

Rio Grande Plaza

901 Rio Grande Blvd NW



For Lease

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

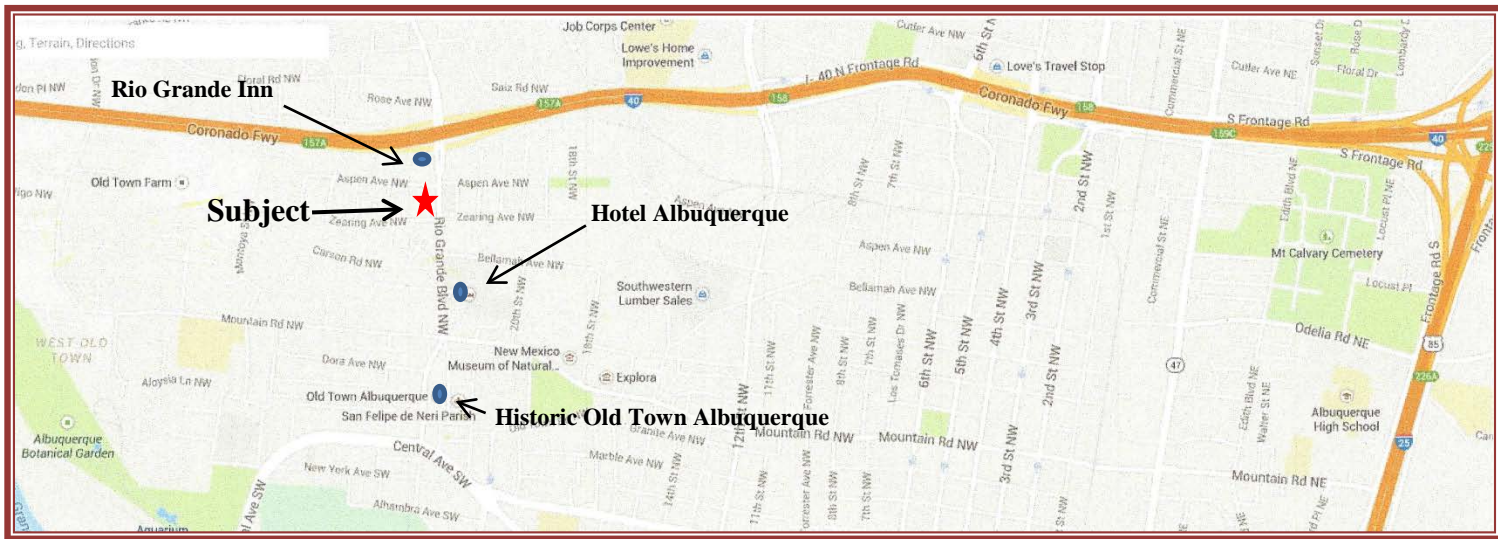
1. Lease Term – 3 to 5 Years
2. Approximate Leasable Area – 616 Square Feet
3. Lease Rate: 1st Year - \$20.00 per Square Foot, plus NNN
2nd through 5th Year: Consumer Price Index annual increase
NNN: Tenant pays a pro-rata share of common area maintenance, property taxes and property insurance, based 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



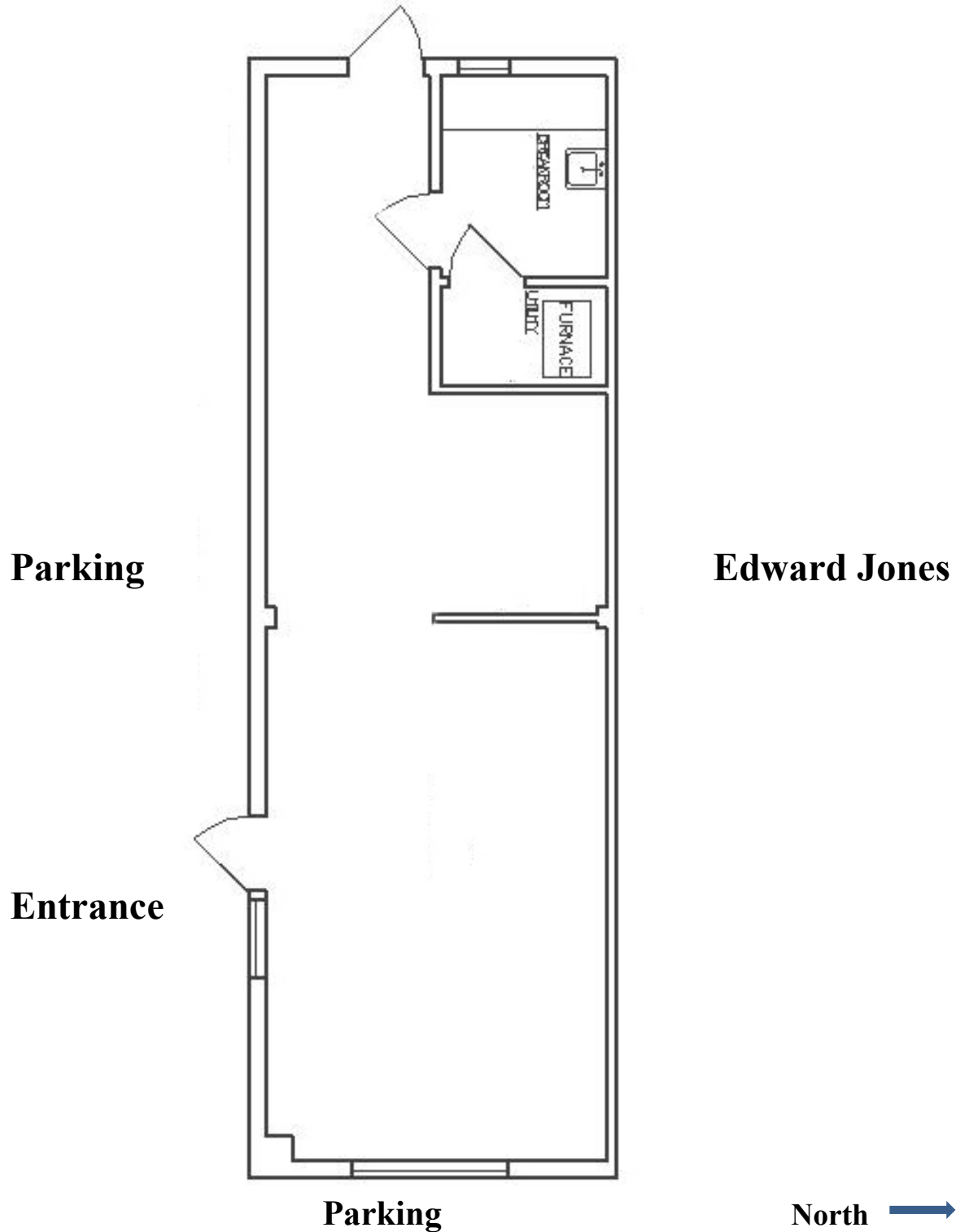
Property Amenities:

- ✓ 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



Suite D-120



616 Square Feet
Retail / Office