




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**Suite 209 Floor Plan**  
**1,306± RSF**

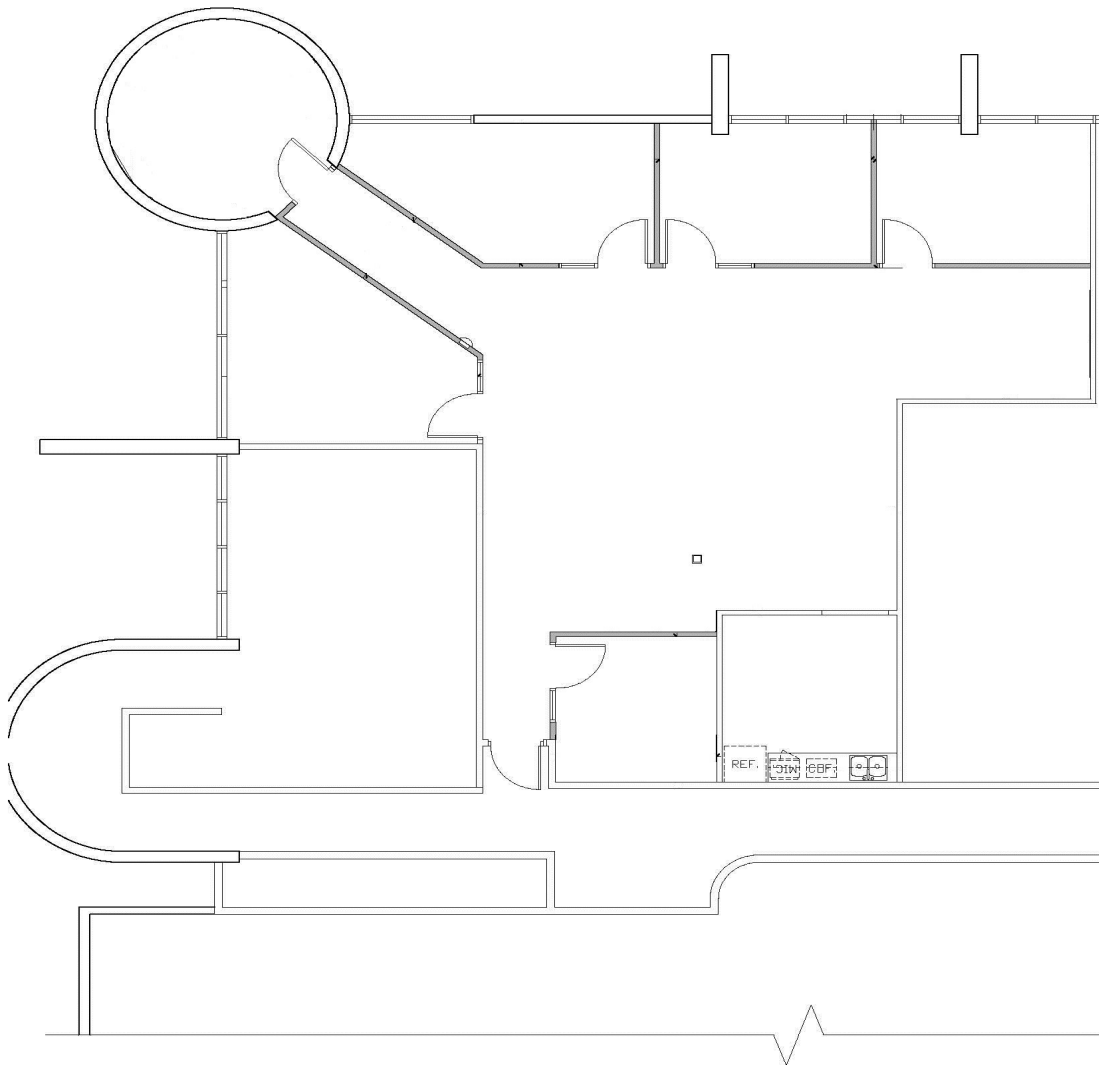




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**Suite 211 Floor Plan**  
**2,033± RSF**



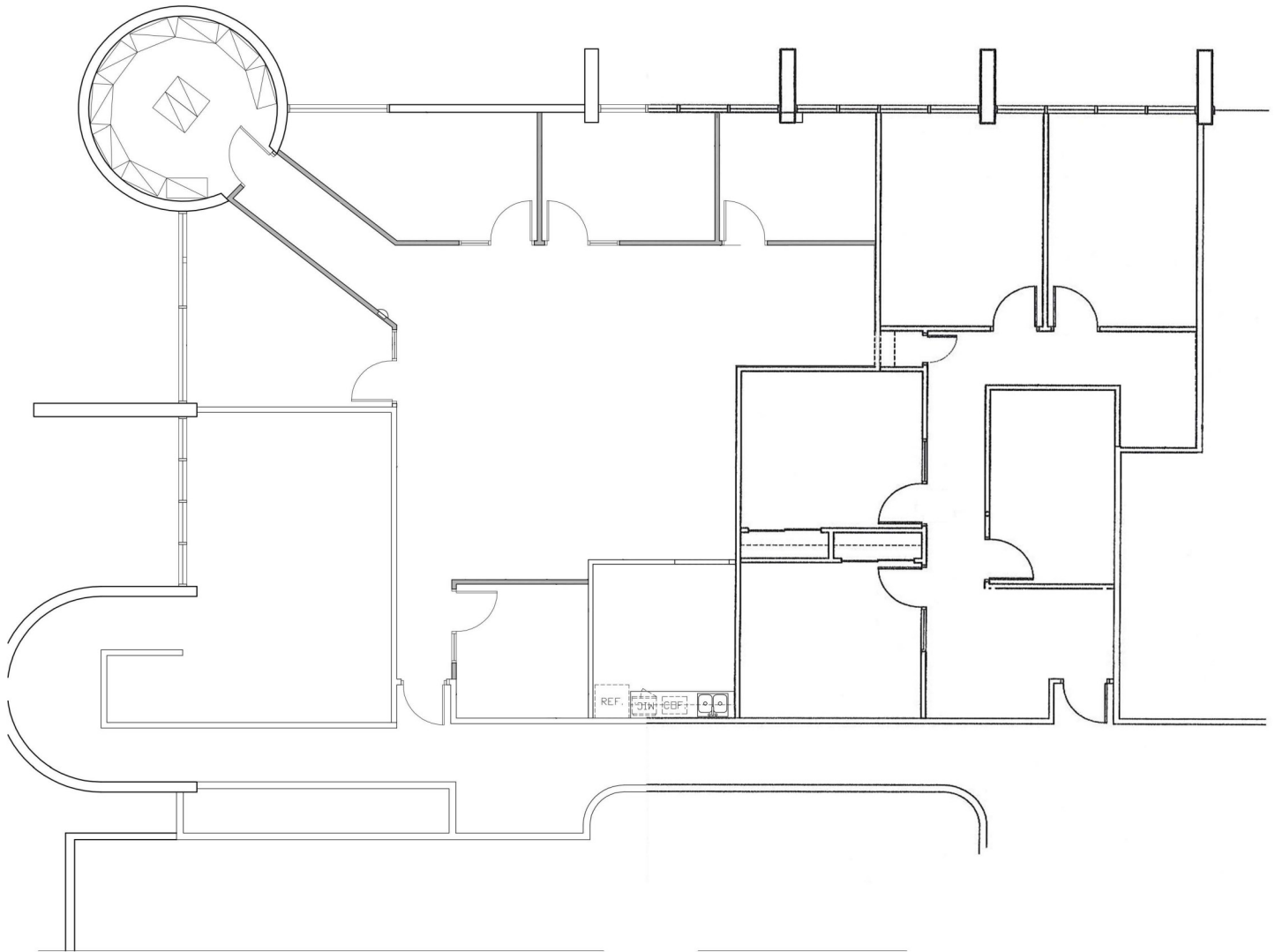




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**Suites 209 & 211 Floor Plan**  
**3,339± RSF**



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## Zone Atlas



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

