

CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- "Turn Key" High End Finishes
- LED Lighting Throughout
- 1/2 Mile south of Winrock Town
- Fiber Connectivity
- 7 Private Offices
- Kitchen/Conference Room & Storage
- 13 Parking spaces street parking

TRAFFIC COUNT

Lomas Blvd NE: 24,533
Pennsylvania St NE: 13,000 (APD
2018)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



2020 POPULATION
3 MILE RADIUS



2019
OFFICE POPULATION
3 MILE RADIUS



\$62,161
2020 AVERAGE INCOME
3 MILE RADIUS

24,533 VPD
LOMAS BLVD NE

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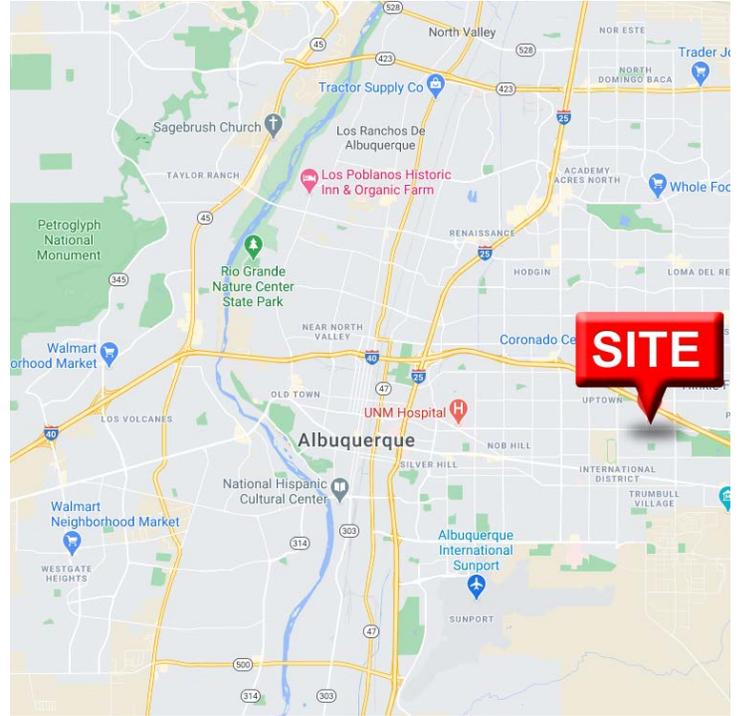
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Stand-Alone Office at Winrock South

SEQ OF I40 & PENNSYLVANIA
1109 RHODE ISLAND STREET NORTHEAST
ALBUQUERQUE, NM 87110



PROPERTY OVERVIEW

Building Size:	2,850 SF
Lot Size:	0.33
Year Built:	2003
Zoning:	MX-T
Submarket:	Winrock South
Roof Type:	Flat/Tar
HVAC:	Refrigerated Air/Combo Units

PROPERTY OVERVIEW

1109 Rhode Island is a professional office building constructed after the turn of the 21st century. The property is “turn-key” and looks & feels brand new. There are 7 private offices, and 4 offices are “executive sized” and could be used as a conference room. There is a storage room and a full-size kitchen/employee lounge. The roof and mechanical systems are well maintained by the owner who held occupancy of the property for it’s life. This property is located near Albuquerque Uptown and it’s amenities without the Uptown prices!

LOCATION OVERVIEW

1109 Rhode Island is located in the Winrock South subdivision, just 1/2 mile south of Winrock Town Centre. The property is in the center of a large professional office park with a diverse makeup of businesses. The property is south of I-40 but just minutes away from the shopping and dining in the Uptown submarket.

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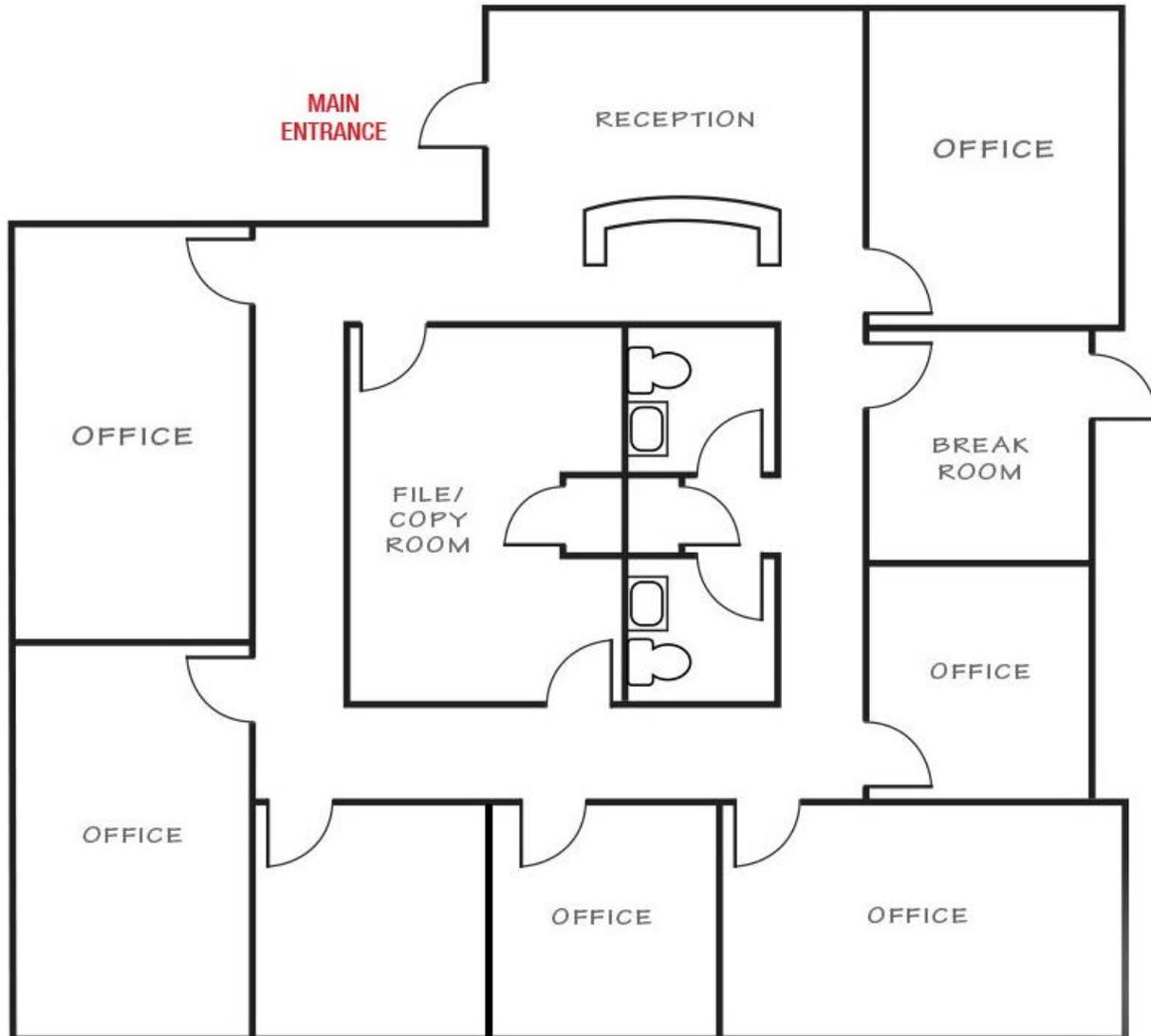
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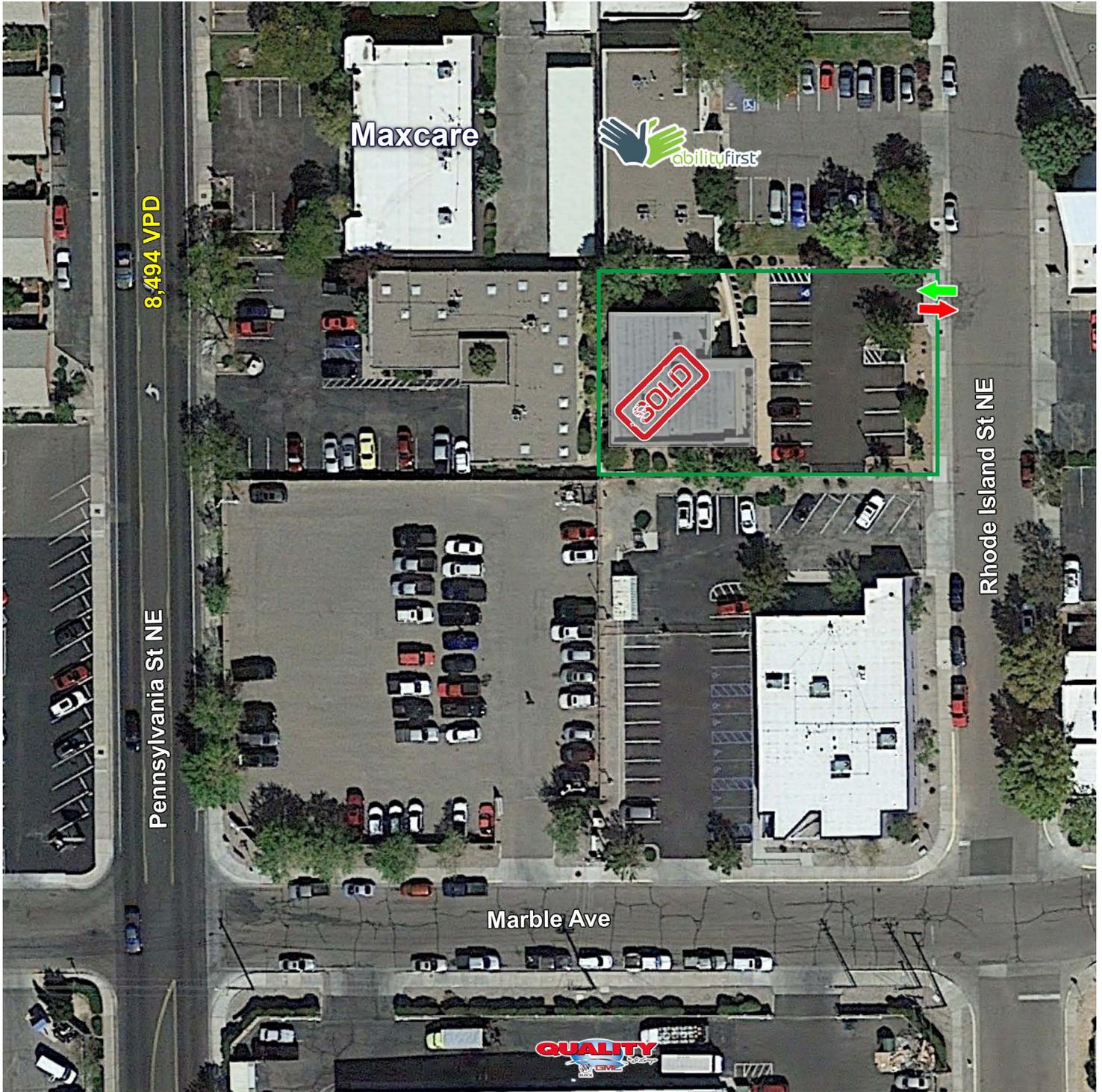
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