



## Paseo del Norte Medical Office

# FOR LEASE

8300 Carmel NE — Bldg #3

Albuquerque, NM 87122



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

### CONTACT

**Ed Anlian**, CCIM

NM Lic. 14869

Mobile (505) 250-9661

ed@jcrenm.com

### LOCATION

- North of Paseo del Norte
- Only 5 minutes from I-25

### AVAILABLE

- 1,403± SF

### LEASE RATE

- \$22.50 /SF (\$2,650/month)

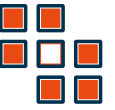
### FEATURES

- Turnkey Office Property
- Lovely Condo Community
- Attractive Modern Architecture
- Open Area
- Up to 3 Plumbed Exam Rooms
- Staff Kitchen
- Waiting Area
- Excellent Access
- Prime NE Location
- Monument Signage
- Versatile Office Space

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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109





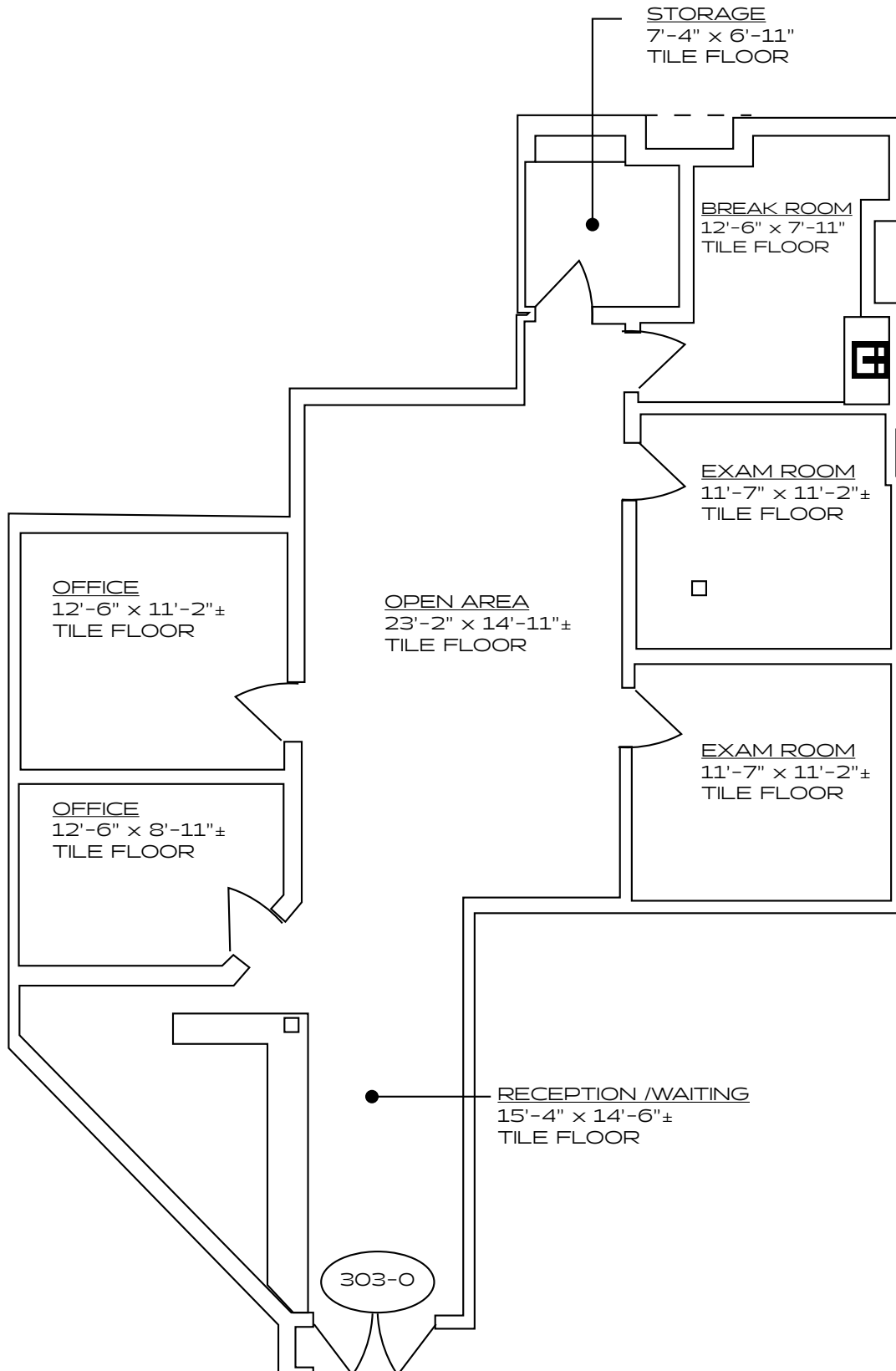
# Aerial Map



- Busy Far Northeast Trade Area
- Professional Office Complex



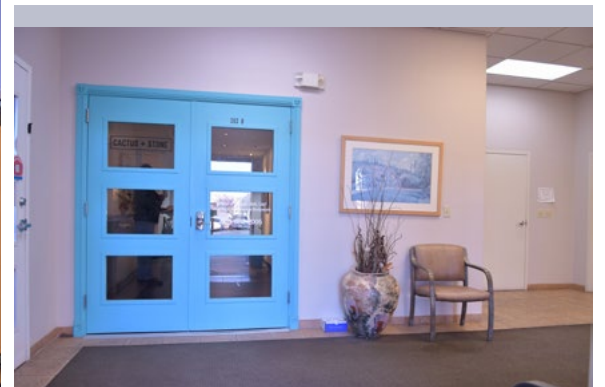
# Floor Plan







# Property Photos





# Property Information

PROPERTY TYPE	Medical Office
	8300 Carmel NE, Albuquerque, NM
CROSS STREETS	Paseo del Norte and Barstow

## Property Details

STORIES	1
CONDITION	Excellent
ZONING	MX-T

## Suite Details

AVAILABLE SF	1,403±
RESTROOMS	Common Area
HEAT TYPE - OFFICE	Forced Gas Heat
AC TYPE - OFFICE	Refridgerated
LIGHTING	Fluorescent (T-5)

## Lease Details

LEASE TYPE	Full Service
LEASE RATE	\$22.50 per SF

**Tenant's Responsibilities:** Tenant pays janitorial, telephone / internet

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