

FOR LEASE

1031 LAMBERTON PLACE

FREE STANDING OFFICE BUILDING
IN THE NORTH I-25 CORRIDOR

ALBUQUERQUE, NM



AVAILABLE SUITES

- + ±40,498 SF* (Available 05/01/21)
 - + First Floor: ±20,253 SF*
 - + Second Floor: ±20,245 SF*
- + \$14.50/RSF/YR NNN

*contact Brokers for earlier occupancy requirements



PROPERTY FEATURES

- + Convenient centralized location with excellent access to both I-25 and I-40
- + Abundant natural light via generous window line and multiple internal atriums/light wells
- + Single tenant or multi-tenant lease opportunities
- + Existing floorplan consists of: private offices, multiple conference rooms (both floors), file storage (with rolling racks) and open workspace
- + Gated & secured parking ±5:1,000 (202 spaces)
- + Available Building Signage
- + New Boiler and HVAC
- + Security System and fiber optic communications
- + Public Transportation nearby
- + Portable "Ultra-Wall" room partitioning for ease of floor plan reconfiguration



CONTACT US

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CBRE

FOR LEASE NORTH I-25 PROFESSIONAL OFFICE

1031
LAMBERTON PLACE NE
ALBUQUERQUE, NM



FIRST FLOOR 20,253± RSF

- + ±75 Private Offices
- + Training Room
- + 5 Conference Rooms
- + Break Room
- + File Storage



FOR LEASE NORTH I-25 PROFESSIONAL OFFICE

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LAMBERTON PLACE NE
ALBUQUERQUE, NM



SECOND FLOOR 20,245± RSF

- + ±77 Private Offices
- + 6 Conference Rooms
- + Break Room
- + File Storage

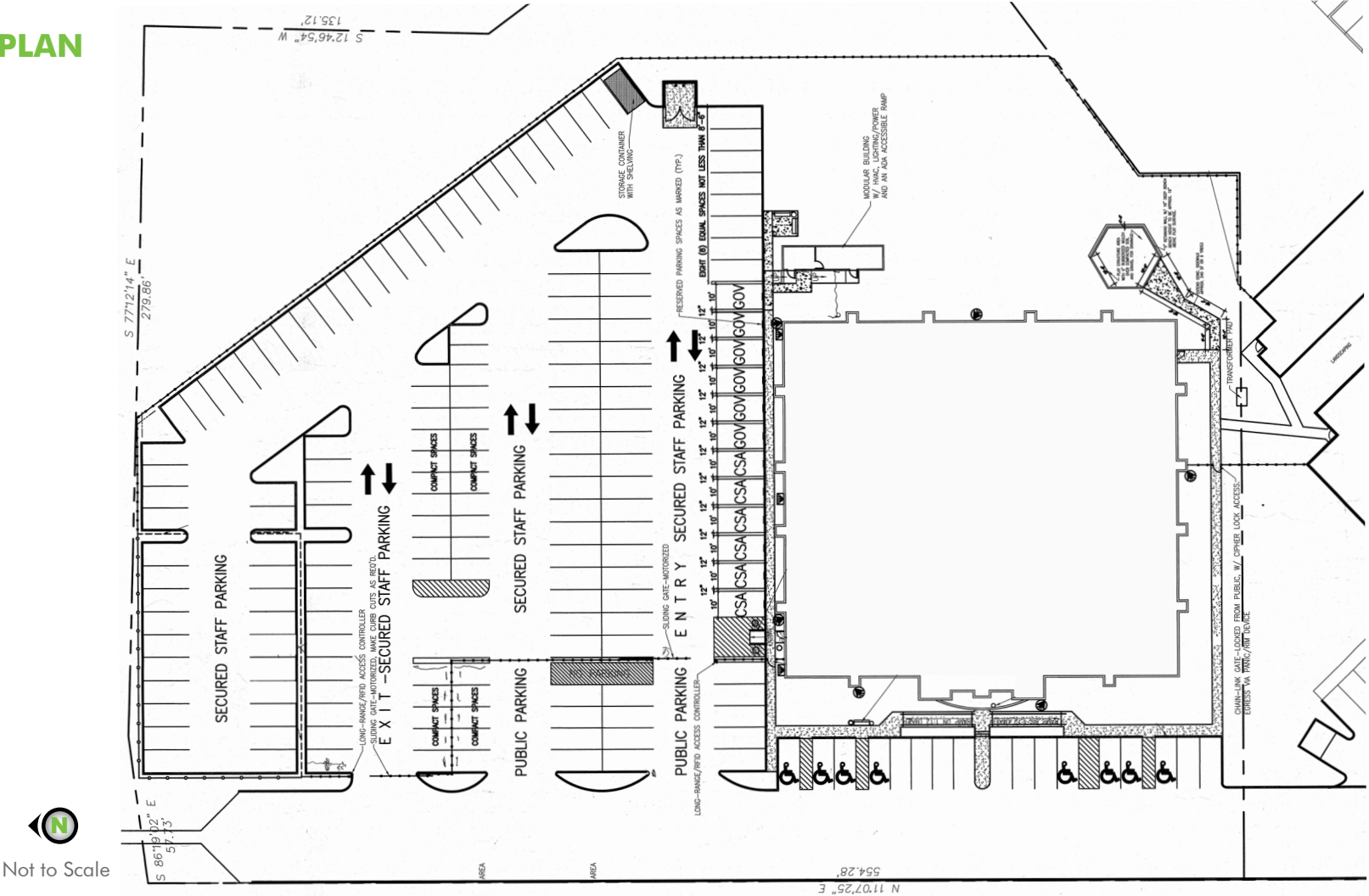


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SITE PLAN



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