

For Lease

Free-Standing Retail/Office in Nob Hill

DEDICATED PARKING LOT, COVERED PATIO AND ROLL-UP DOORS

101 Bryn Mawr Dr. SE | Albuquerque, NM 87106

SWQ Central Ave. & Bryn Mawr Dr. SE



AVAILABLE

±1,464 SF



LEASE RATE

\$2,750/Mo. (\$22.54/SF)
Modified Gross

HIGHLIGHTS

- Join the many successful businesses in the heart of Nob Hill
- Potential opportunity for an artist's live/work space
- Parking: adjoining dedicated lot (fenced) & plentiful street parking
- Thoughtfully-maintained property
- Two bathrooms & two showers
- Enclosed & covered patio/courtyard
- Existing floor drains
- Two 12' transparent roll-up doors merge interior space & exterior space
- Building signage available
- IDO Zoning: MX-M

NAI SunVista

got space™

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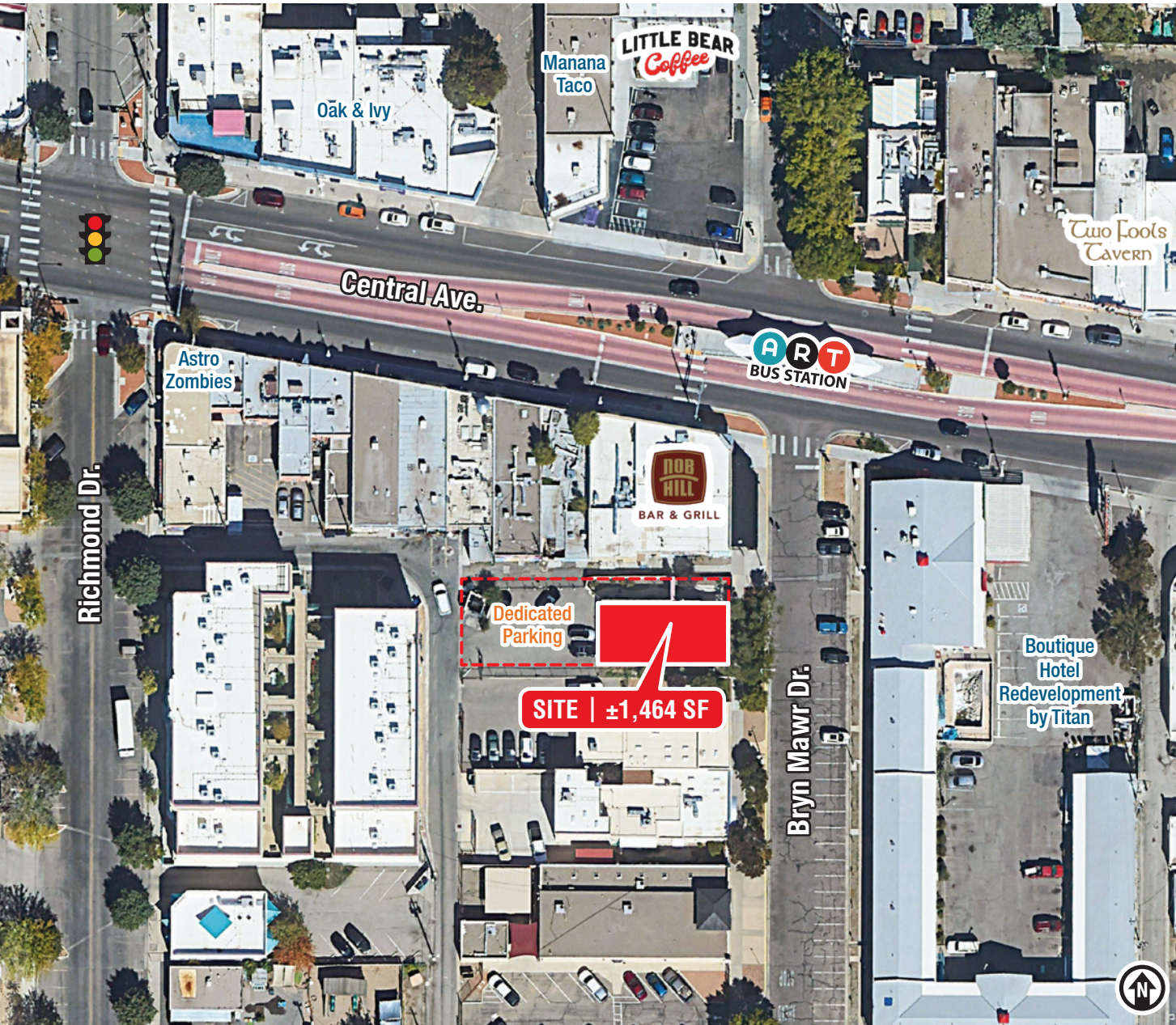
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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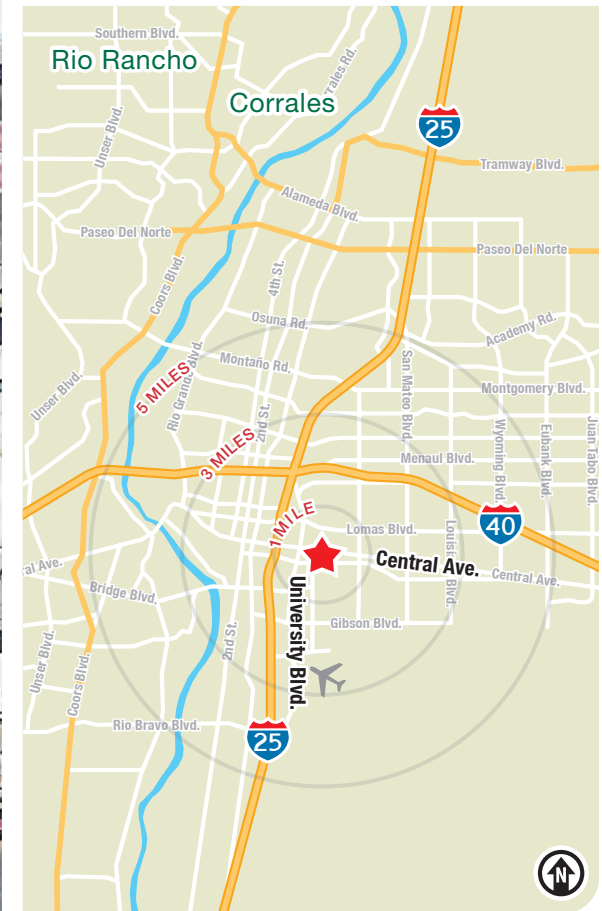
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,460	102,186	230,420
Average HH Income	\$100,519	\$72,039	\$75,695
Daytime Employment	14,464	122,640	212,910

2024 Forecasted by Esri



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FLOOR PLAN

±1,464 SF

Floor Plan Not to Scale and Based on Historical User

