



SWEARINGEN

REALTY GROUP | EST 1972

Schaefer

Consulting & Realty

ALBUQUERQUE SQUARE – BLDG D

40,635 GSF Building Available
FOR SUBLEASE

101D Sun Ave NE, Albuquerque, NM 87109

*** Call for details on available Broker's Bonus!**



Sublease Info:



\$17.50 Full Service + E

(Rate based on lease for a minimum of 1 floor)



± 4,000 - 40,635 GSF
(3-Story Building)



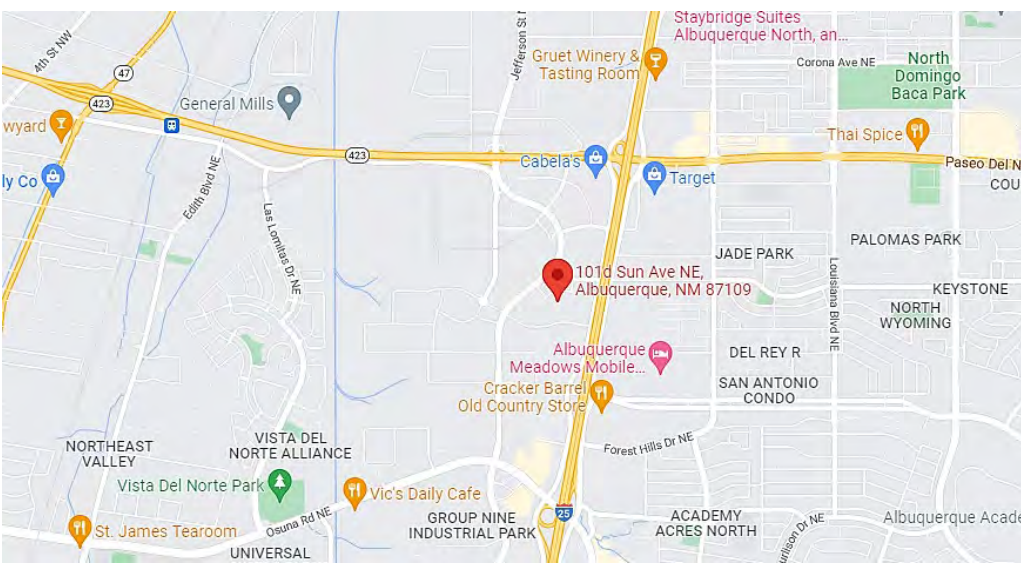
2.56/1,000 – Surface
with additional contract
parking available



* Up To 2 floors
(available IMMEDIATELY)
* Entire Building
(within 180 days)



Thru March 31, 2028
(Direct Lease options
available from Landlord
upon request)



For more information, contact:

KEN SCHAEFER

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Qualifying Broker

License #: 15100

M: 505-220-5600

kschaefer35@comcast.net

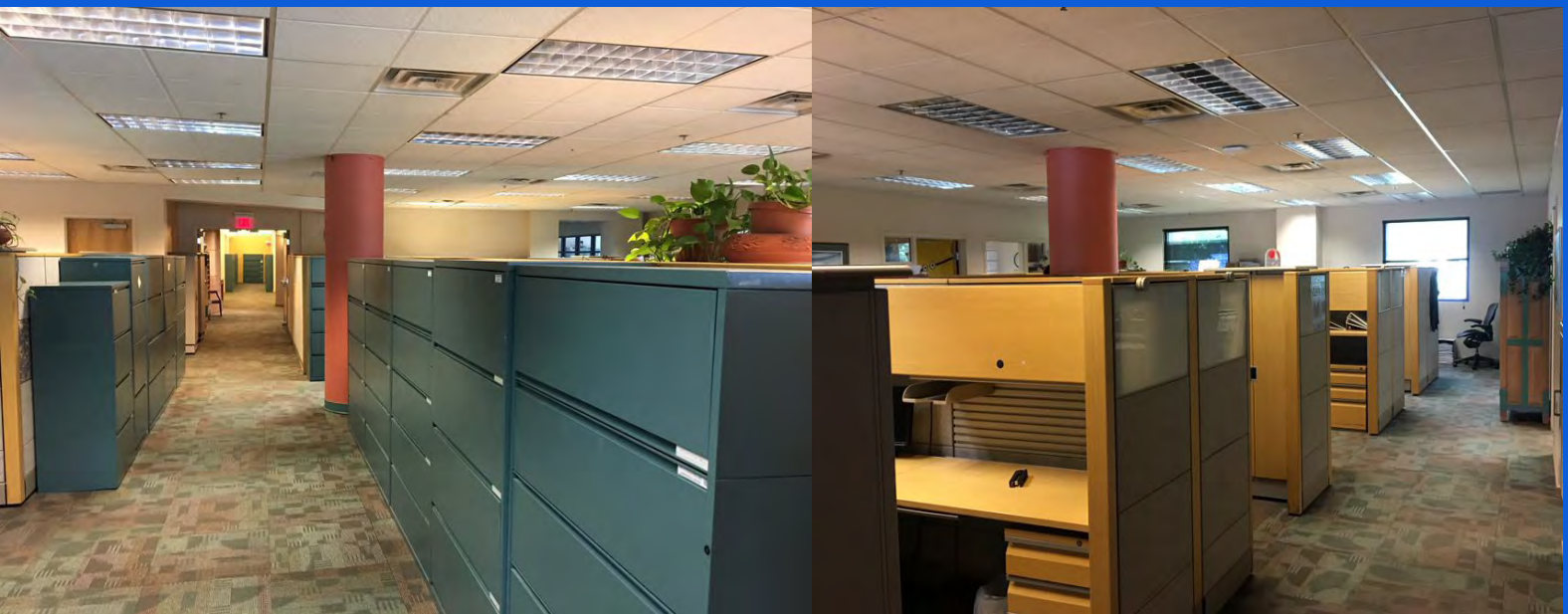
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Sublease Highlights:

- Entire 40,635 GSF 3-story building available.
- Divisible to partial floors ($\pm 4,000$ – 13,000 SF)
- Plug n' Play furniture and cabling available.

Nearby Area Amenities:

- Satellite Coffee, Hello Deli, & Milly's Restaurant within walking distance.
- Abundant banks, hotels, restaurants, and shopping nearby.
- Highly desirable, centralized North I-25 / Journal Center location providing a short 20-minute commute for most of the Albuquerque MSA's population.
- Campus setting with lush landscaping and abundant walking trails.
- Fast access to major commuter routes and river crossings: I-25 and Paseo Del Norte (Hwy 423)

Disclaimer: Information has been obtained from sources believed reliable. Contents has not been fully verified and no guarantee, warranty or representation about are made. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Building Amenities:

- Located in a Class A Office business park
- I-25 visibility
- Fiber, T-1, DSL, and Comcast available
- Video security and card access systems
- Dedicated server room with raised floors
- CAT backup generator, supplemental HVAC system, and grade-level loading area

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Building Floorplans



3RD FLOOR
AREA TABULATION
TOTAL AREA 13,557.00 GSF

SUITE/Common AREAS (RSF)	
3A	2,428. SF
3B	503. SF
3C	3,633. SF
3D	1,457. SF
3E	3,416. SF
3F	530. SF
3G	2,331. SF
3H	701. SF



3 3rd Floor Plan



2ND FLOOR
AREA TABULATION
TOTAL AREA 13,518.00 GSF

SUITE/Common AREAS (RSF)	
2A	2,435. SF
2B	502. SF
2C	3,600. SF
2D	1,399. SF
2E	3,582. SF
2F	413. SF
2G	2,360. SF

2 2nd Floor Plan



GROUND FLOOR
AREA TABULATION
TOTAL AREA 13,560.00 GSF

SUITE/Common AREAS (RSF)	
1A	2,435. SF
1B	689. SF
1C	3,407. SF
1D	2,099. SF
1E	3,352. SF
1F	599. SF
1G	2,303. SF

1 Ground Floor Plan



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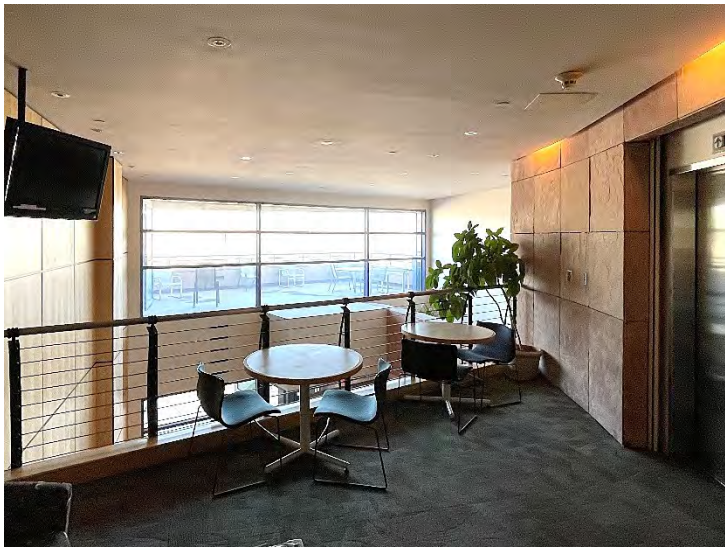
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Building Interior Photos



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Building Interior Photos



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

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