

For Sale

# Uptown Professional Office Building

EXCELLENT AND RARE INVESTMENT OPPORTUNITY



1700 Louisiana Blvd. NE | Albuquerque, NM 87110

*SEQ I-40 & Louisiana Blvd. NE*



**SALE PRICE**  
\$5,503,648  
(\$116.06/SF)



**AVAILABLE**  
Building: ±47,420 SF (Gross)  
Land: ±2.76 Acres

- Remodeled exterior and common areas
- Ample windows with great views
- Long-term leases in place
- 7.95% CAP rate
- Environmentally friendly and efficient HVAC system
- IDO Zoning: MX-M

**NAISunVista**

**got space™**

Dave Hill, CCIM, SIOR  
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505 998 1562

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**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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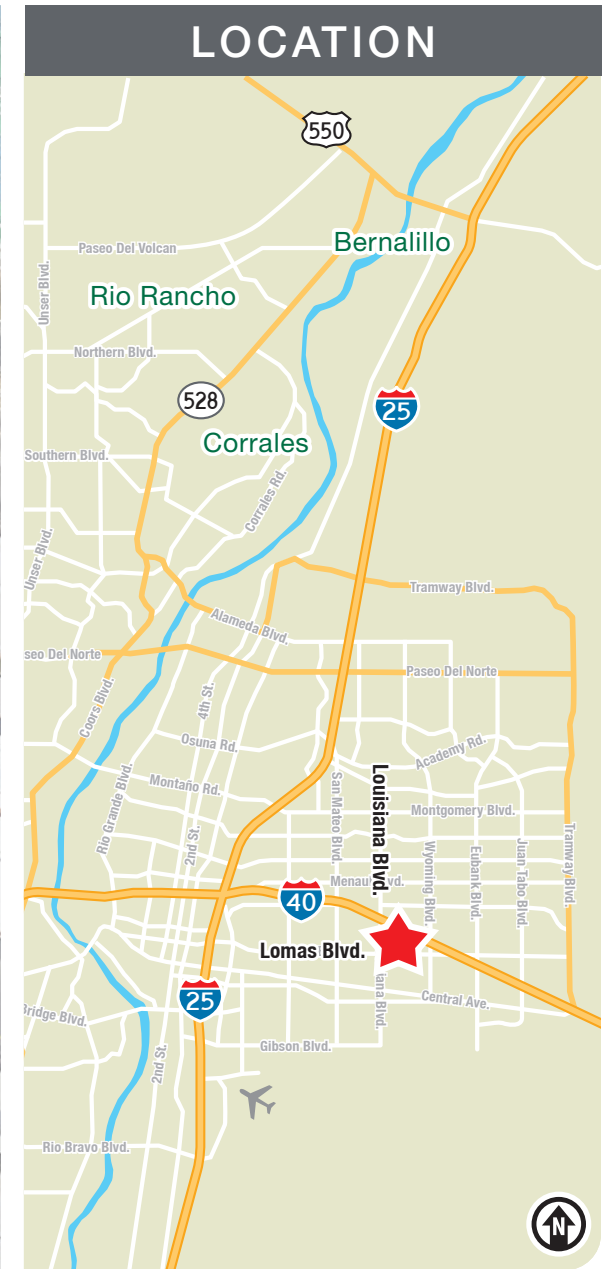
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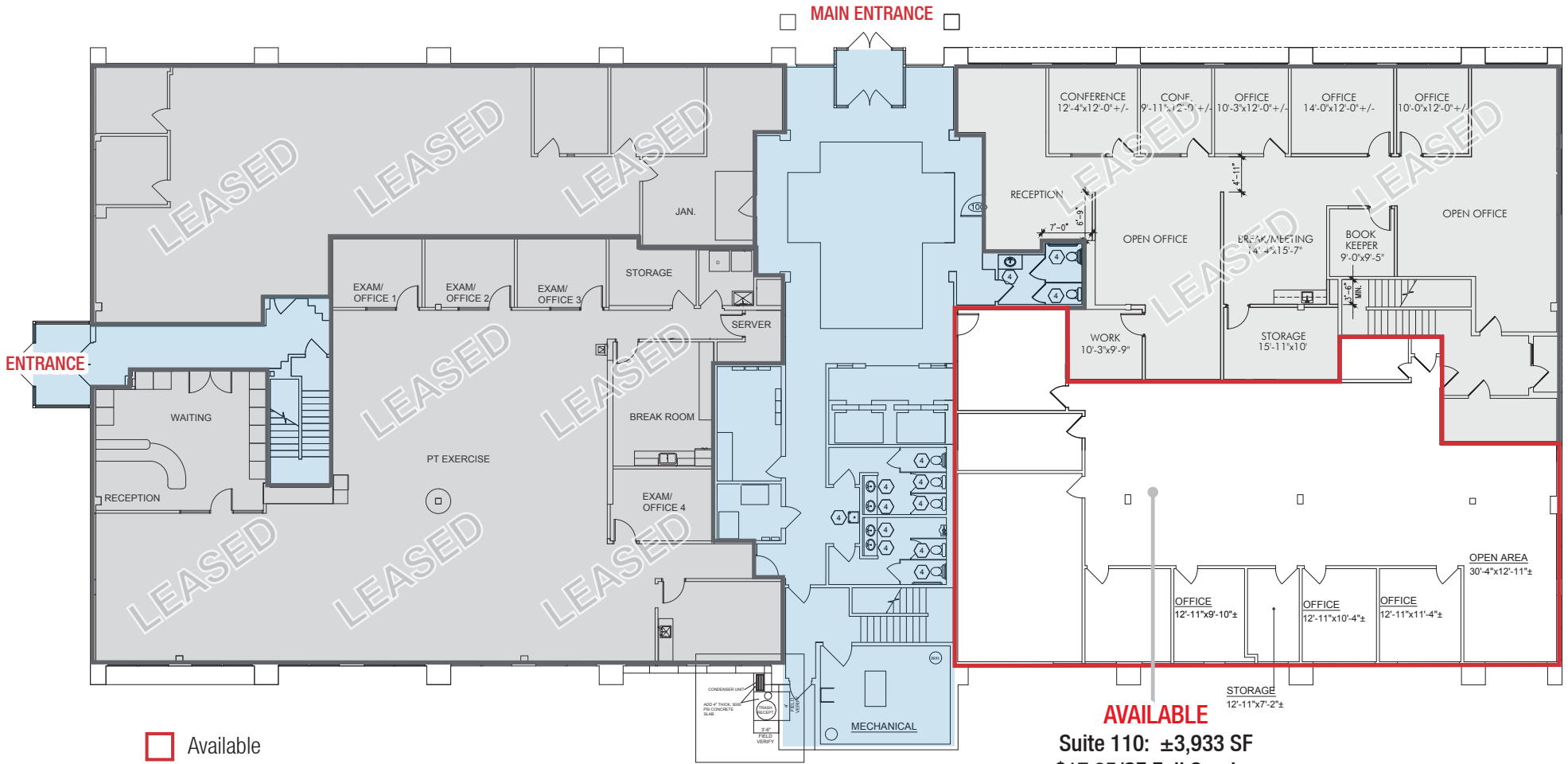


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### 1ST FLOOR



**AVAILABLE**  
Suite 110: ±3,933 SF  
\$17.95/SF Full Service

- Available
- Leased
- Common Area

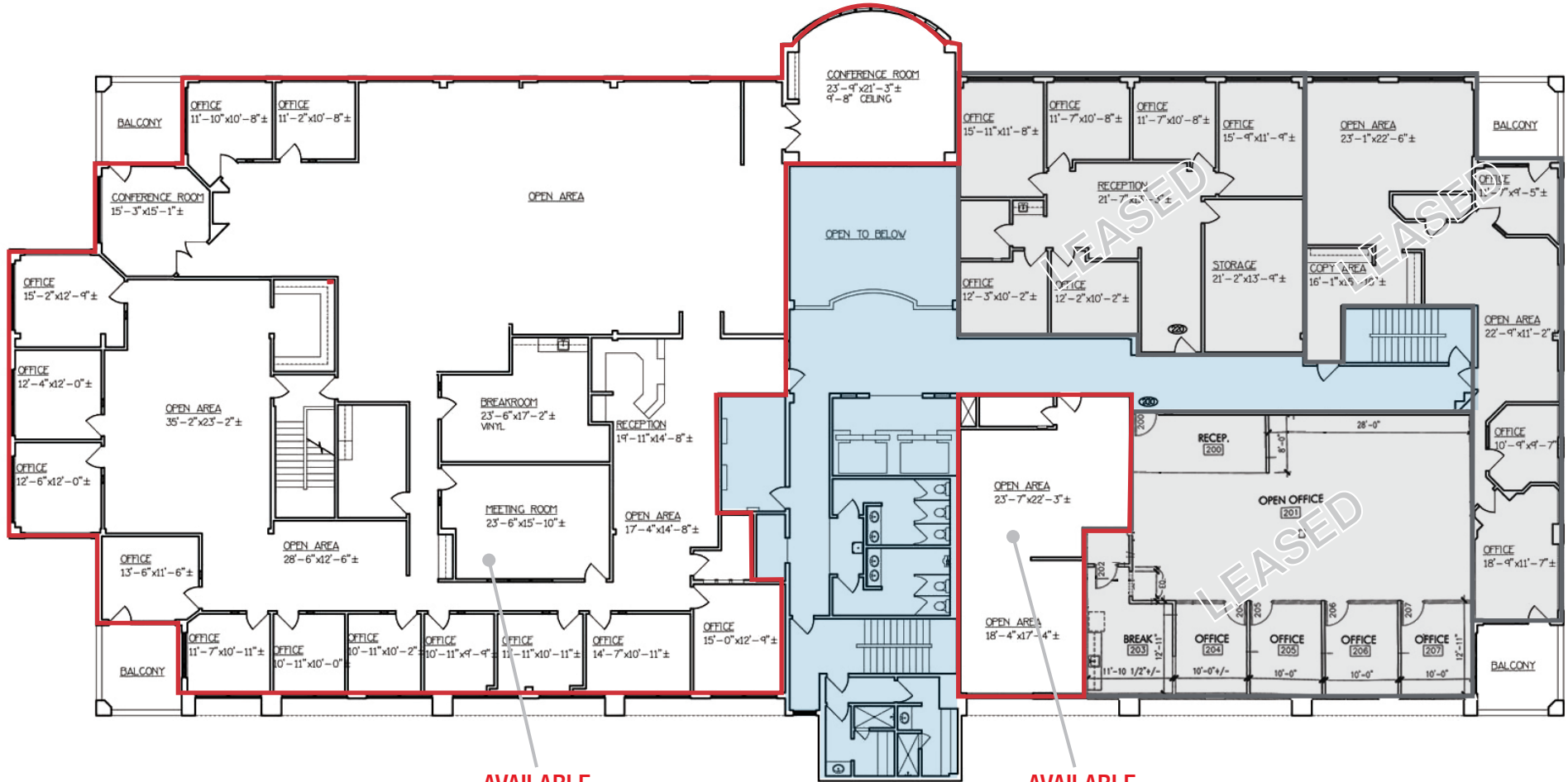


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### 2ND FLOOR



- Available
- Leased
- Common Area

**AVAILABLE**  
Suite 240: ±9,841 RSF  
\$17.95/SF Full Service

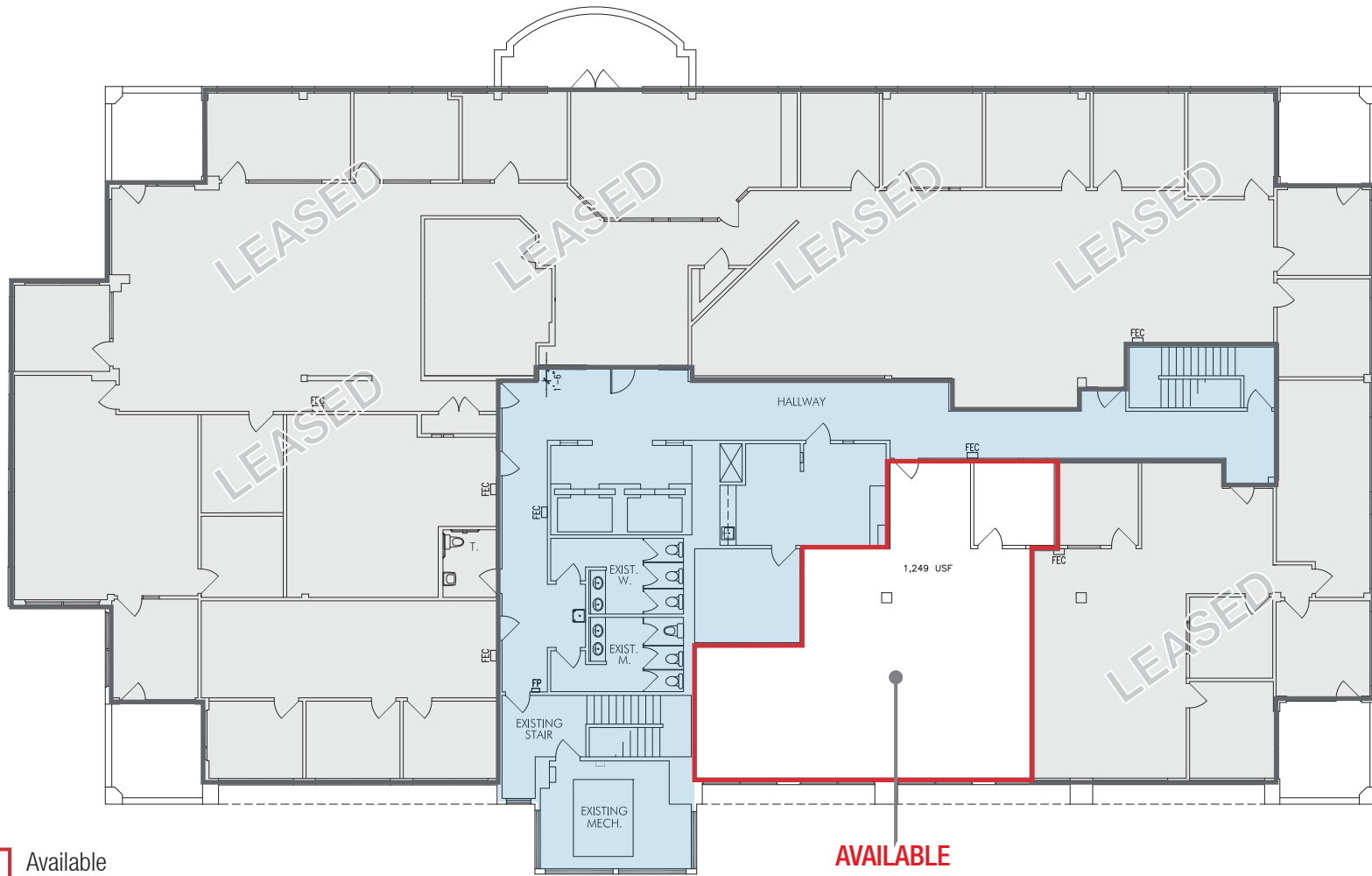
**AVAILABLE**  
Suite 210: ±973 RSF  
\$17.95/SF Full Service

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## 3RD FLOOR



- Available
- Leased
- Common Area

**AVAILABLE**  
Suite 310: ±1,449 RSF  
\$17.95/SF Full Service



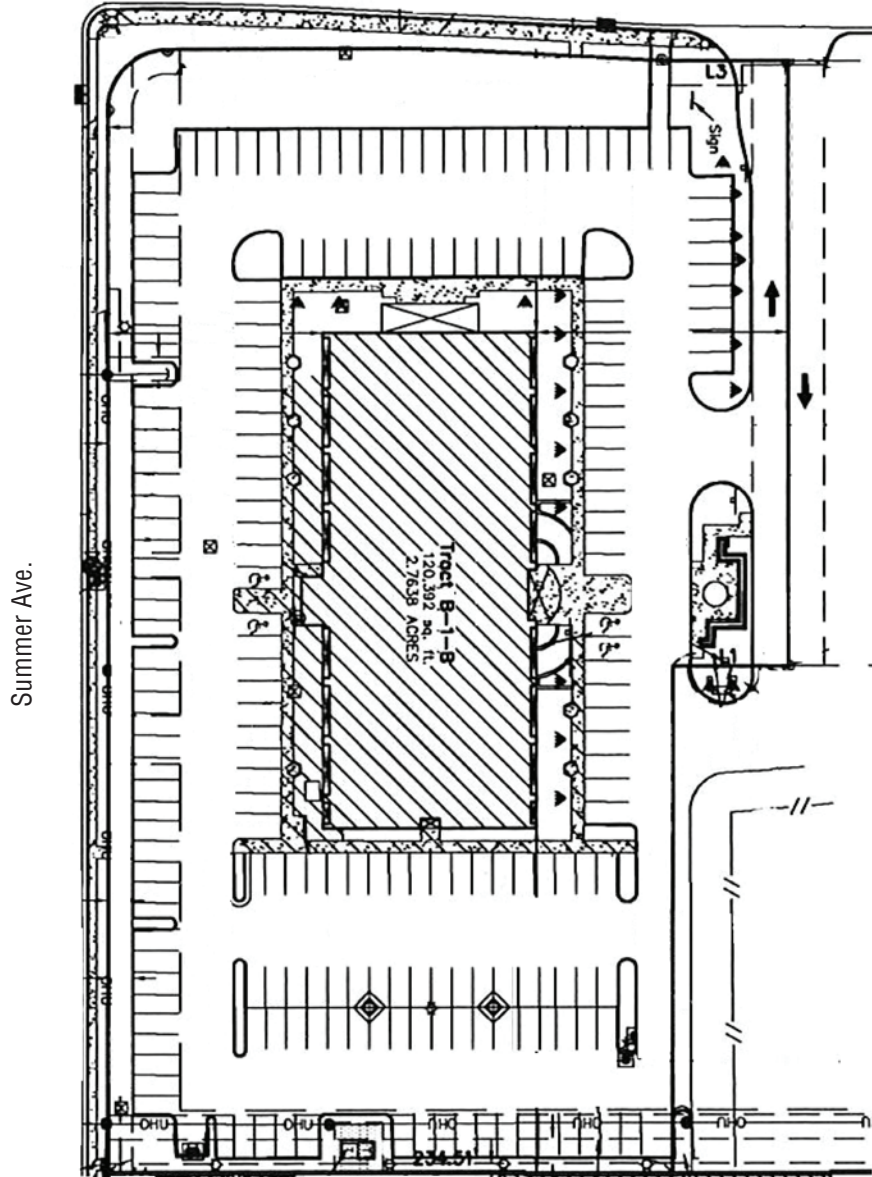
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Louisiana Blvd.

### APOD | SITE PLAN



#### MINI-POD (Pro Forma)

Income:	\$756,270
Vacancy (7%)	\$52,939
<b>Gross Income</b>	<b>\$703,331</b>

#### OPEX

Property Taxes	\$51,743
Insurance	\$7,803
Maintenance & Landscaping	\$35,160
Monitoring (elevator & alarms)	\$7,546
Salaries & wages	\$19,255
Janitorial	\$47,396
Utilities	\$97,018
Telephone	\$3,168
<b>TOTAL</b>	<b>\$269,539</b>

<b>NOI</b>	<b>\$433,792</b>
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<b>Sales Price</b>	<b>\$5,503,648</b>
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<b>CAP Rate</b>	<b>7.88%</b>
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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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