

FOR SALE OR LEASE upper floor CIRCA 55 302 8th Street NW, Albuquerque, NM 87102

▶ *+6,800 sf ~ Zoned SU-3 (ZAP J-14)*

▶ *Completely Remodeled in 2005 ~ Upscale Space*

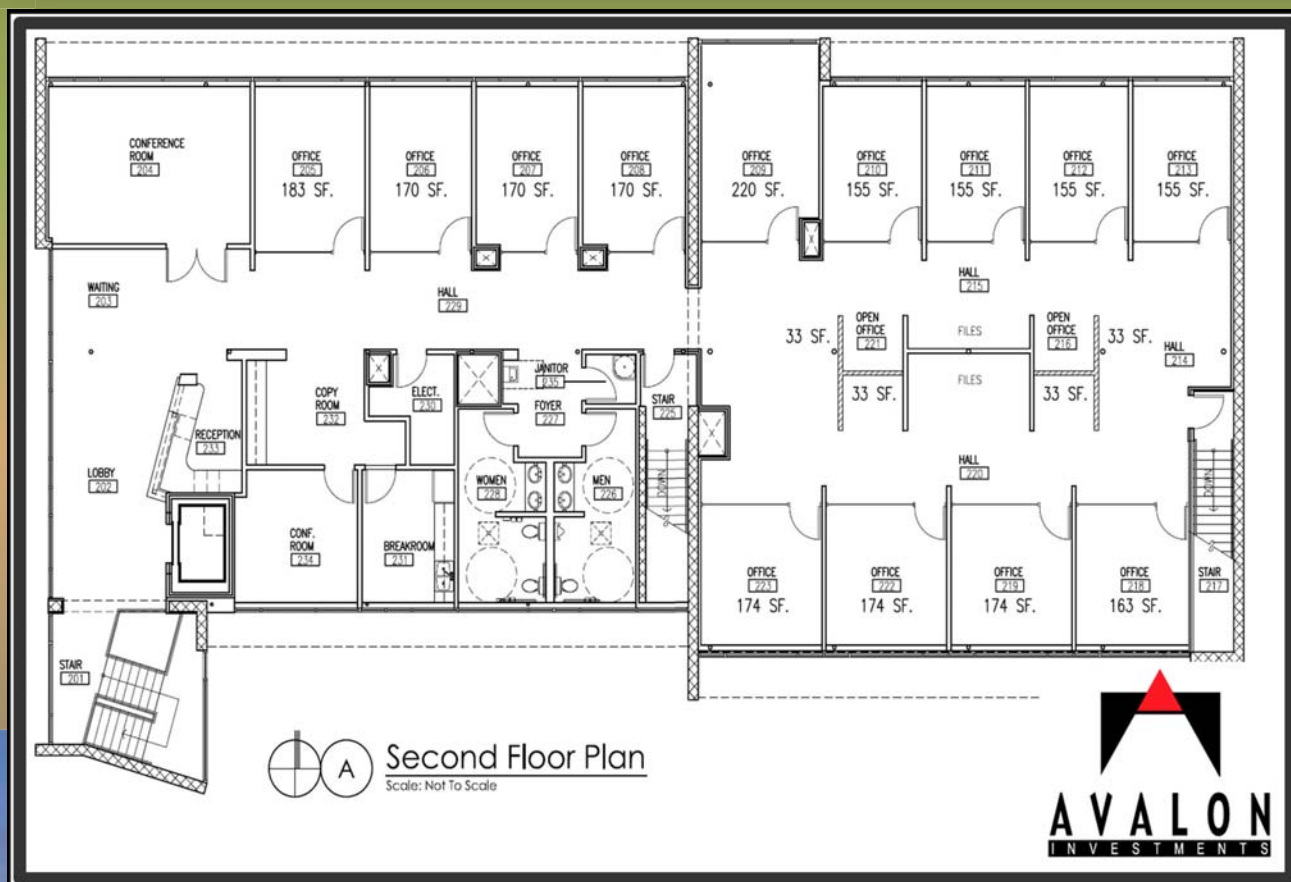
▶ *Elevator Served and CAT 6e Cabling*

▶ *Outdoor Patio with Fireplace & Seating*

▶ *Halogen Lighting, Cork Floors, Painted Exposed Ceiling*

▶ *Ample Gated Parking & Customer On-Street Parking*

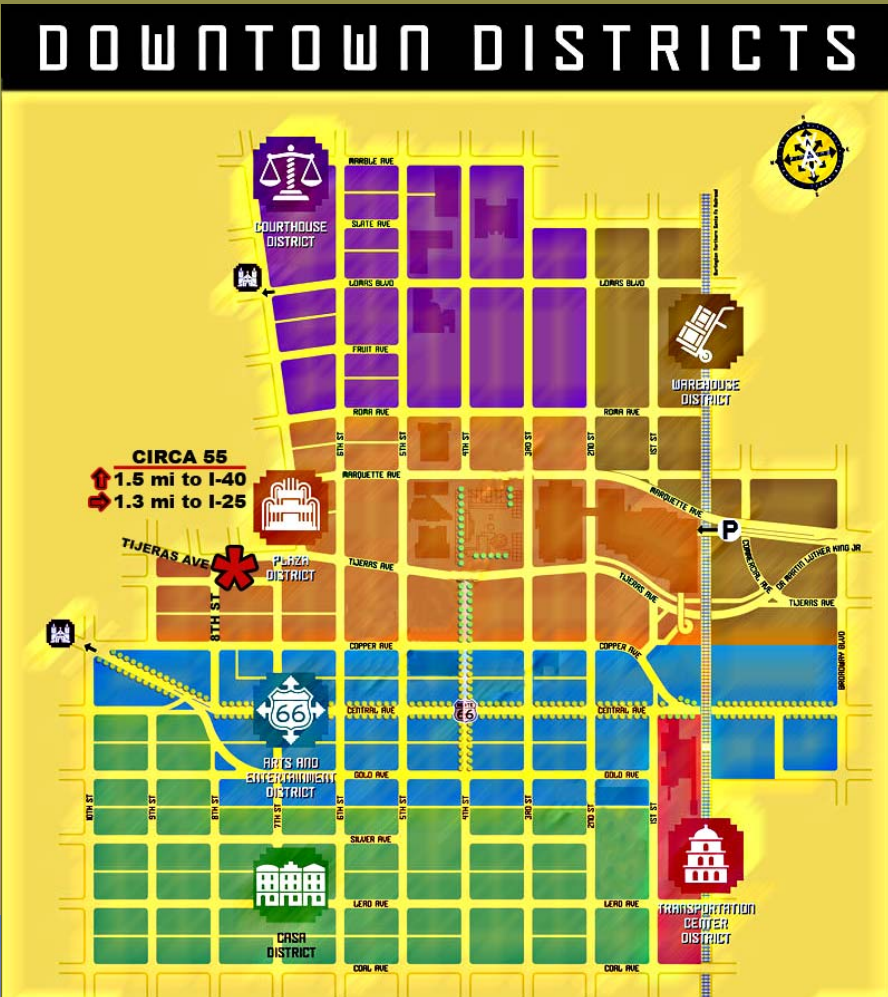
▶ *Walking Distance to Restaurants, City Hall, Courthouses*



Sale Price: \$1,235,000 (\$182/sf) OR Full Service Lease: \$18/sf



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