

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 – 2,344 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.

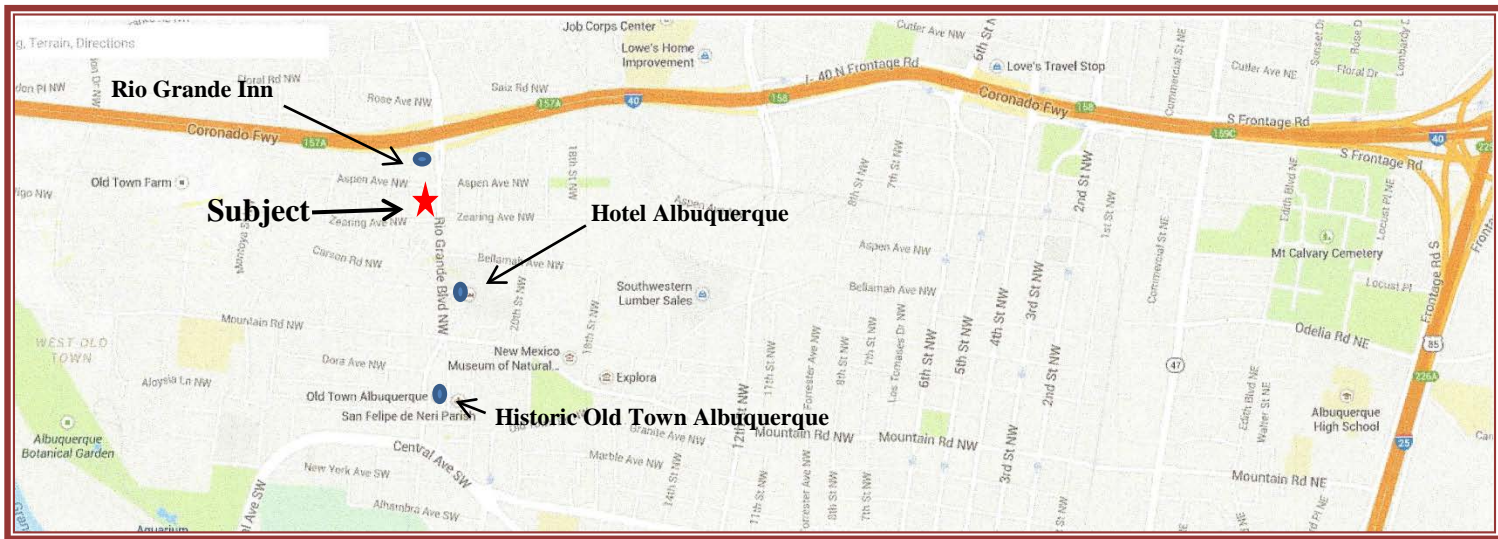
4. Leasehold improvements negotiable.
5. Ample parking on property.
6. Easy access to Interstate I-40



OBERSTEIN
PROPERTIES, INC.

MAIL 215 Lincoln Avenue, Suite 204E, Santa Fe, NM 87501 WEBSITE www.obersteinproperties.com
PHONE (505) 986-0700 CELL (505) 470-2345 EMAIL david@obersteinproperties.com

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

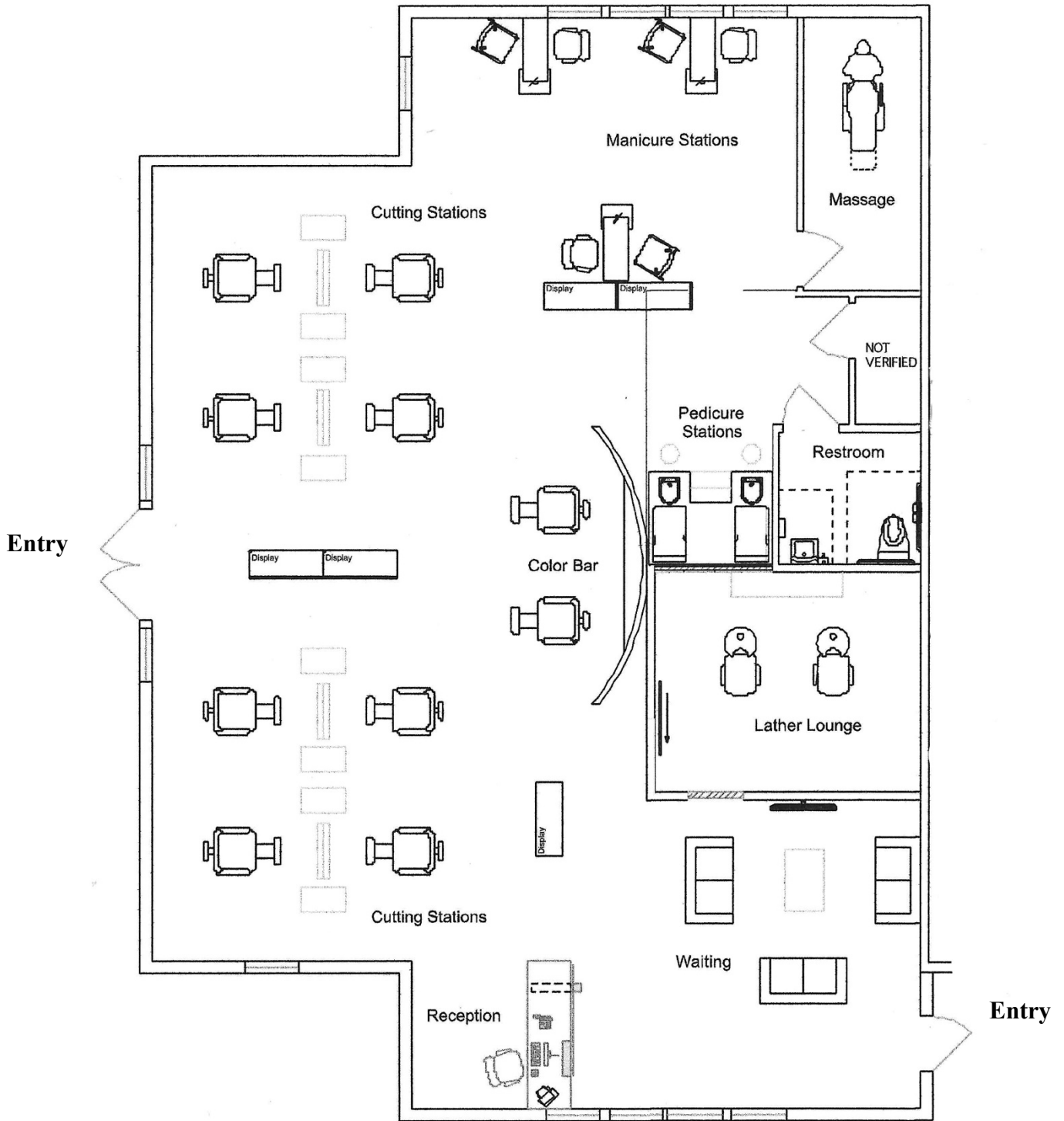
First Floor



North →

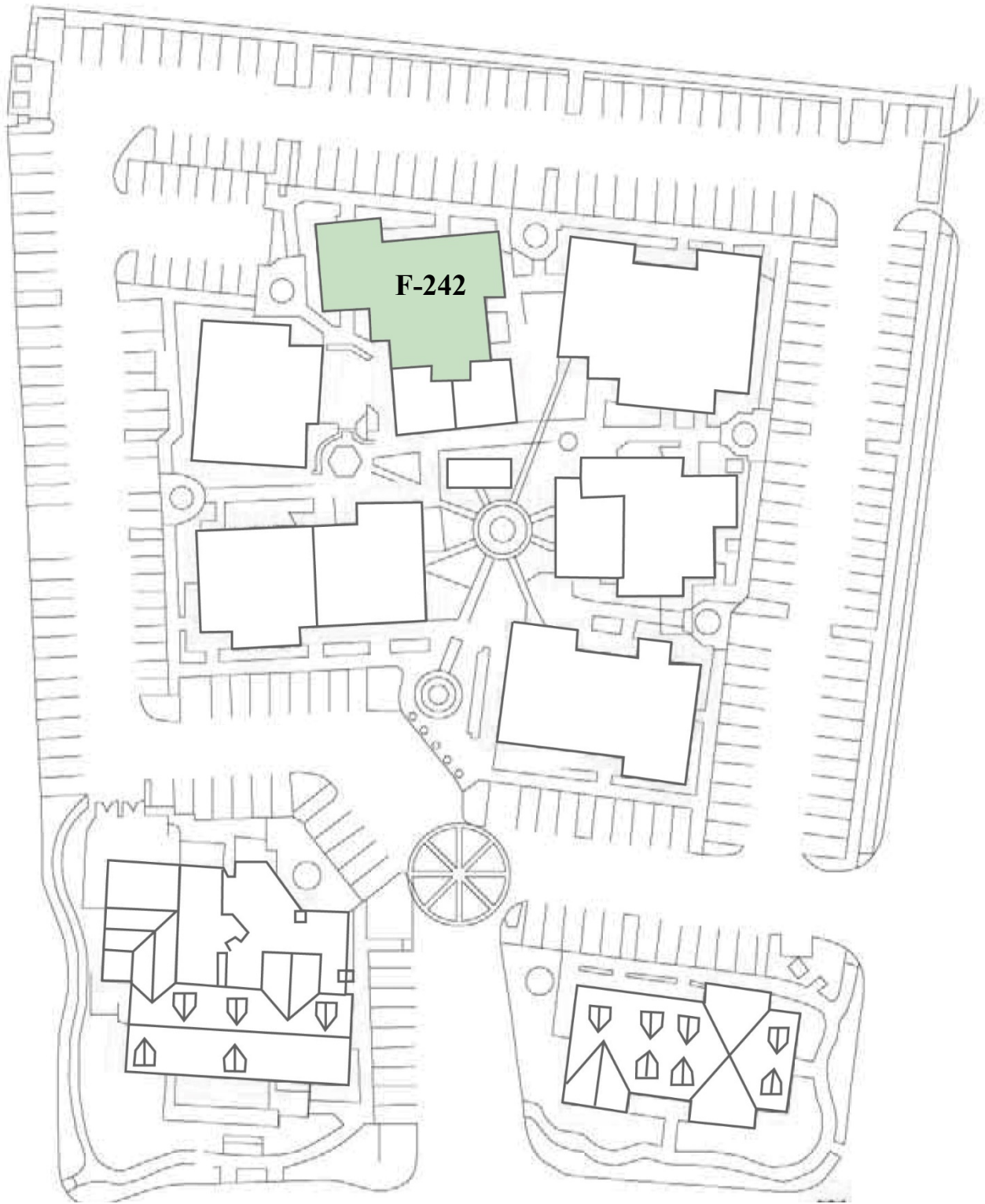
Rio Grande Boulevard

Suite A-194



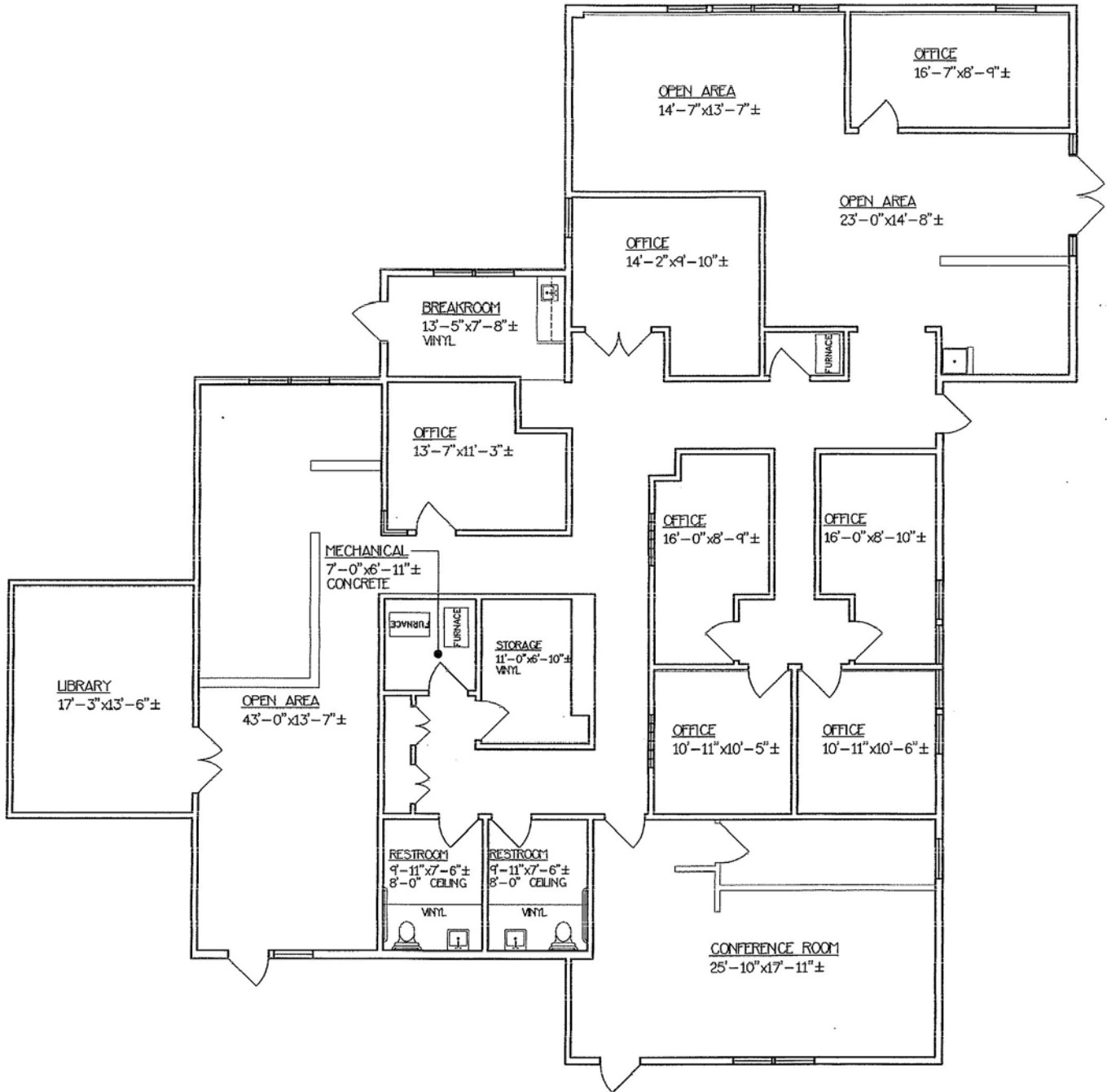
2,344 Square Feet
Salon / Retail / Showroom

Second Floor



Rio Grande Boulevard

Suite F-242



**4,179 Square Feet
Office**