

# For Sale or Lease

## “Lender Owned”

### Corrales Overlook Executive Plaza

1350-1400 Jackie Rd. SE, Rio Rancho, NM 87124



Office Condos

**MAJOR PRICE REDUCTION  
STARTING AT \$84/SF**

#### Details

**Sale Price** \$84 - \$99/SF  
*Shell Condition*

#### Space Available

**1350 Jackie Rd. SE** 10,149 +/- SF  
**Suite 102** 2,096 +/- SF  
**Suite 103** 1,977 +/- SF  
**Suite 104** 1,977 +/- SF  
**Suite 105** 2,096 +/- SF  
**Suite 106** 2,003 +/- SF

**1400 Jackie Rd. SE** 11,144 +/- SF  
**Suite 101** 1,801 +/- SF  
**Suite 102** 1,945 +/- SF  
**Suite 103** 1,826 +/- SF  
**Suite 104** 1,826 +/- SF  
**Suite 105** 1,945 +/- SF  
**Suite 106** 1,801 +/- SF

To learn more, please contact:

#### Grubb & Ellis | New Mexico

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 Albuquerque, NM 87110  
 505.883.7676  
 www.genewmexico.com

*Independently Owned and Operated*



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New Mexico

#### Highlights

- Corrales Overlook Executive Plaza includes three buildings totaling 34,596 SF
- Near Intel and close to New \$200+million Presbyterian Hospital
- Building borrow the design style from high end markets such as Scottsdale giving the new business owner a prestigious identity and location to conduct business
- Condominium association in place
- Owner's association budget (2010) \$1.95/SF
- 4.13/1,000 Parking
- Zoned C-1
- **Seller financing available**
- **1350 Jackie Rd. Now \$84/SF**

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**1400 Jackie Rd. 11,144 +/- SF \$1,103,256**  
**Building #1**

Suite 101 1,801 +/- SF \$178,299

Suite 102 1,945 +/- SF \$192,555

Suite 103 1,826 +/- SF \$180,774

Suite 104 1,826 +/- SF \$180,744

Suite 105 1,945 +/- SF \$192,555

Suite 106 1,801 +/- SF \$178,299

**1350 Jackie Rd. 10,149 +/- SF \$852,516**  
**Building #2 \$84/SF**

**Suite 102 2,096 +/- SF \$176,064**

**Suite 103 1,977 +/- SF \$166,068**

**Suite 104 1,977 +/- SF \$166,068**

**Suite 105 2,096 +/- SF \$176,064**

**Suite 106 2,003 +/- SF \$168,252**



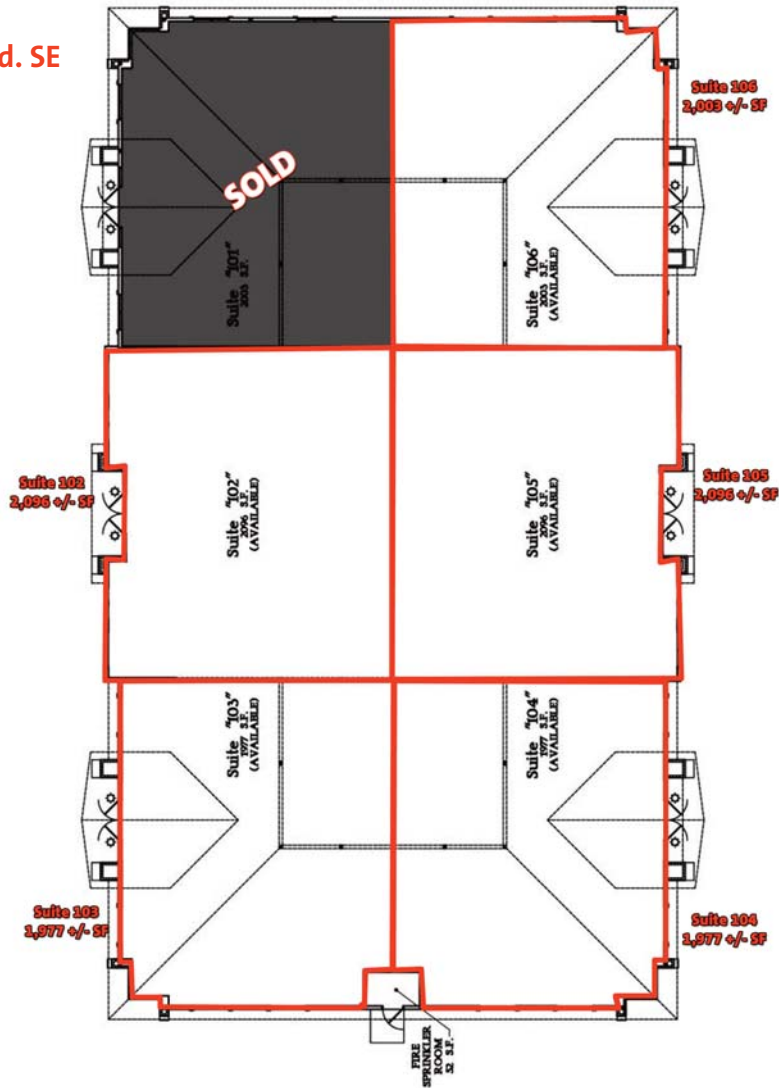
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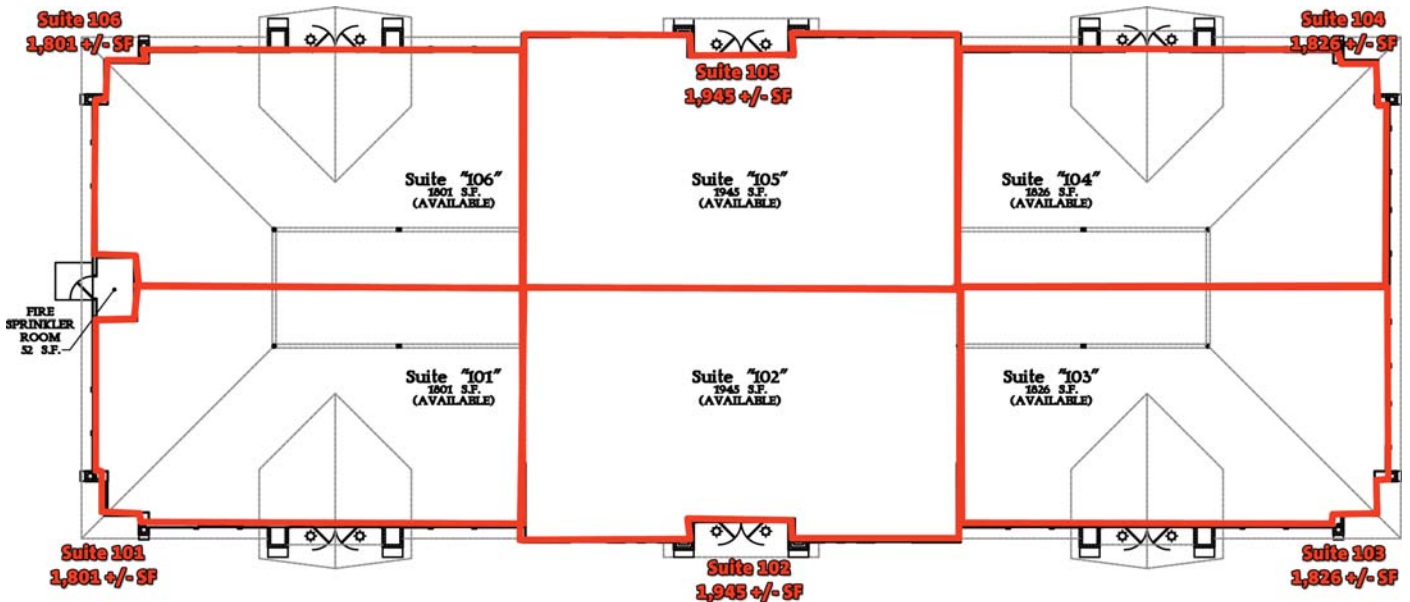


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1350 Jackie Rd. SE  
Building #2  
\$84/SF



1400 Jackie Rd. SE  
Building #1



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