

# 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.

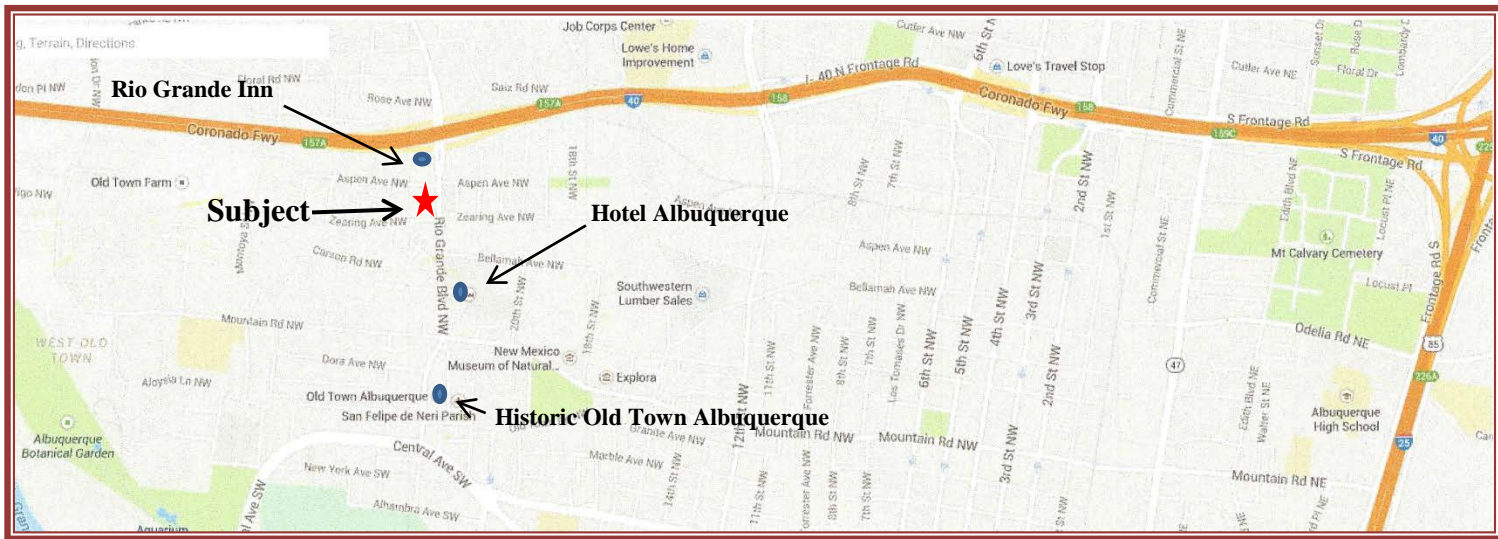
1. Lease Term – 3 to 5 Years
2. Approximate Leasable Area – 550 to 1,886 Square Feet
3. Lease Rate: Retail: 1st Year - \$18.00 per Square Foot, NNN  
Office: 1st Year - \$18.00 per Square Foot, Modified Gross  
  
2<sup>nd</sup> through 5<sup>th</sup> Year: 3.0% annual increase  
  
NNN: Tenant pays a pro-rata share based on square footage of common area maintenance, property taxes and property insurance. Tenant pays gas and electric, interior maintenance and janitorial.  
  
Modified Gross: 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**



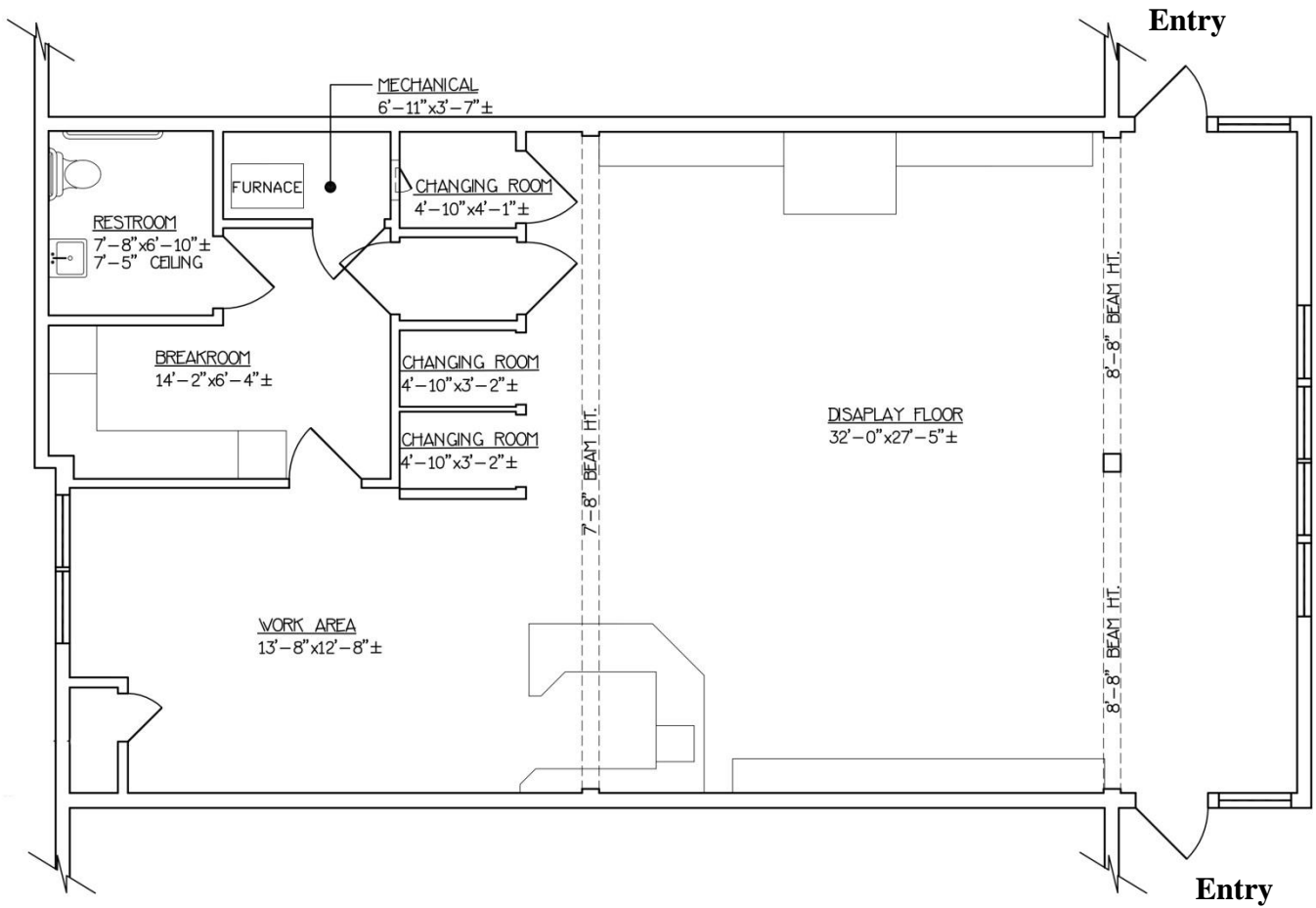
**Property Amenities:**

- ✓ 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

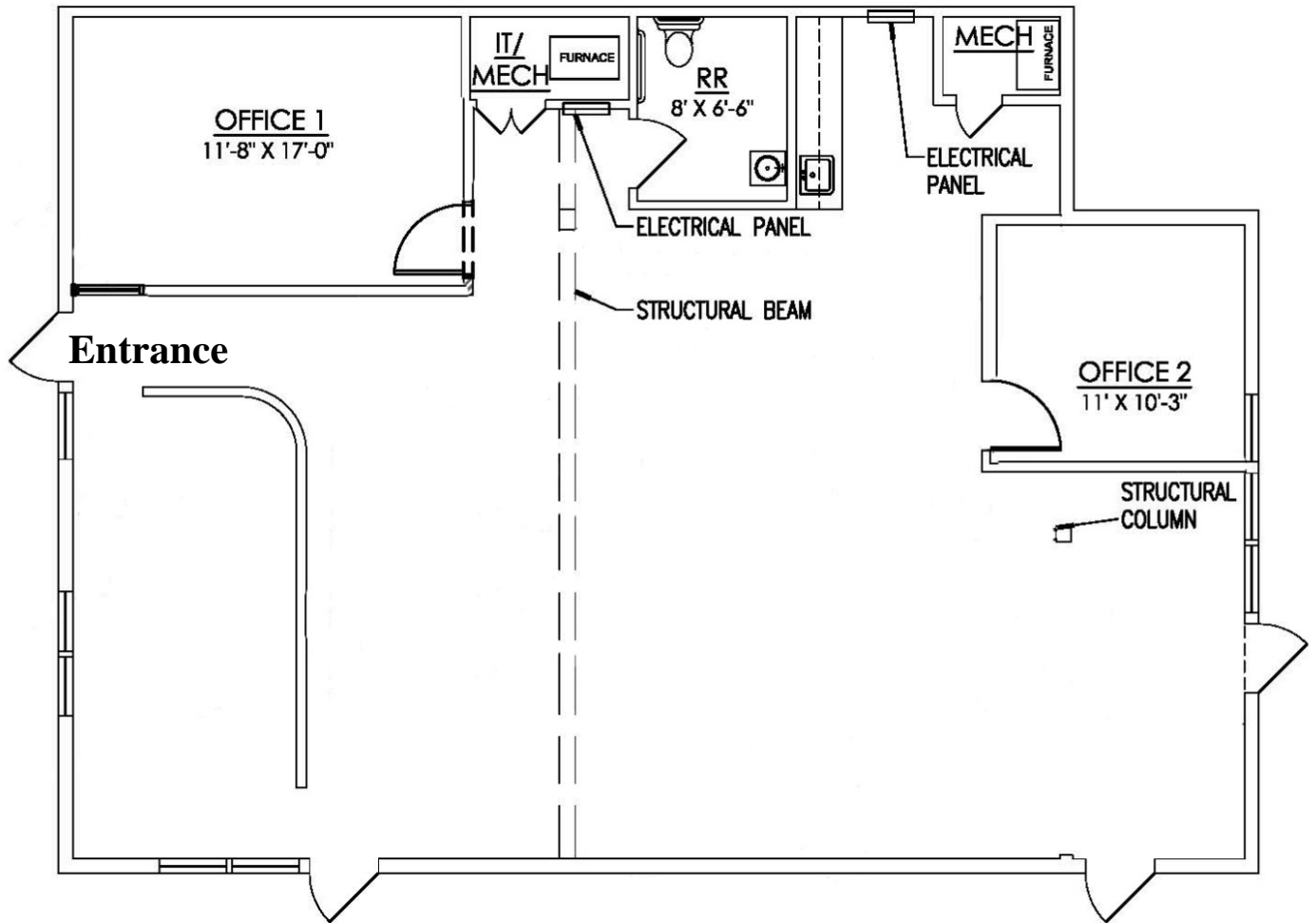


# Suite D-122



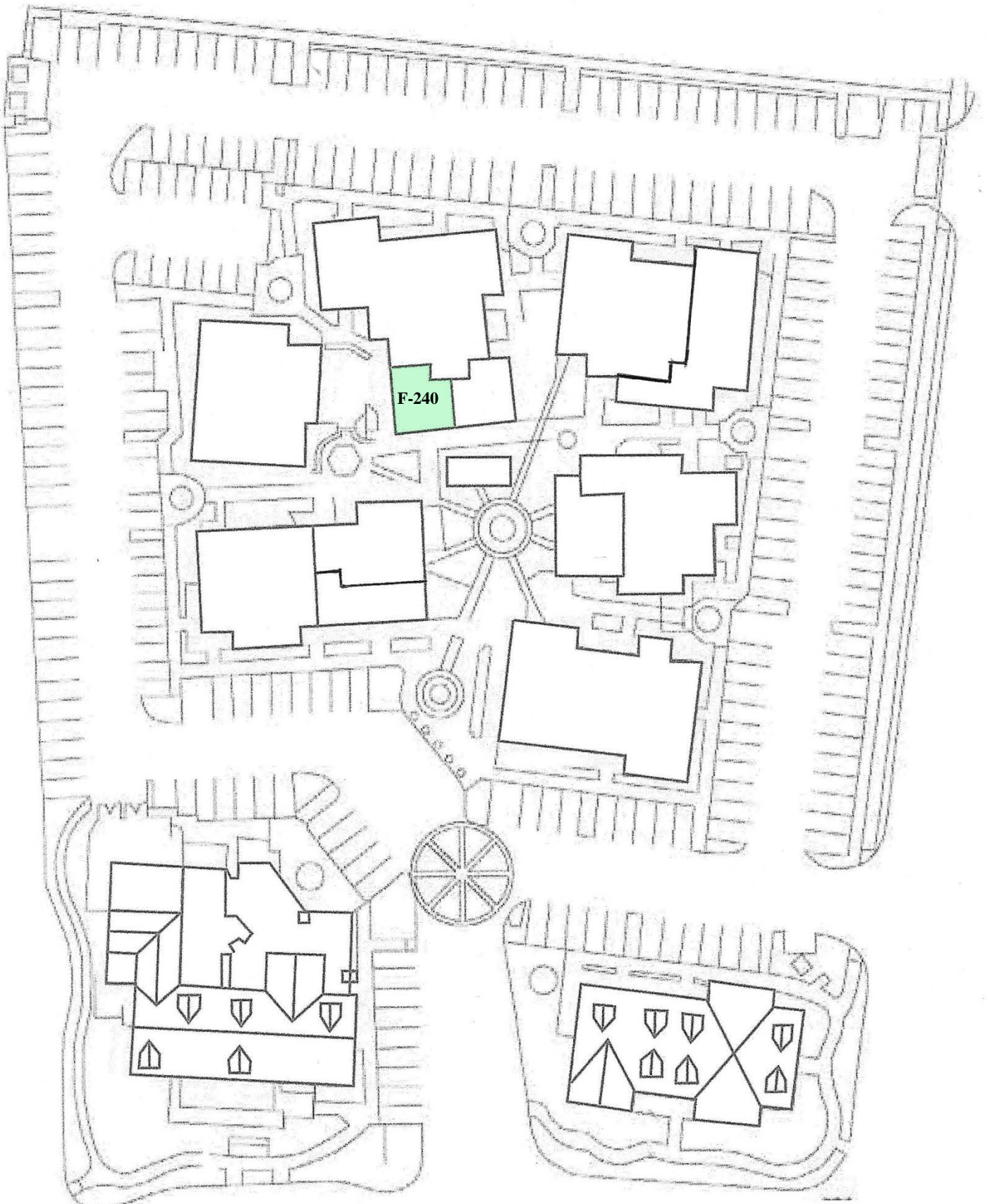
**1,485 Square Feet**  
**Retail**

# Suite D-126

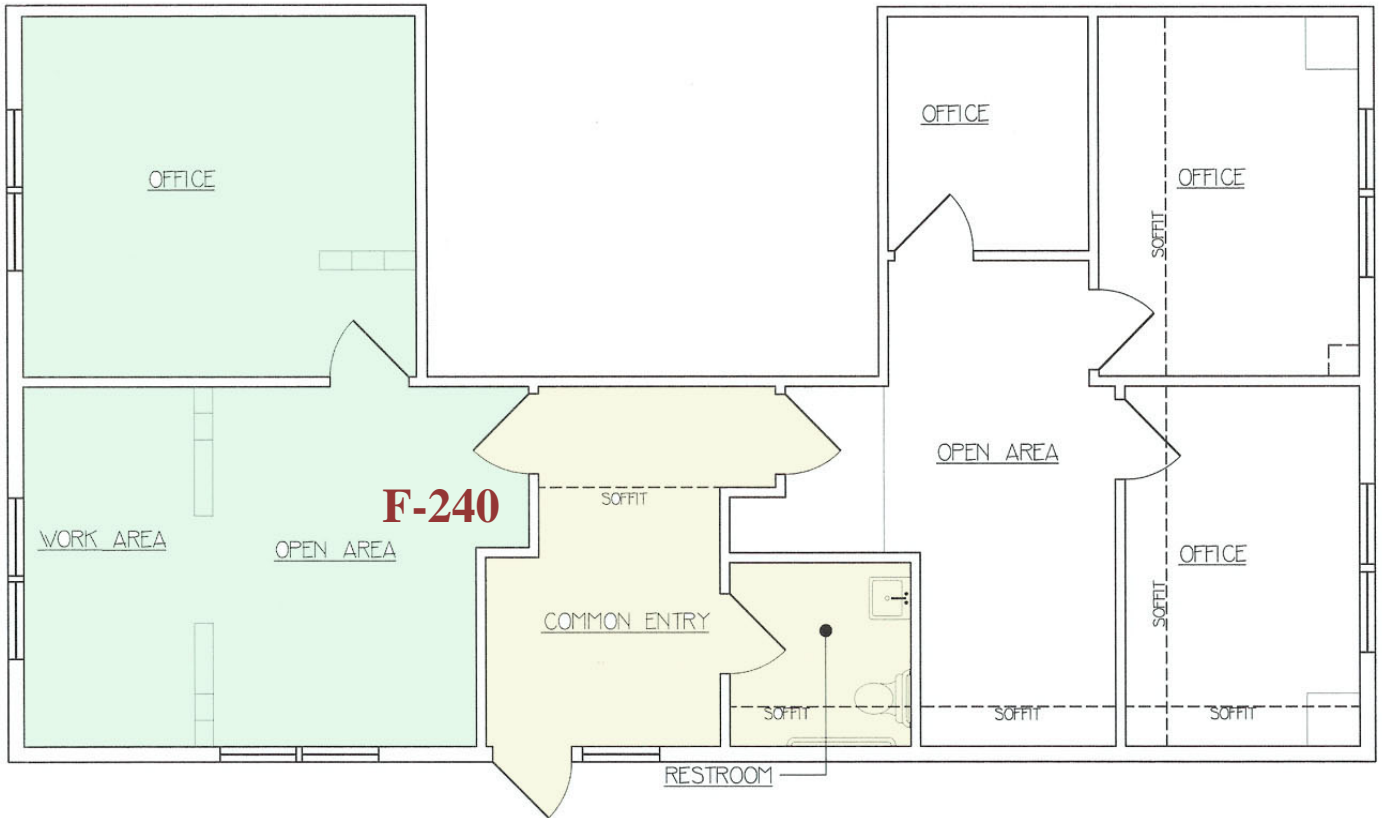


**1,886 Square Feet**  
**Retail**

# Second Floor



# Suite F-240



**550 Square Feet (including common entry & restroom)**  
**Office**