

For Sale

Stand-Alone Office Building

CENTRALLY-LOCATED OWNER/USER OPPORTUNITY



 Visit Our YouTube Channel
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612 Encino Pl. NE | Albuquerque, NM 87102

SWQ I-25 & Lomas Blvd. NE



AVAILABLE

Building: ±4,649 SF
Land: ±0.5 Acres



SALE PRICE

\$1,115,760
(\$240.00/SF)

- Superb location near “The Big I” and UNM
- Close proximity to downtown courthouses and multiple medical users
- Ideal racetrack layout with perimeter offices and large open spaces

NAISunVista

got space™

Shelly Branscom, CCIM
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505 414 2669

For Sale

OFFICE BUILDING OWNER/USER OPPORTUNITY

612 Encino Pl. NE | Albuquerque, NM 87102



SITE

- Building: ±4,649 SF
- Land: ±0.5 Acres

HIGHLIGHTS

- Superb location near “The Big I” and UNM
- Close proximity to downtown courthouses and multiple medical users
- Windowed offices throughout
- Beautifully-appointed break room/kitchen
- Coffee bar
- Newly-renovated throughout
- Hi-tech HVAC thermostats
- Newer HVAC units
- New asphalt in 2022
- Lumen fiber-optic internet through 2025
- Crawl space
- Racetrack layout with perimeter offices and large open spaces
- Ideal for attorney, medical or professional services users
- FF&E available
- IDO Zoning: MX-T

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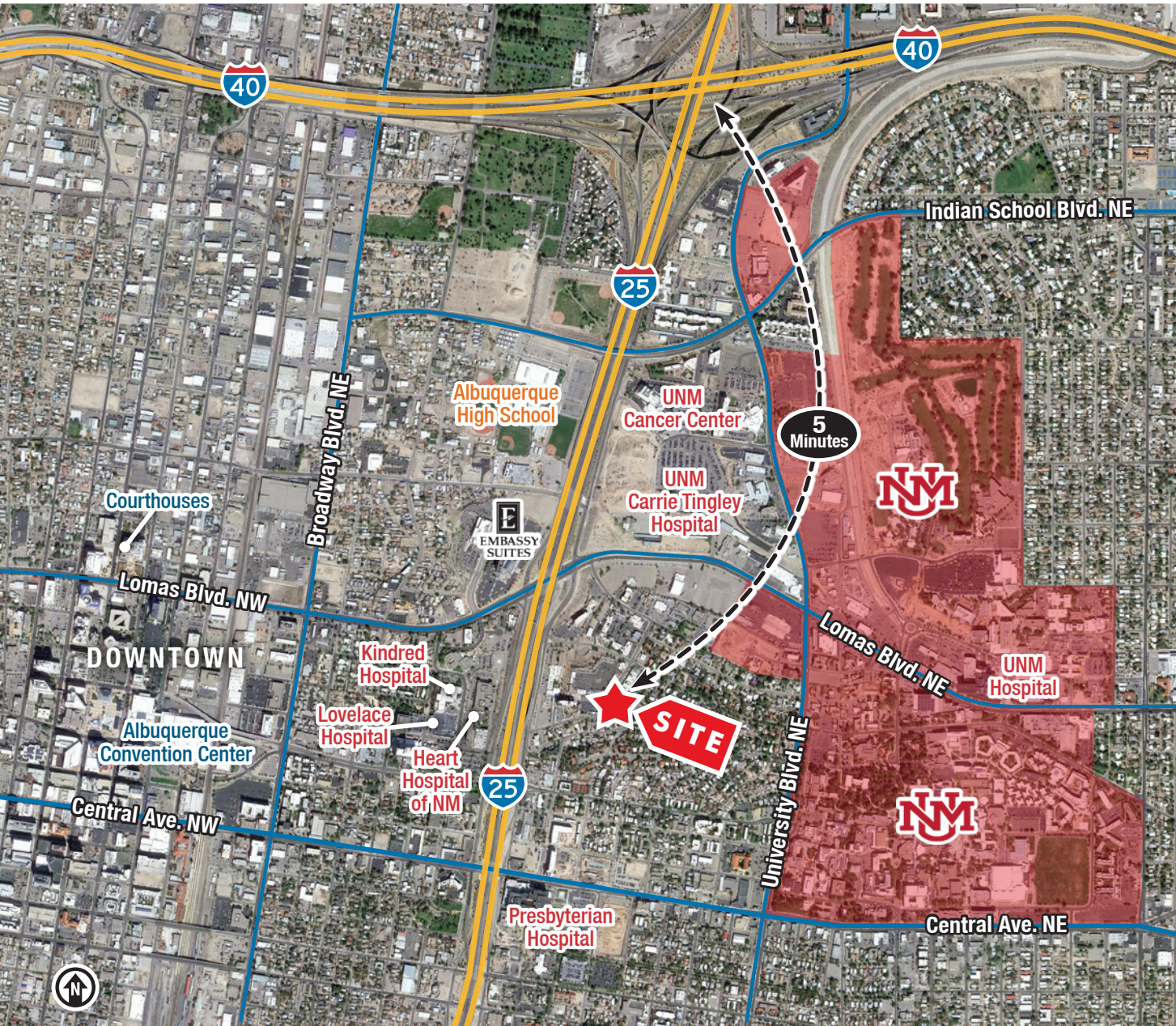
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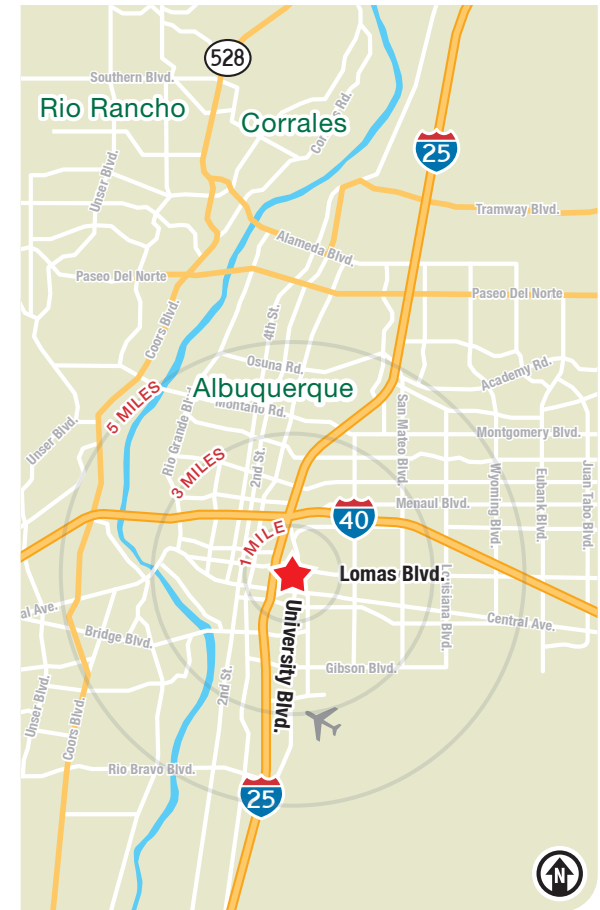
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,671	94,926	237,116
Average HH Income	\$53,512	\$76,820	\$74,162
Daytime Employment	42,072	120,490	205,312

2023 Forecasted by Esri



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FLOOR PLAN

±4,649 SF

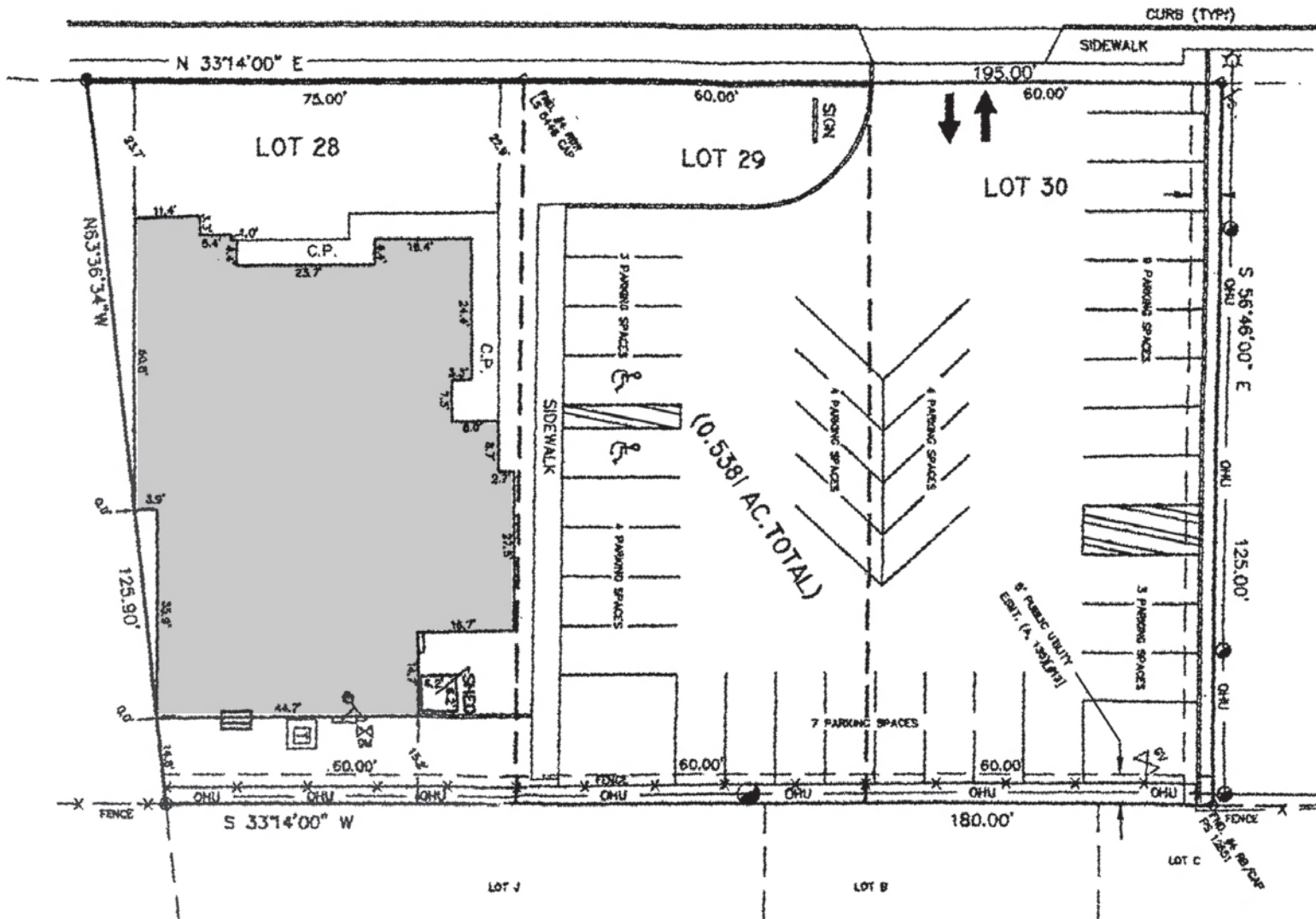


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Encino Pl.



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