

Rio Grande Plaza

901 Rio Grande Blvd NW



Summary

We appreciate your interest in evaluating the leasing opportunity we have available. We would propose to lease to you the space located at Rio Grande Plaza, Albuquerque, New Mexico under the following general terms and conditions.

1. Lease Term – 3 to 5 Years
2. Approximate Leasable Area – 616 to 4,179 Square Feet
3. Lease Rate: 1st Year - \$14.00 to \$18.00 per Square Foot, plus NNN

2nd through 5th Year: Consumer Price Index annual increase

NNN: Tenant pays a pro-rata share of common area maintenance, property taxes and property insurance, based on leasable square footage. Tenant pays gas and electric, interior maintenance and janitorial.

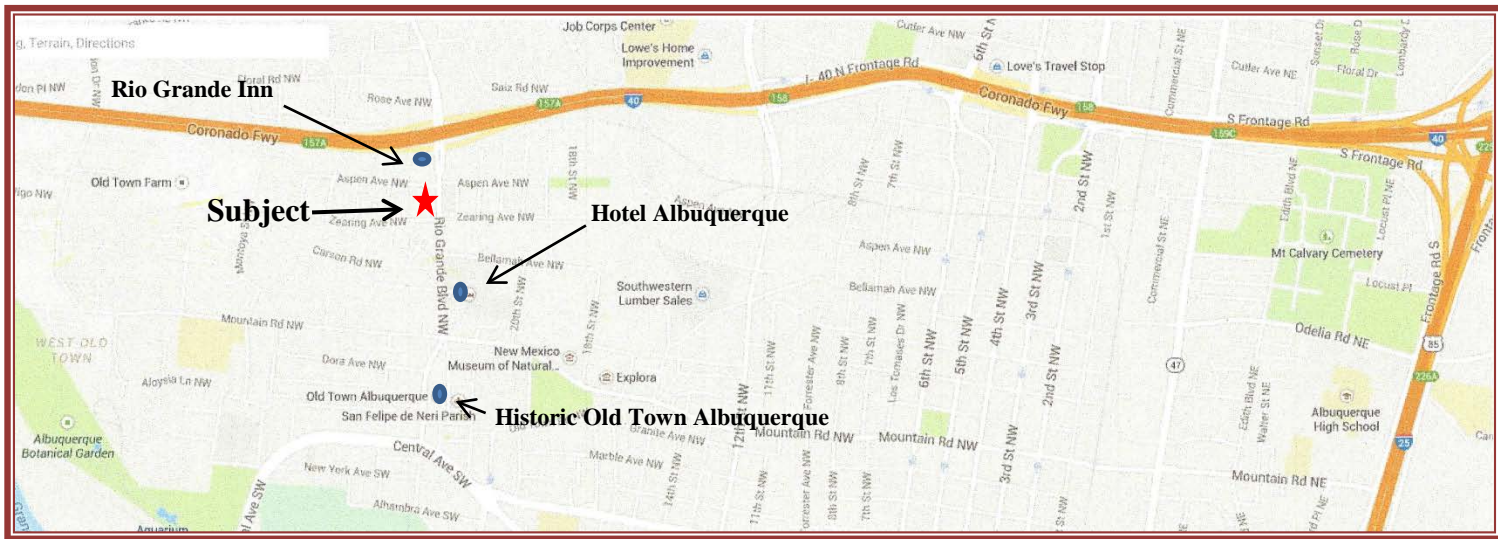
4. Leasehold improvements negotiable.
5. Ample parking on property.
6. Easy access to Interstate I-40



OBERSTEIN
PROPERTIES, INC.

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Rio Grande Plaza
901 Rio Grande Boulevard, NW
Albuquerque, NM



Property Amenities:

- ✓ Parking: 4 / 1,000
- ✓ Elevator access to second floor suites
- ✓ Beautiful courtyard setting throughout
- ✓ Easy access to Downtown, Uptown, Airport and West Side
- ✓ Located in a HUB Zone
- ✓ Zoned SU-1, C-1, and O-1 permissive uses

First Floor

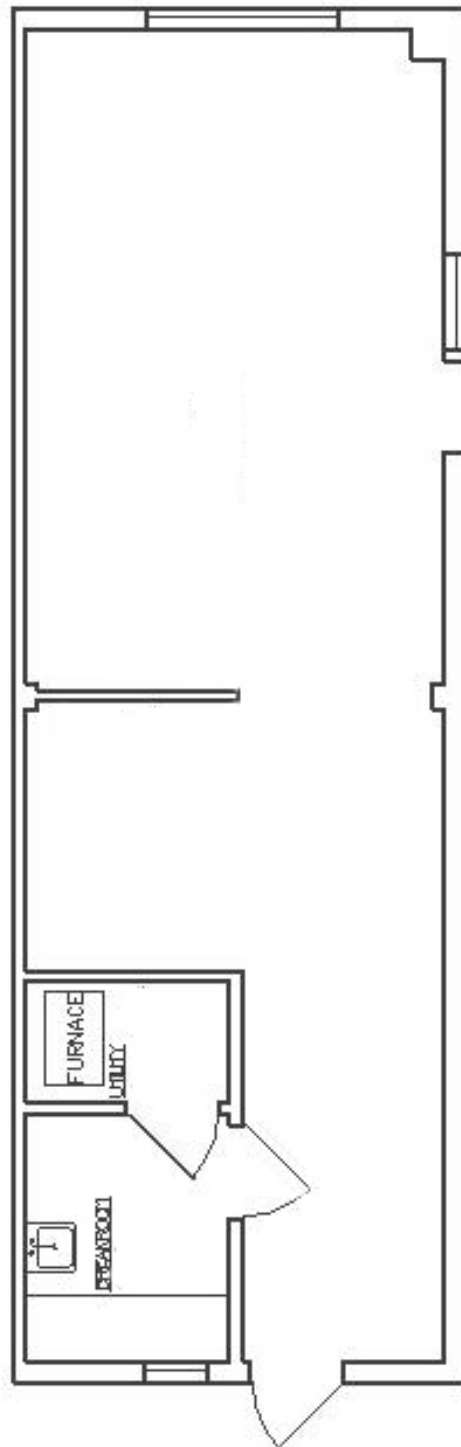


North →

Rio Grande Boulevard

Suite D-120

Parking



Entrance

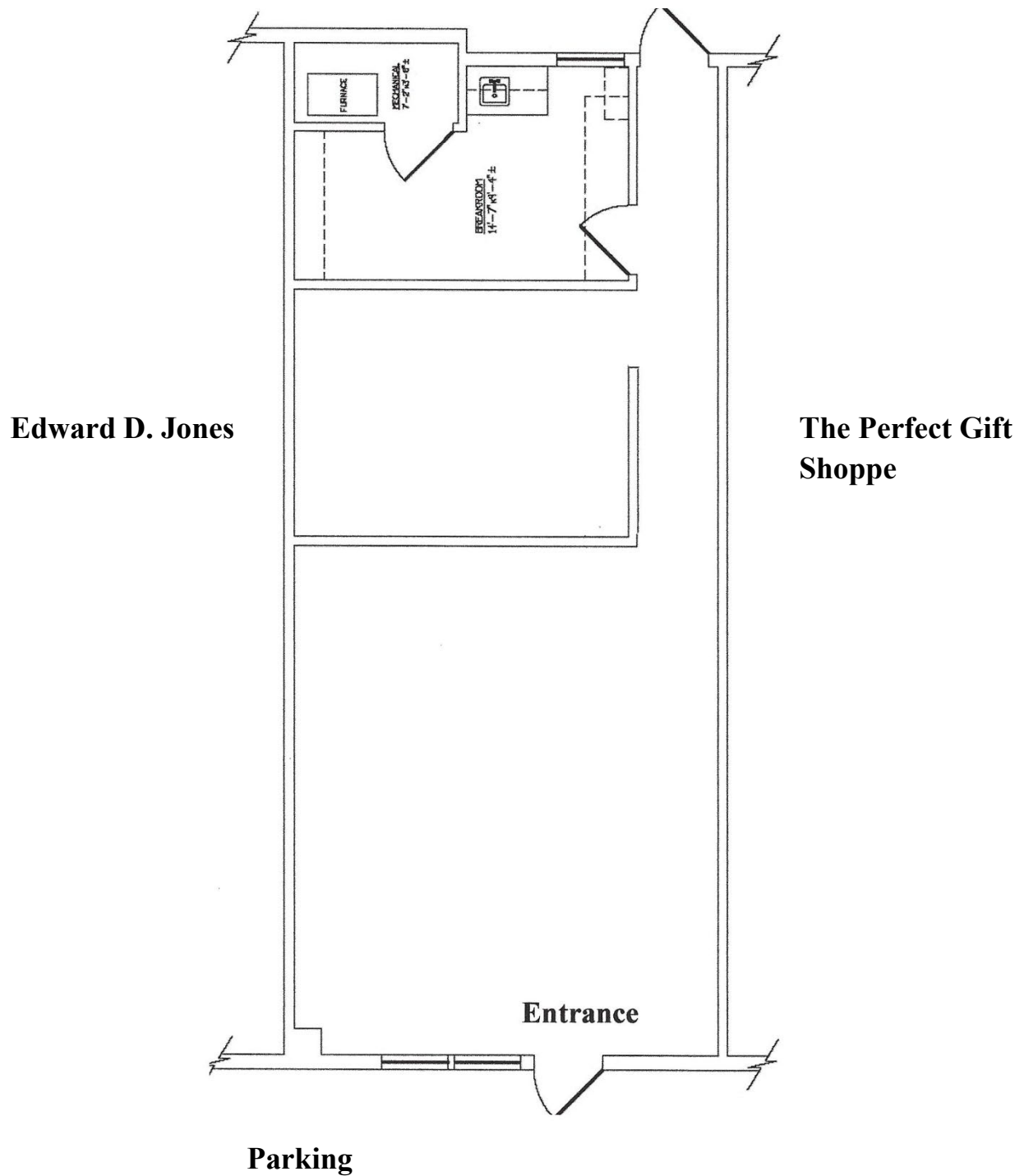
Edward
D. Jones

Parking

North ←

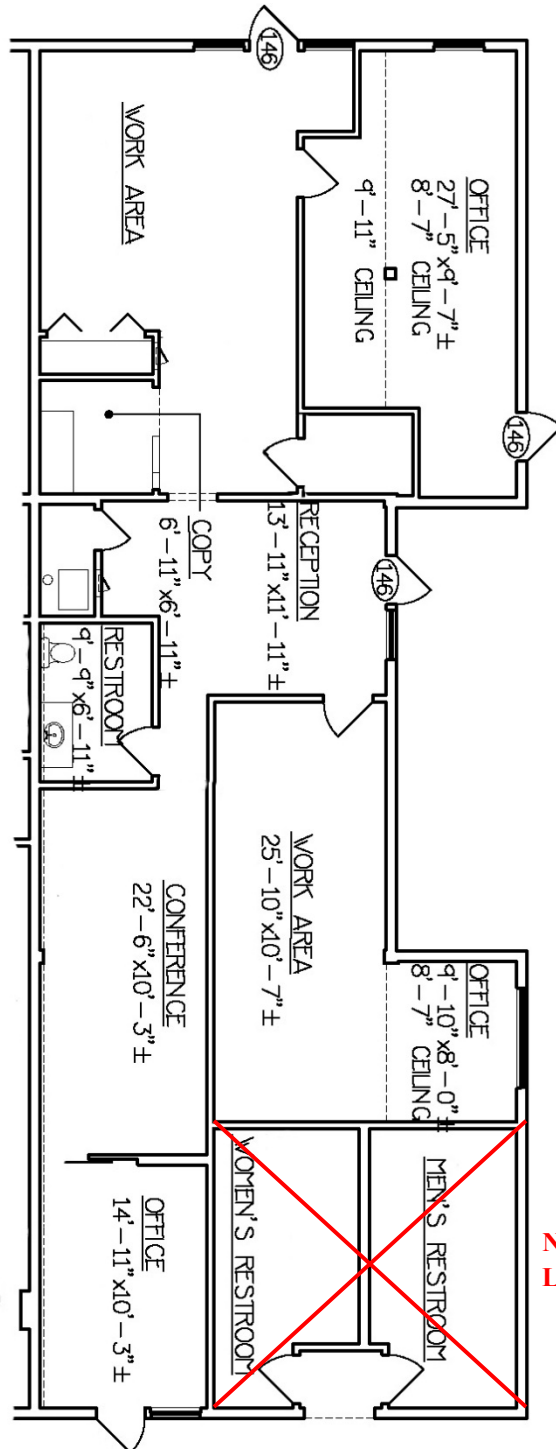
616 Square Feet
Retail / Office

Suite D-124



832 Square Feet
Retail / Office

Suite F-146



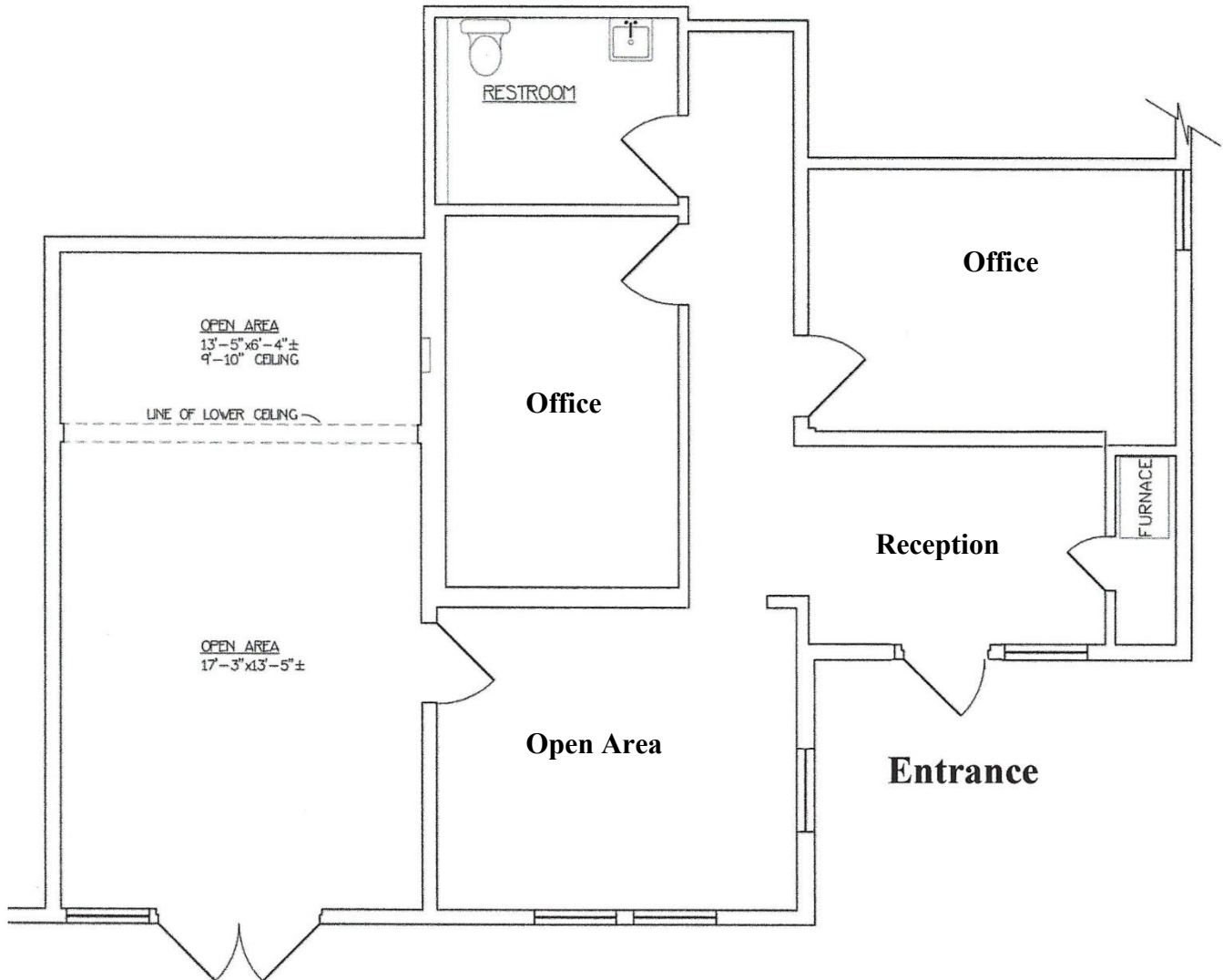
Not included in
Lease Space

Not to Scale

North →

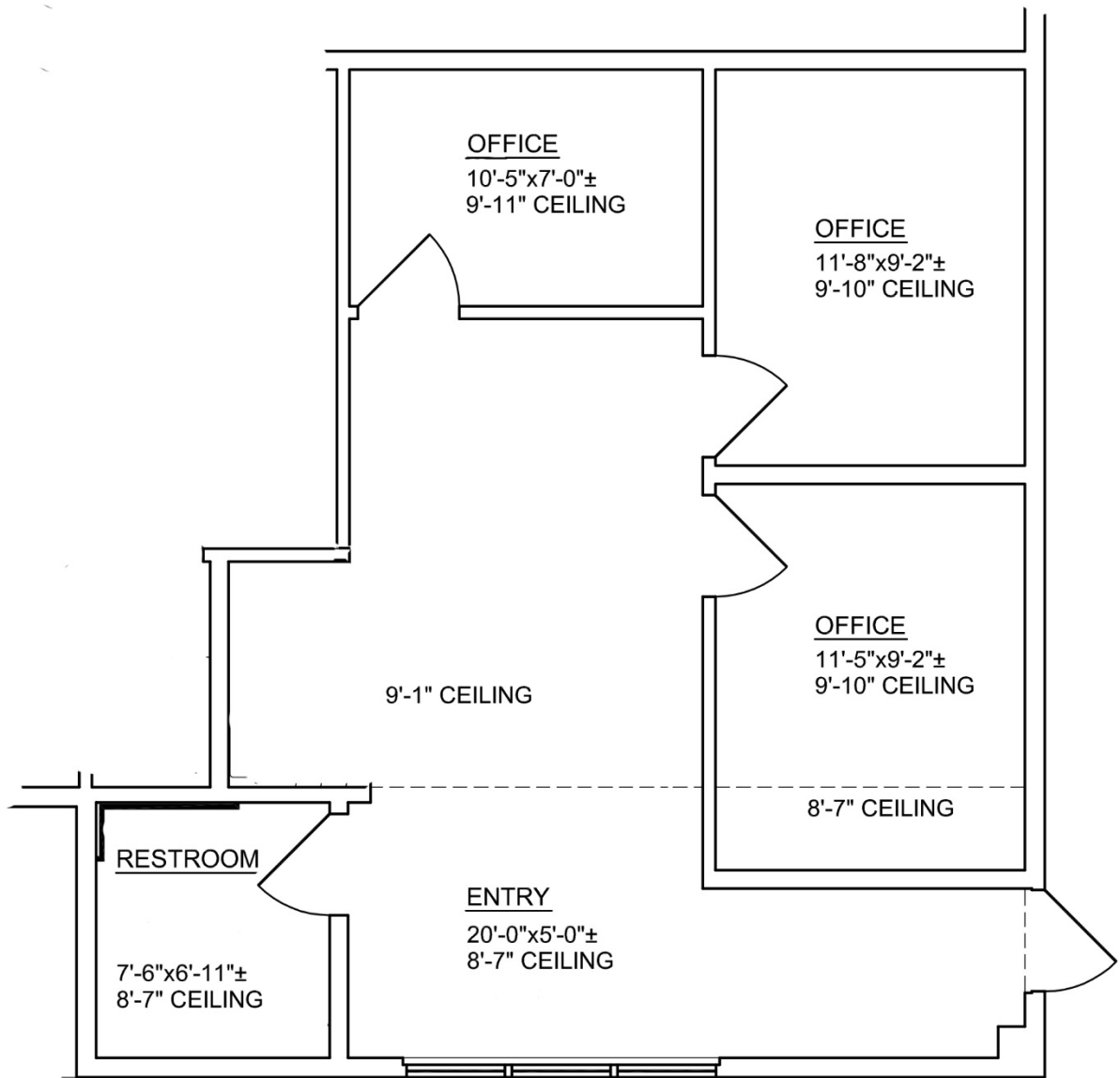
1,939 Square Feet
Office

Suite G-154



**1,087 Square Feet
Office**

Suite G-156 A

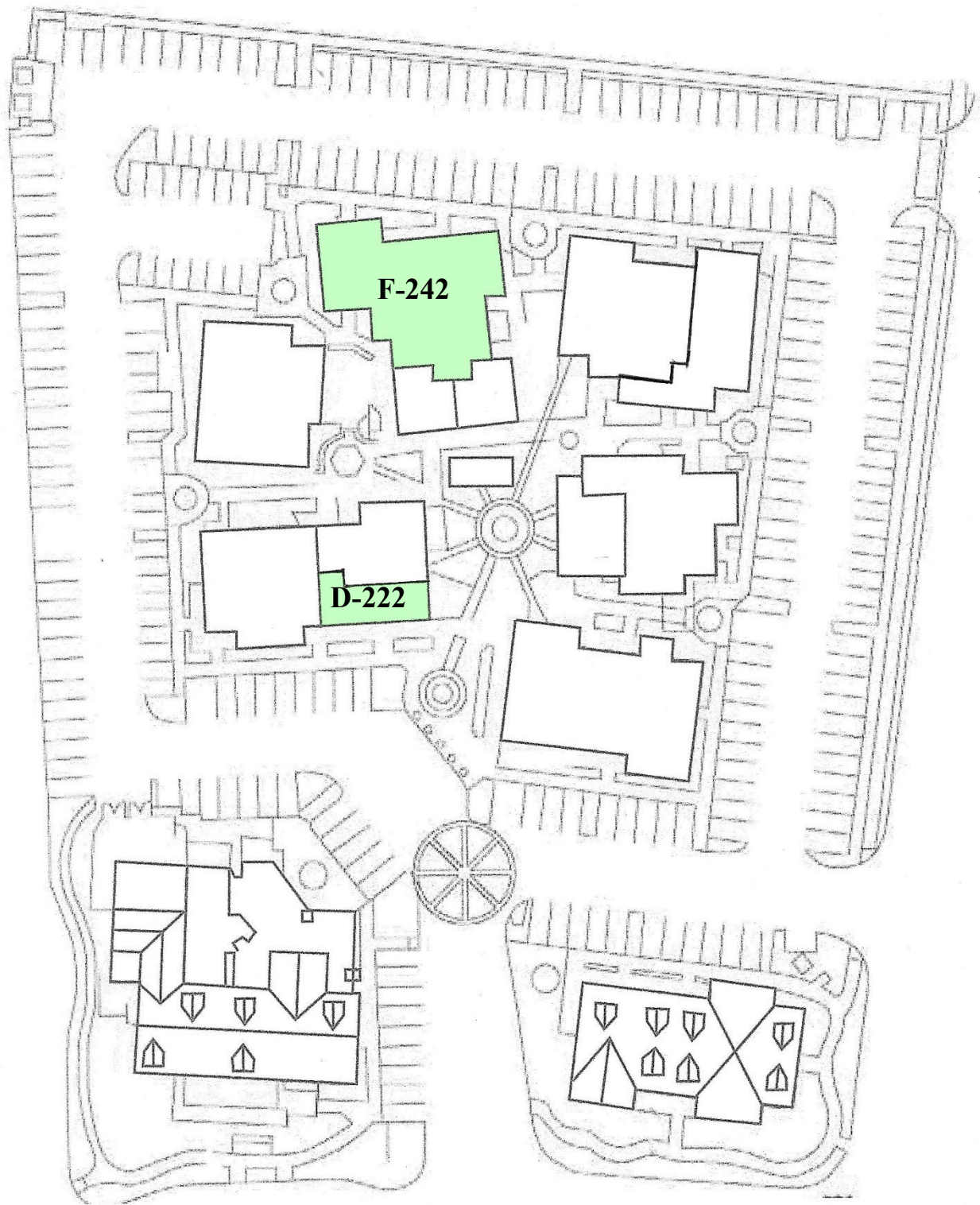


Not to Scale

← North

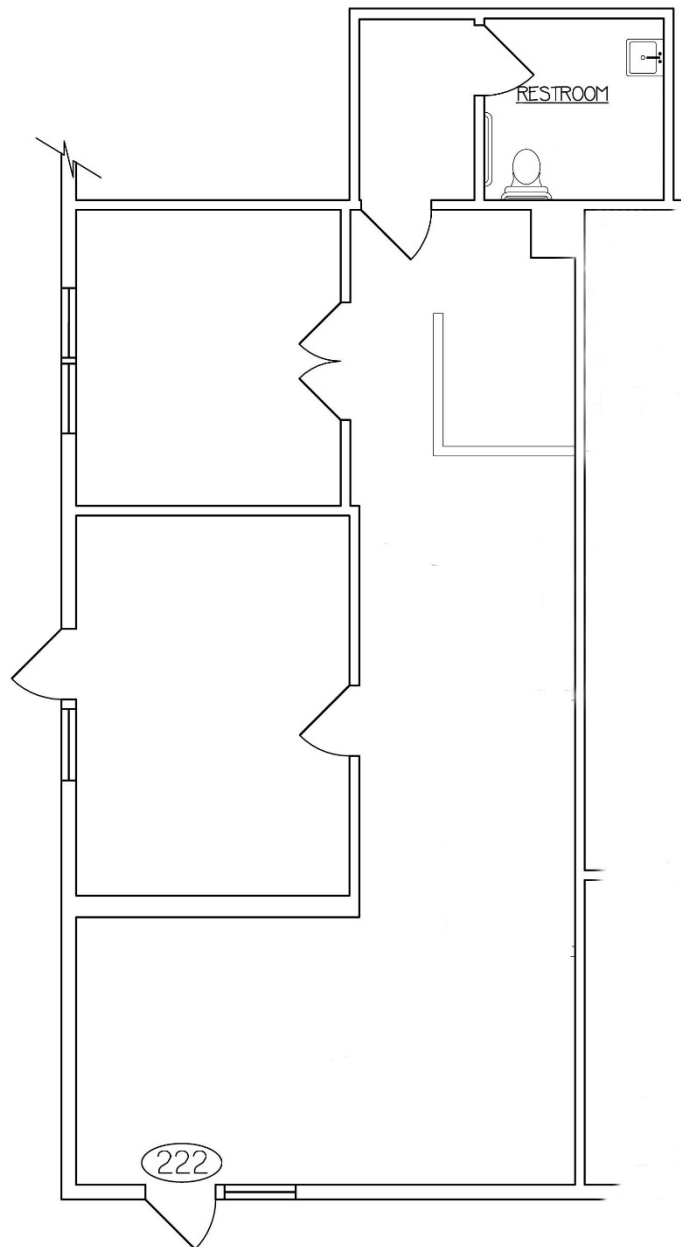
**716 Square Feet
Office**

Second Floor



Rio Grande Boulevard

Suite D-222



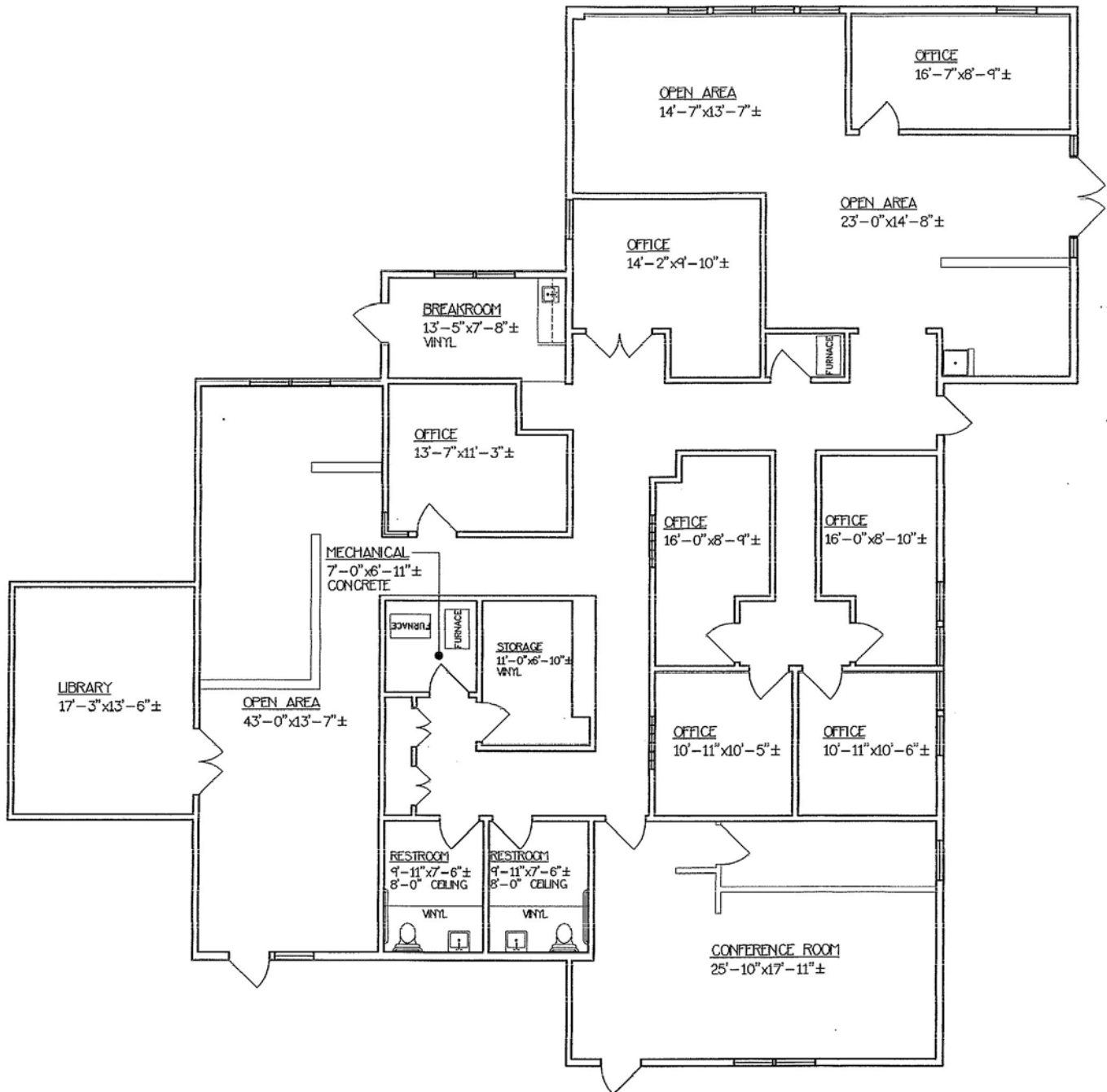
Covered Portal

Not to Scale

North ↓

1,048 Square Feet
Office

Suite F-242



**4,179 Square Feet
Office**