



8625 Golf Course Rd Suite B1

Albuquerque, NM 87114

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

OFFICE SPACE FOR LEASE PROFESSIONAL OFFICE SUITE WITH FUNCTIONAL LAYOUT



LEASE RATE:
\$17.55 MG



BUILDING SIZE:
1,306 SF



ZONING:
**MX-L (MIXED USE - LOW
INTENSITY)**

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » **Functional Office Layout:** The 1,306 SF space features a versatile configuration that includes private offices, a reception or waiting area, and a breakroom or kitchenette. Ideal for professional services such as medical, legal, financial, or administrative use.
- » **High Visibility Location:** Positioned directly off Golf Course Rd, one of Albuquerque's major north-south corridors, the suite benefits from strong exposure to steady vehicular traffic and excellent visibility from the street.
- » **Signage Opportunity:** Includes access to a shared monument sign, allowing tenants to display their branding prominently to passing traffic.
- » **Abundant Shared Parking:** Ample onsite parking with a large shared lot, providing easy access for both staff and visitors. Convenient for businesses that require client-facing access.
- » **Modern Construction:** Located in a well-maintained, newer retail-office center that reflects pride of ownership and presents a professional image.
- » **Accessibility:** Strategically situated with easy access to Coors Blvd, Paseo del Norte, and other major thoroughfares. Surrounded by established neighborhoods and near retail, restaurants, banks, and healthcare facilities.

PROPERTY DESCRIPTION:

Positioned in a high-demand corridor in northwest Albuquerque, 8625 Golf Course Rd, Suite B-1 offers a professional office environment with exceptional visibility, strong surrounding demographics, and unmatched convenience. This 1,306 SF office suite is ideal for a range of users including medical practitioners, law offices, insurance agencies, consultants, and other service-based businesses.

The suite features a clean, professional layout with multiple private offices, a welcoming reception area, and space for storage or a kitchenette. shared parking and signage options on a prominent monument sign make it easy for clients and staff to access and identify the location.

Located just minutes from major intersections and surrounded by growing residential and commercial development, this space offers a rare opportunity to position your business in a well-traveled, business-friendly location at a competitive lease rate.

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OFFERING DETAILS:

ADDRESS:	8625 Golf Course Rd NW, Suite B-1, Albuquerque, NM 87114
SIZE:	1,306 SF
LEASE RATE:	\$17.55 MG
ZONING:	MX-L (Mixed Use - Low Intensity)
TYPE:	Office - Professional office suite with functional layout

AREA DEMOGRAPHICS (5-MILE RADIUS):

- » **Population:** Approximately 228,000
- » **Average Household Income:** \$80,000
- » **Daytime Employees:** 149,000+



FLOOR PLAN

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FLOOR 1: 1306 sq. ft.

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 1306 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

PROPERTY PHOTOS

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LOCATION MAP

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