

# Fully Built-Out Plug & Play Office

LOCATED IN JOURNAL CENTER WEST

3721 Rutledge Rd. NE  
Albuquerque, NM 87109

NWQ Jefferson St. & Rutledge Rd. NE

## For Sale or Lease

### Sale Price

- \$6,300,000 (\$174.63 SF)

### Lease Rate

- \$20.50/SF Full Service

### Available

- ±36,075 SF  
Demisable to 12,000 or 24,000 SF

### Property Highlights

- Easy access to Interstate 25
- Completely wired with fiber optics to the building
- Building signage available
- Fully built-out and ready for occupancy
- Excellent natural light; beautiful views of the city
- High ceilings throughout
- 5:1,000 Parking ratio
- Dedicated IT/server room



 Visit Our YouTube Channel  
to See this Property Video 



This property is located in an  
**Opportunity Zone**

A new way to finance  
projects in underserved  
areas. Click for details.



**NAI** Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [gotSPACEUSA.com](http://gotSPACEUSA.com)    



For more information:

**Dave Hill, CCIM**  
[dave@gotSPACEUSA.com](mailto:dave@gotSPACEUSA.com)  
505 238 6413

**DJ Brigman**  
[DJ@gotSPACEUSA.com](mailto:DJ@gotSPACEUSA.com)  
505 998 1562

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**FLOOR PLAN**

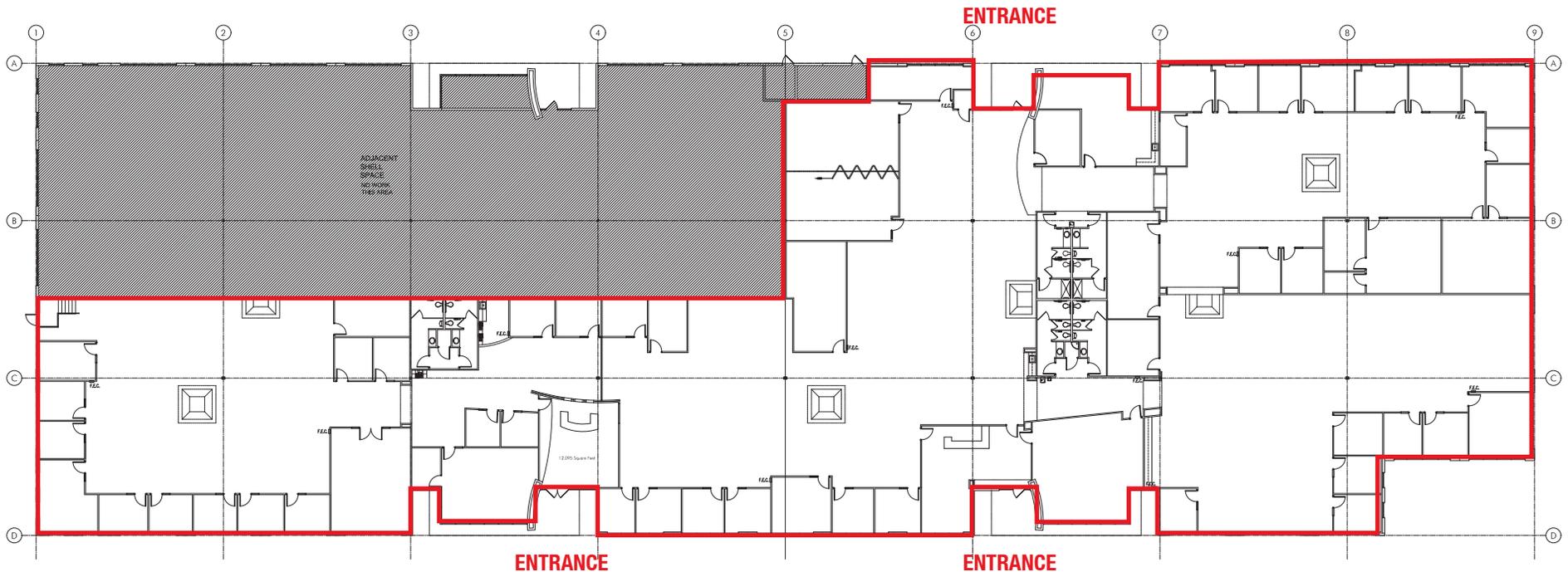
## AVAILABLE

±36,075 SF

Demisable to 12,000 or 24,000 SF

Sale Price: \$6,300,000 (\$174.63 SF)

Lease Rate: \$20.50/SF Full Service



① FLOOR PLAN  
1/16" = 1'-0"

**NAI Maestas & Ward** 505 878 0001

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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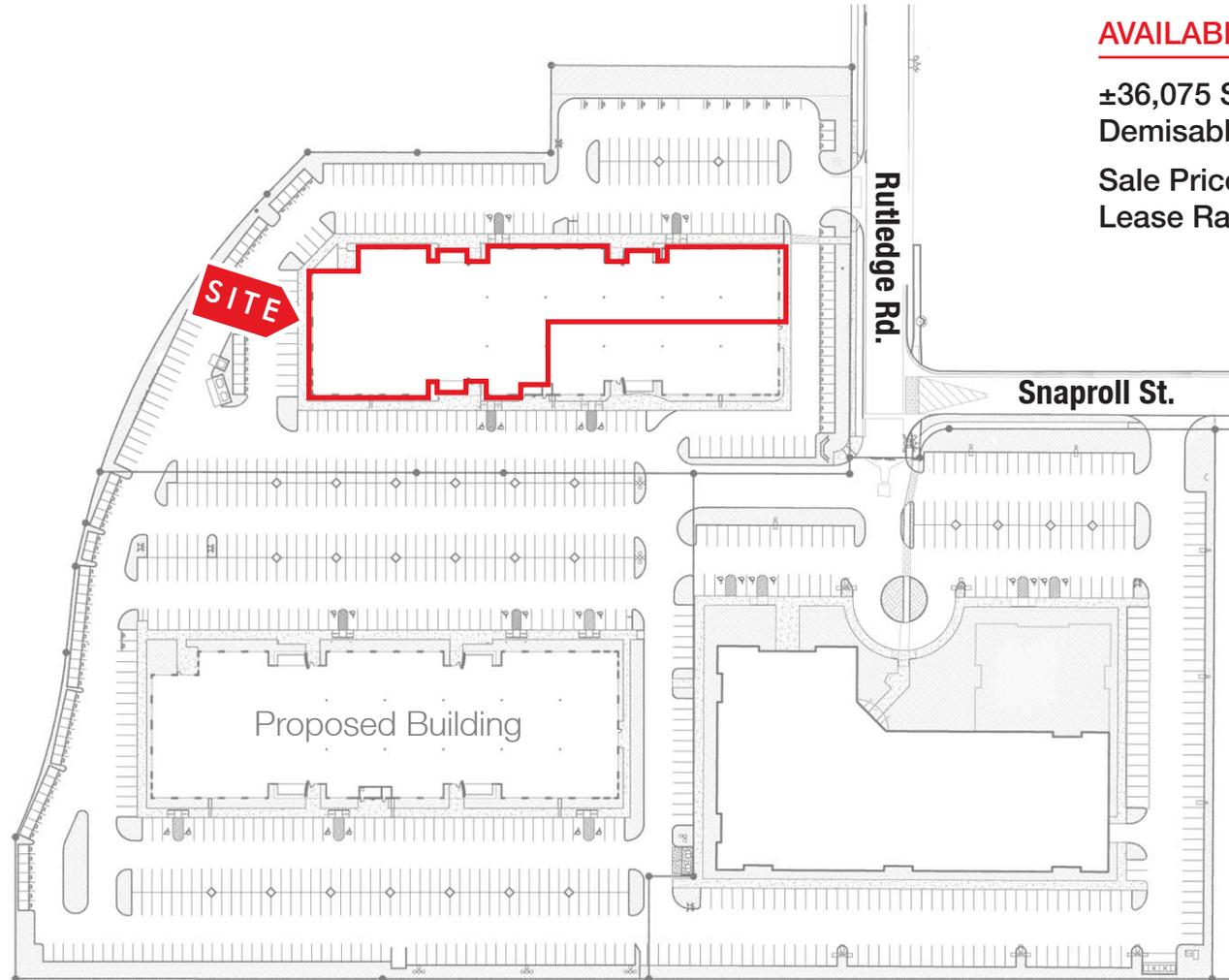
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**SITE PLAN**



**AVAILABLE**

±36,075 SF

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Lease Rate: \$20.50/SF Full Service



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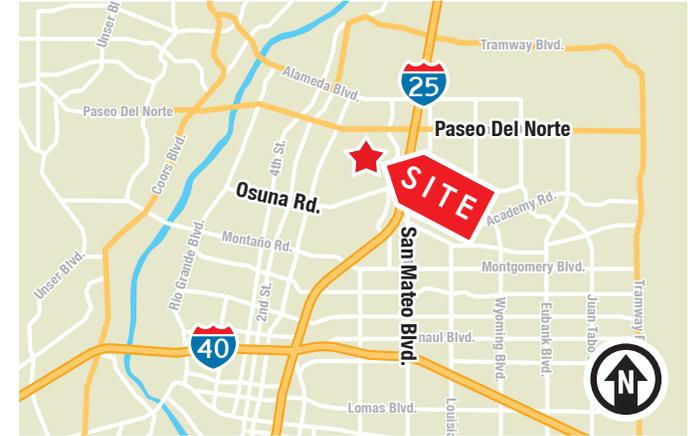
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**LOCATION**



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**PHOTOS**



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