

Broadbent Business Park

2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.



Broadbent Business Park

- > Lease Rate: See chart on following page
- > Lease Type: Modified Gross (+ gas, electric & janitorial)
- > Available Space: 1,500 - 7,993 SF
- > Zoning: NR-C
- > HUB Zone: Yes

Building Amenities

- > Albuquerque's premier office/flex/R&D park
- > Centrally located with easy access to I-25 & I-40
- > Beautifully landscaped campus atmosphere
- > Drive-in doors available
- > Up to 17' warehouse clear heights
- > Attractive design with concrete construction
- > Five minute drive time to Albuquerque International Airport, Presbyterian and Lovelace Hospitals
- > Comcast and Centurylink available

Contact Us

TIM WITH, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7092
ALBUQUERQUE, NM
LICENSE #36272
tim.with@colliers.com

JOHN RANSOM, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7011
ALBUQUERQUE, NM
LICENSE #11451
john.ransom@colliers.com

COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

Availability

2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.

Suite	Total Sq.Ft.	Office Sq.Ft.	Whse Sq.Ft.	Monthly Rent	Rent per Sq.Ft.	Roll Up Door Size	Whse Clear Height	Grade Level Doors	Dock Doors
2655 E	1,500	1,000	500	\$1,188	\$9.51	10' x 10'	12'	1	0
2659 E	1,875	920	955	\$1,369	\$8.76	10' x 10'	12'	1	0
2705 E	2,025	1,760	265	\$1,749	\$10.37	10' x 10'	12'	1	0
2700 B	2,160	1,200	960	\$1,626	\$9.04	10' x 10'	12'	1	0
2651 B	2,438	2,438	-	\$2,219	\$10.92	n/a	n/a	0	0
2651 C	5,555	5,555	-	\$5,055	\$8.50	n/a	n/a	0	0
2651 BC	7,993	7,993		\$7,274	\$10.92	n/a	n/a	0	0



Contact Us

TIM WITH, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7092
ALBUQUERQUE, NM
LICENSE #36272
tim.with@colliers.com

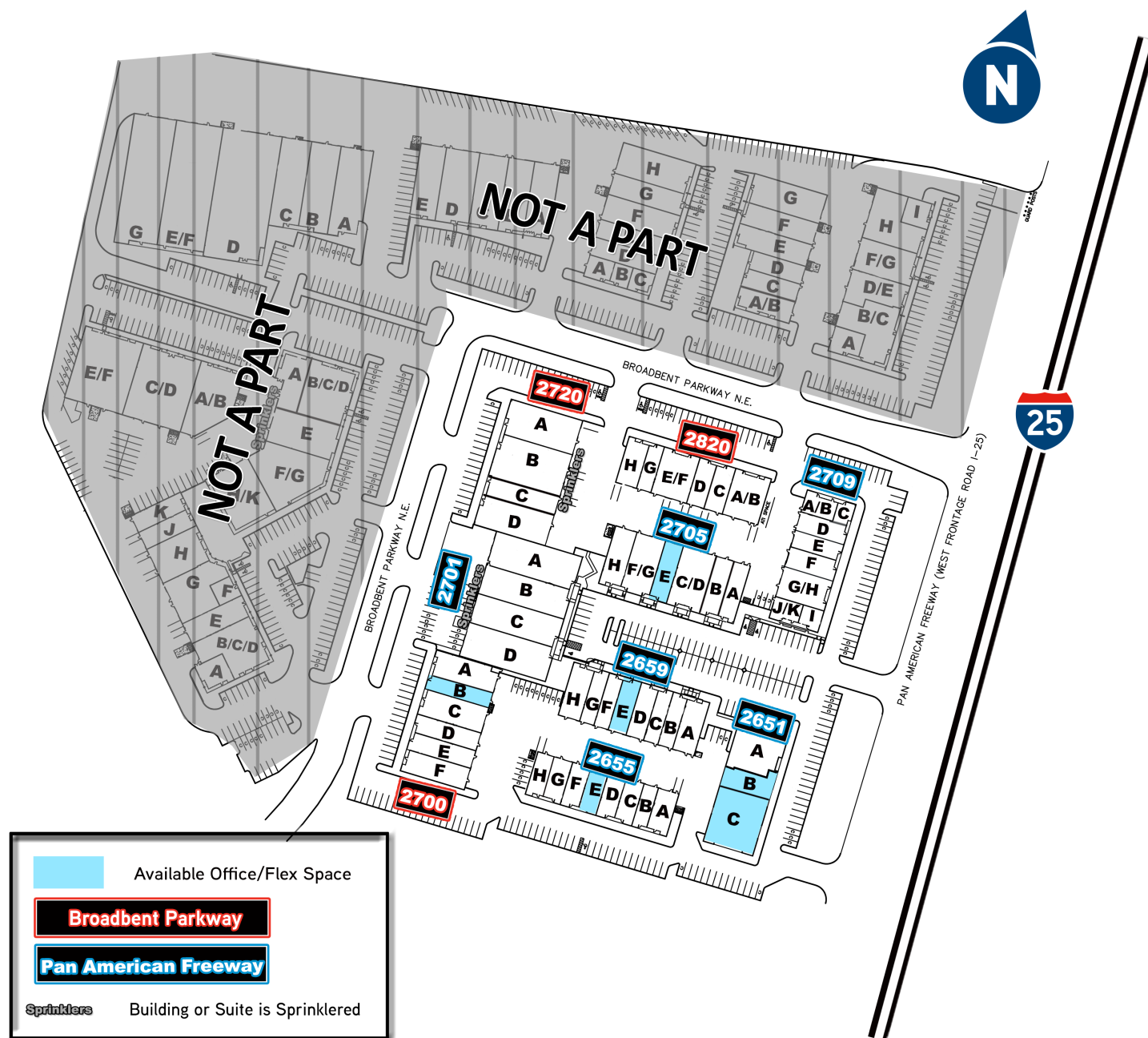
JOHN RANSOM, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7011
ALBUQUERQUE, NM
LICENSE #11451
john.ransom@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Site Plan

2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.



Contact Us

TIM WITH, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7092
ALBUQUERQUE, NM
LICENSE #36272
tim.with@colliers.com

JOHN RANSOM, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7011
ALBUQUERQUE, NM
LICENSE #11451
john.ransom@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Aerial Site Photo

2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.



Address Labels



Pan American Freeway



Broadbent Parkway

Contact Us

TIM WITH, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7092
ALBUQUERQUE, NM
LICENSE #36272
tim.with@colliers.com

JOHN RANSOM, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505 880 7011
ALBUQUERQUE, NM
LICENSE #11451
john.ransom@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Floor Plans

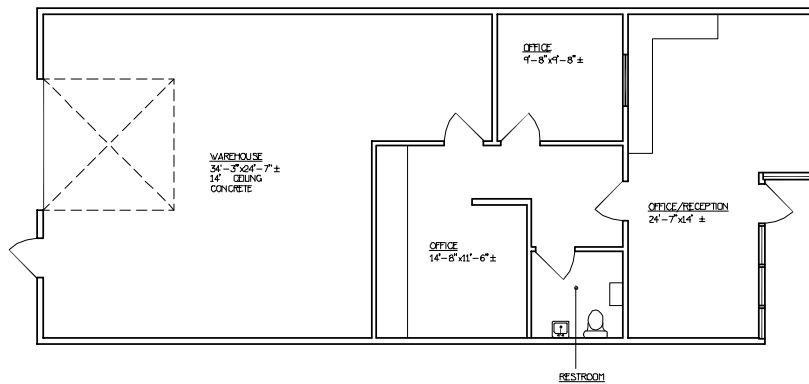
2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.

Suite 2665 E

- > Total Square Ft: +/- 1,500 SF
- > Office Space: +/- 1,000 SF
- > Warehouse/Flex Space: +/- 500 SF
- > Grade Level Doors: One (1)
- > Ceiling Height: 12'

Floorplan



Floor Plans

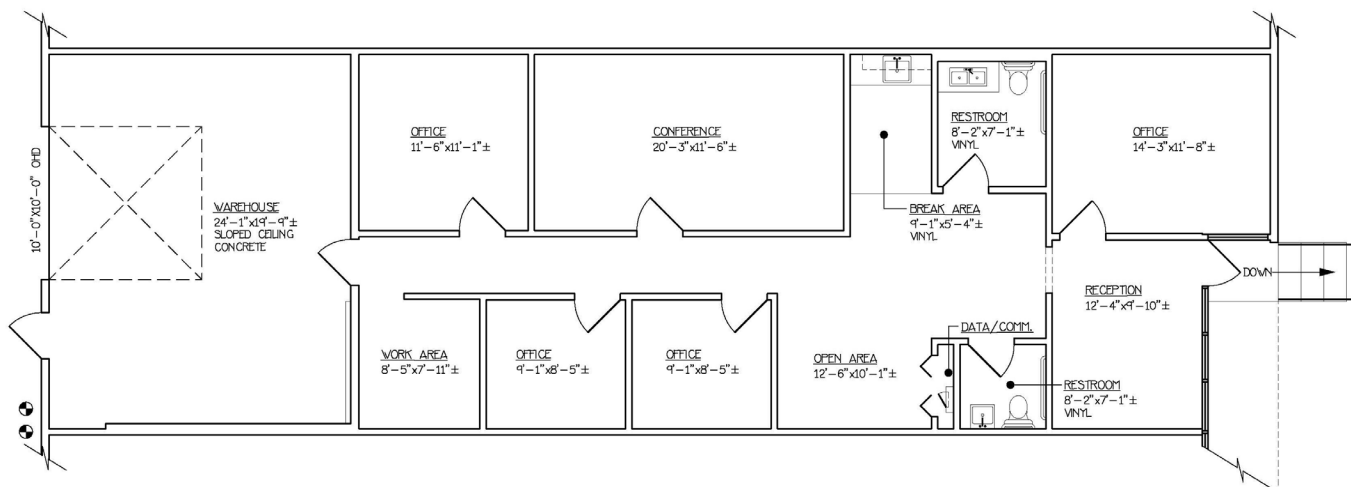
2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.

Suite 2705 E

- > Total Square Ft: +/- 2,025 SF
- > Office Space: +/- 1,760 SF
- > Warehouse/Flex Space: +/- 265 SF
- > Grade Level Doors: 1
- > Ceiling Height: 12'

Floorplan



Floor Plans

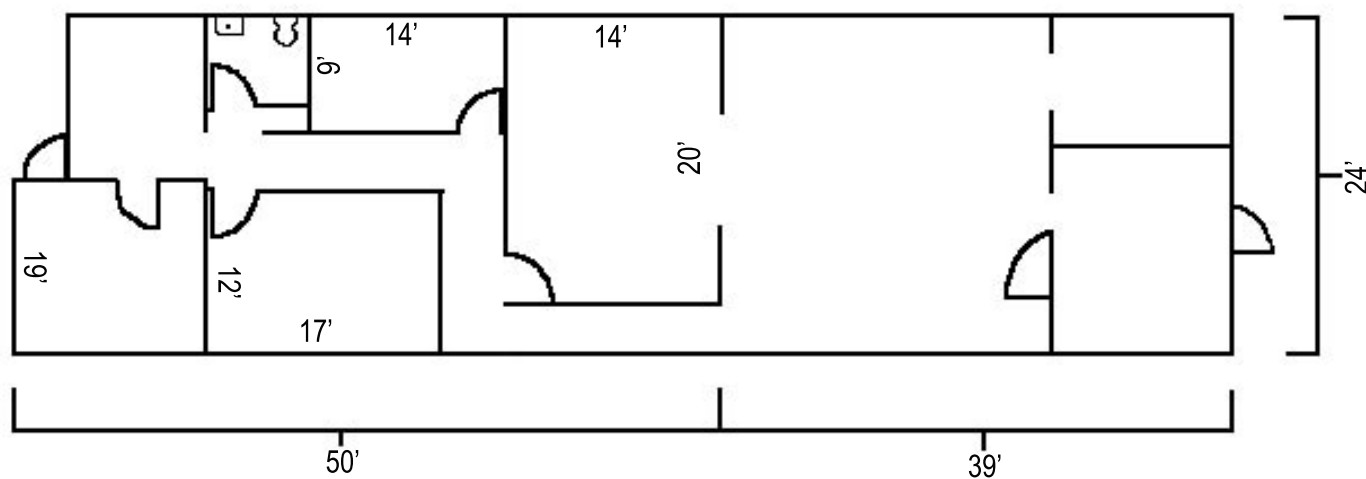
2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.

Suite 2700 B

- > Total Square Ft: +/- 2,160 SF
- > Office Space: +/- 1,200 SF
- > Warehouse/Flex Space: +/- 960 SF
- > Grade Level Doors: One (1) 10' x 10'
- > Ceiling Height: 12'

Floorplan



Floor Plans

2709 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

Accelerating success.

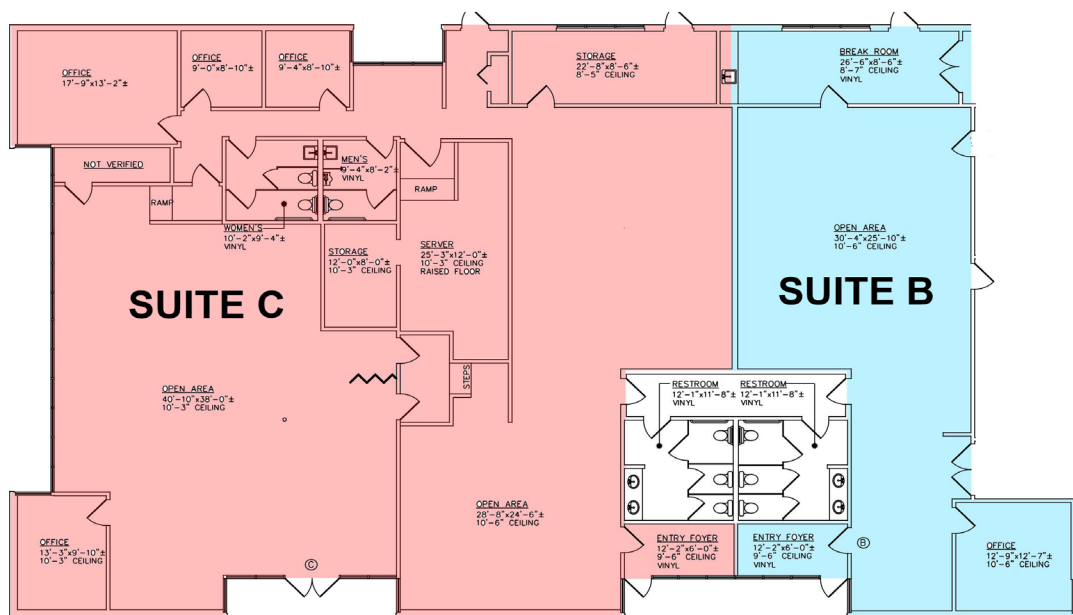
Suite 2651 B

- > Total Square Ft: +/- 2,438 SF
- > Office Space: +/- 2,438 SF
- > Warehouse/Flex Space: n/a
- > Grade Level Doors: n/a
- > Ceiling Height: n/a

Suite 2651 C

- > Total Square Ft: +/- 5,555 SF
- > Office Space: +/- 5,555 SF
- > Warehouse/Flex Space: n/a
- > Grade Level Doors: n/a
- > Ceiling Height: n/a

Floorplan



■ Suite B - 2,438 SF
■ Suite C - 5,555 SF
Total - 7,993 SF