

# 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 – 382 to 4,179 Square Feet
3. Lease Rate: 1st Year - \$14.00 to \$18.00 per Square Foot, plus NNN

2<sup>nd</sup> through 5<sup>th</sup> 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.

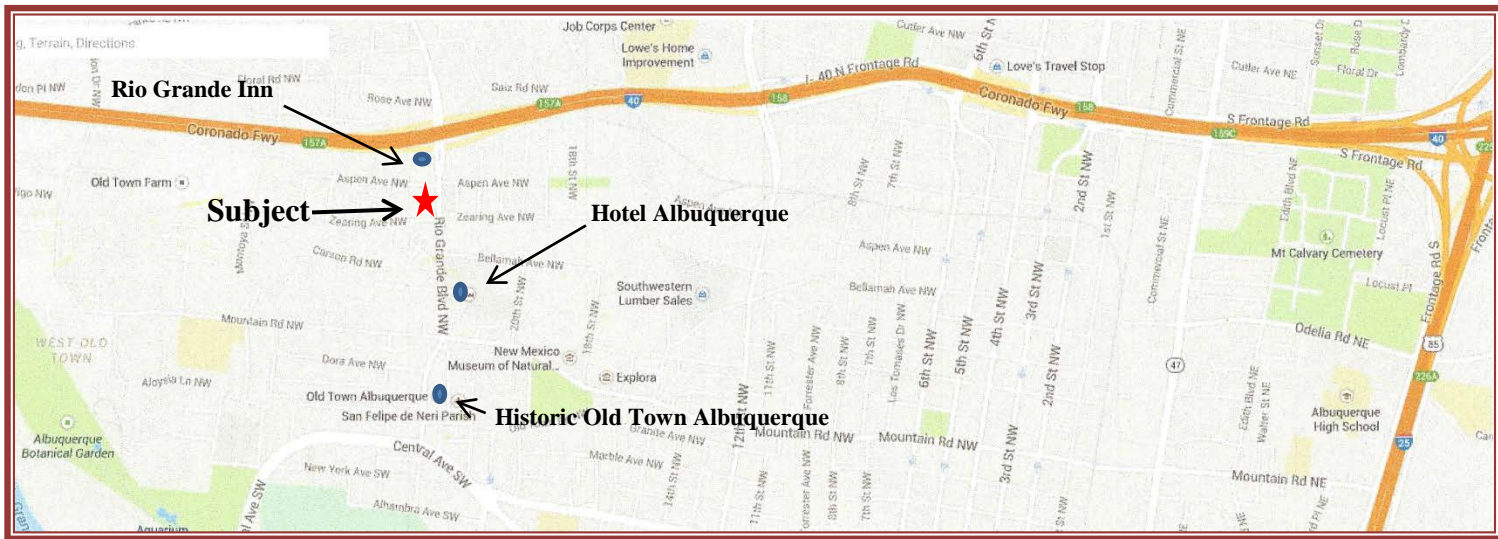
4. Leasehold improvements negotiable.
5. Ample parking on property.
6. Easy access to Interstate I-40



**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

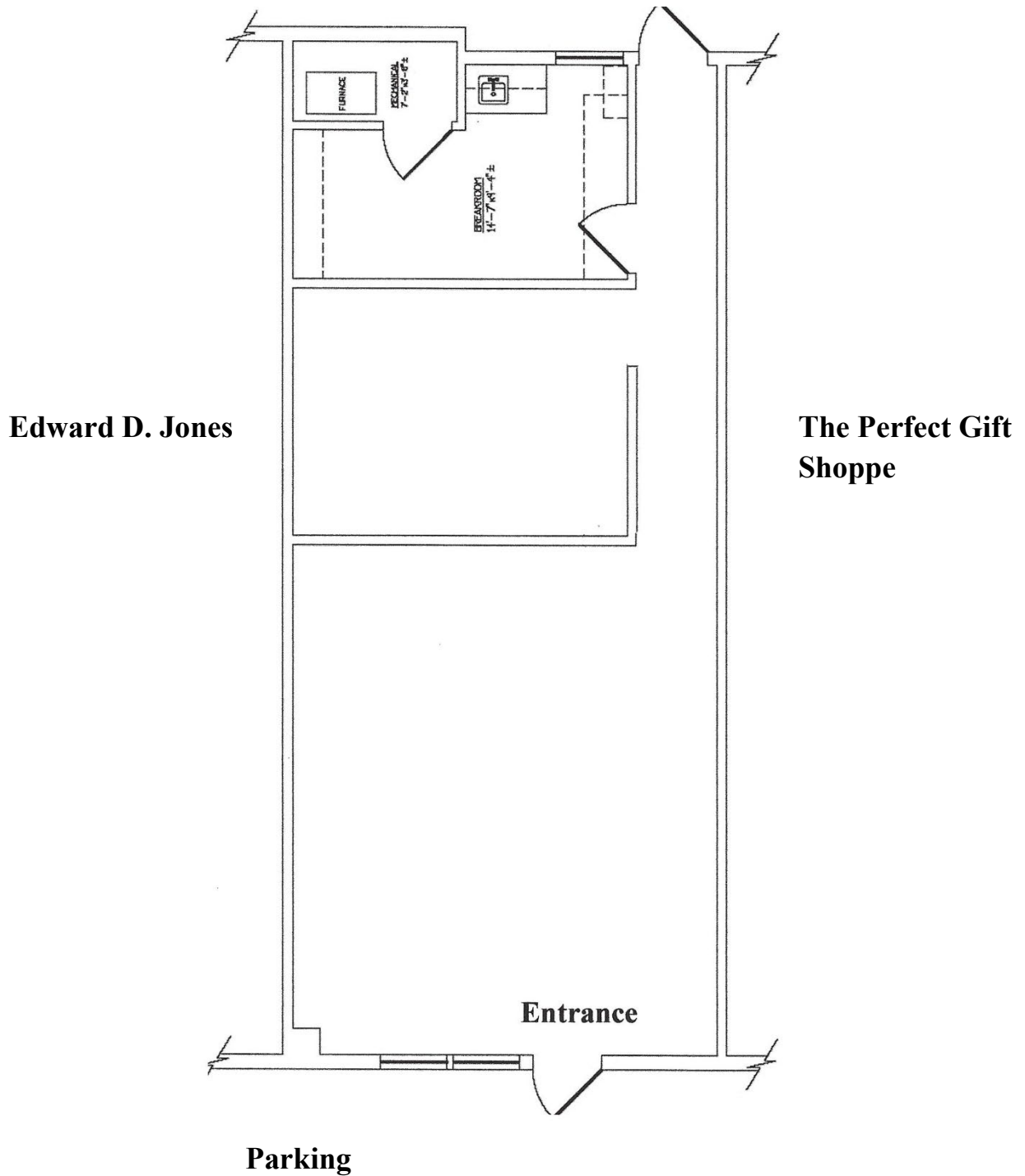
# First Floor



North →

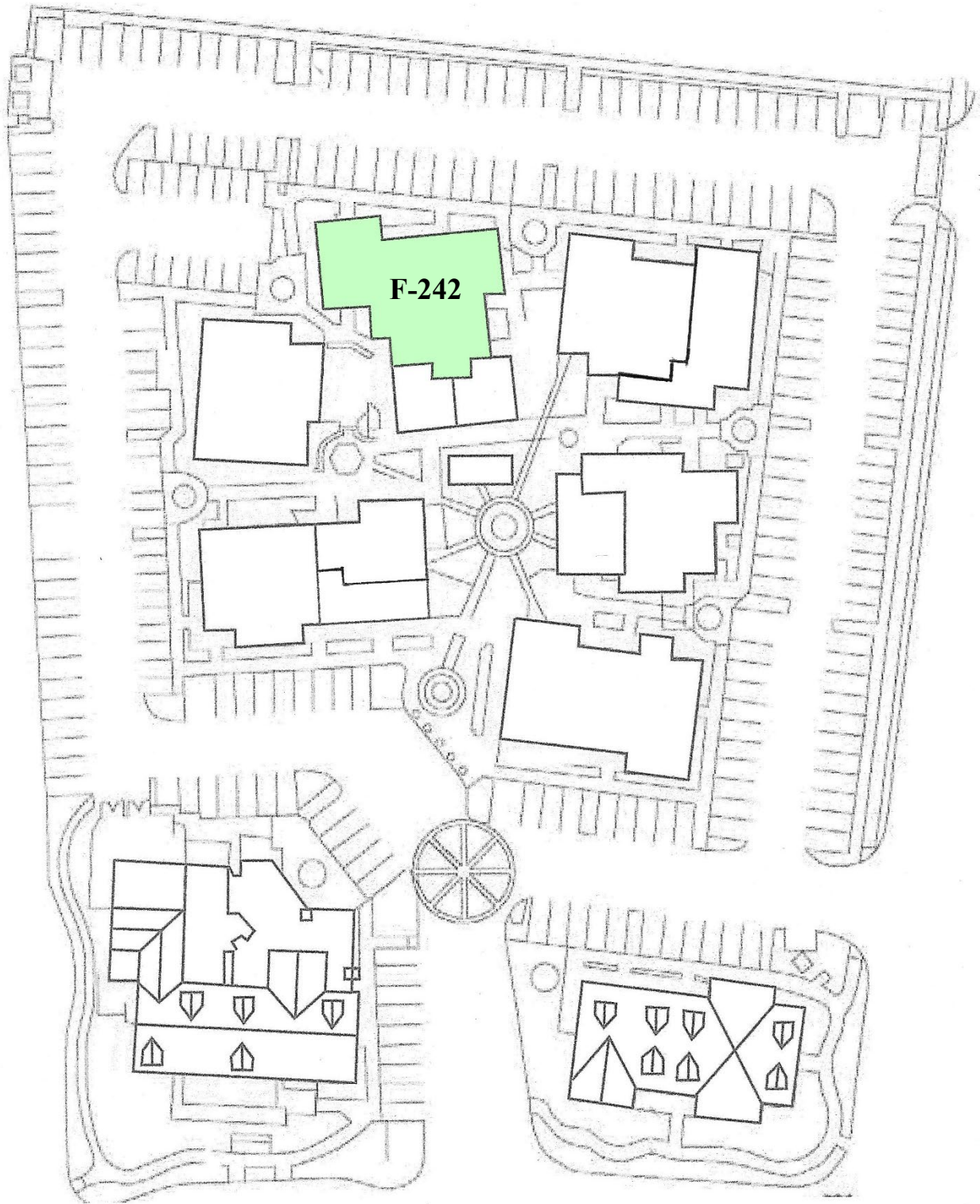
Rio Grande Boulevard

# Suite D-124



**832 Square Feet**  
**Retail / Office**

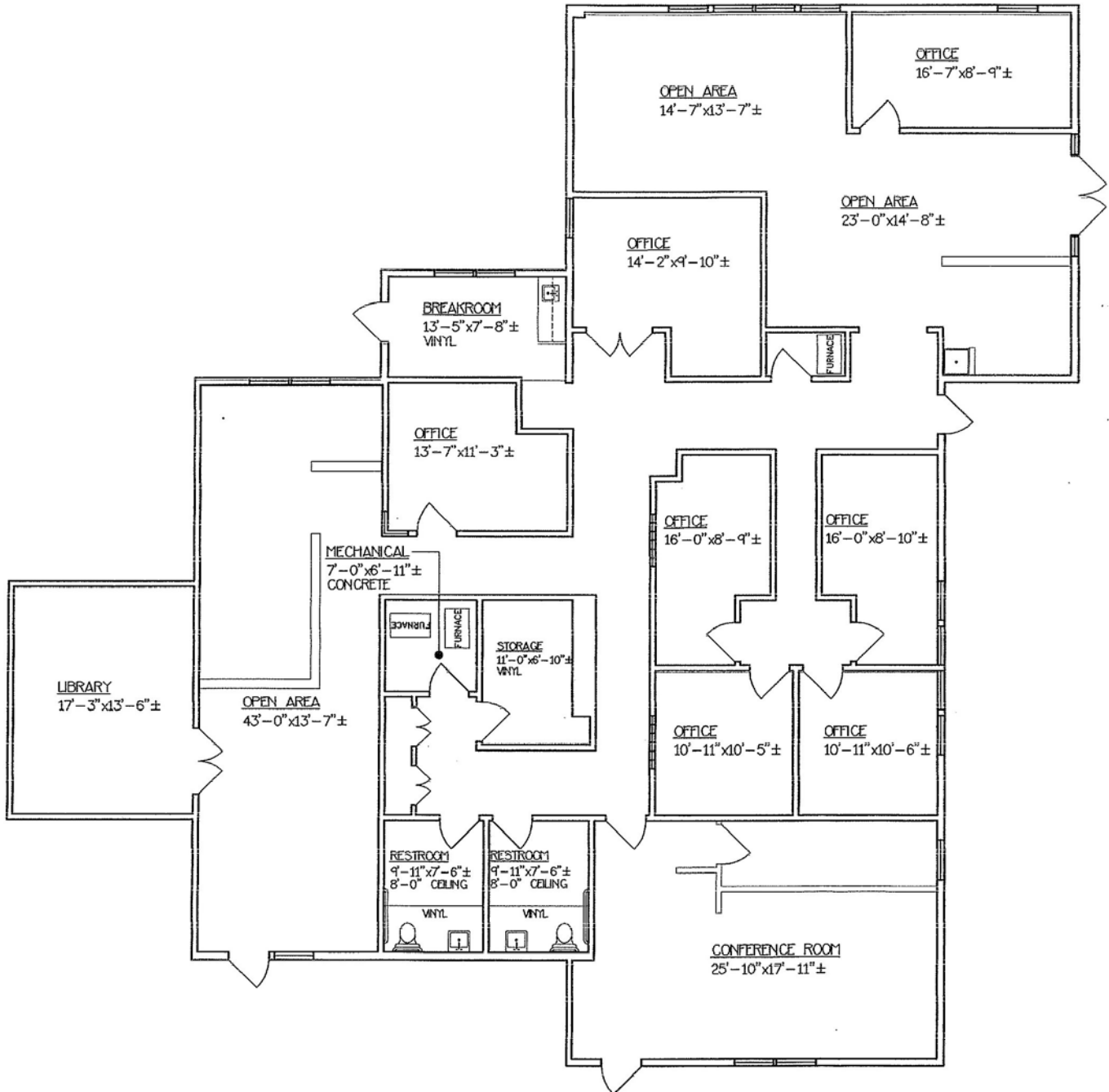
# Second Floor



North →

Rio Grande Boulevard

# Suite F-242



**4,179 Square Feet  
Office**