

**For Sale
or Lease**

Freestanding Office Building

NORTH I-25 CORRIDOR LOCATION



**±11,525 SF on ±1.0 Ac.
Sale Price: \$2,595,000
Lease Rate: \$16.50/SF + NNN**

4208 Balloon Park Rd. NE | Albuquerque, NM 87109

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Office: ±8,100 SF
Warehouse: ±3,425 SF
Building Total: ±11,525 SF
Land: ±1.0 Acres

SALE PRICE

\$2,595,000 (\$225.00/SF)

LEASE RATE

\$16.50/SF + NNN

HIGHLIGHTS

- Fenced and gated parking/lay down area
- Grade-level, roll-up door
- 14' ceiling heights
- 4:1,000 parking ratio
- Monument sign
- Completely remodeled in 2020 with new roof & parking lot

ZONING NR-BP 

LOCATION

NWQ I-25 & Jefferson St. NE



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FLOOR PLAN

AVAILABLE

Office:	±8,100 SF
Warehouse:	±3,425 SF
Building Total:	±11,525 SF

HIGHLIGHTS

- Excellent reception/waiting area
- Combination of hard wall offices and open office architecture
- Large training room
- Break room with outside patio/sitting area



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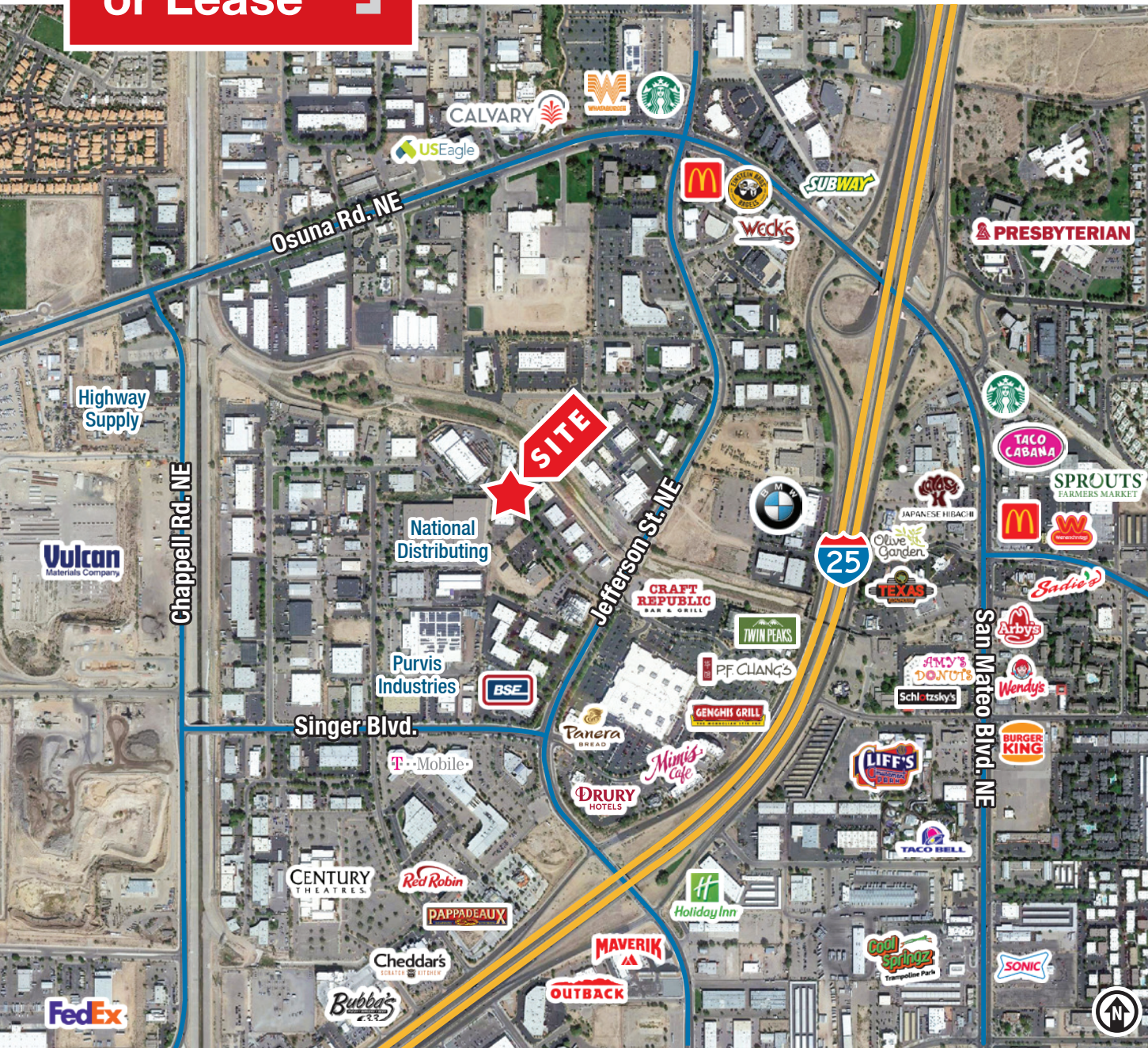
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LOCATION

Opportunity Zone [MORE INFO](#)



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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.

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