



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



PROFESSIONAL OFFICE BUILDING SPACE FOR LEASE

FOR LEASE

1424 Deborah Road SE
Rio Rancho, NM 87124

Coldwell Banker Commercial
Las Colinas

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PROFESSIONAL OFFICE BUILDING SPACE FOR LEASE
THE PROPERTY

Professional Office Building Space for Lease
1424 Deborah Road
Rio Rancho, NM 87124

PROPERTY DETAILS

- Suite Available in Class B office building
- Elevator for Second Floor Access
- Exterior stairwell access to second floor
- Electronic card reader access for after business hours
- Well maintained building that presents well to customers and clients
- Security cameras on all entrances
- Water, Gas, Electric, and Janitorial included in \$3.00 CAM fee
- Building visible from HWY 528
- Shared community restrooms, four per floor



PLEASE DO NOT DISTURB TENANTS

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	B
Building Size:	+/- 17,437 SF
Number of Stories:	2

AVAILABLE SUITE

Lease Rate: **\$13.00 PSF + \$3 CAM Fee**

Available Suites:

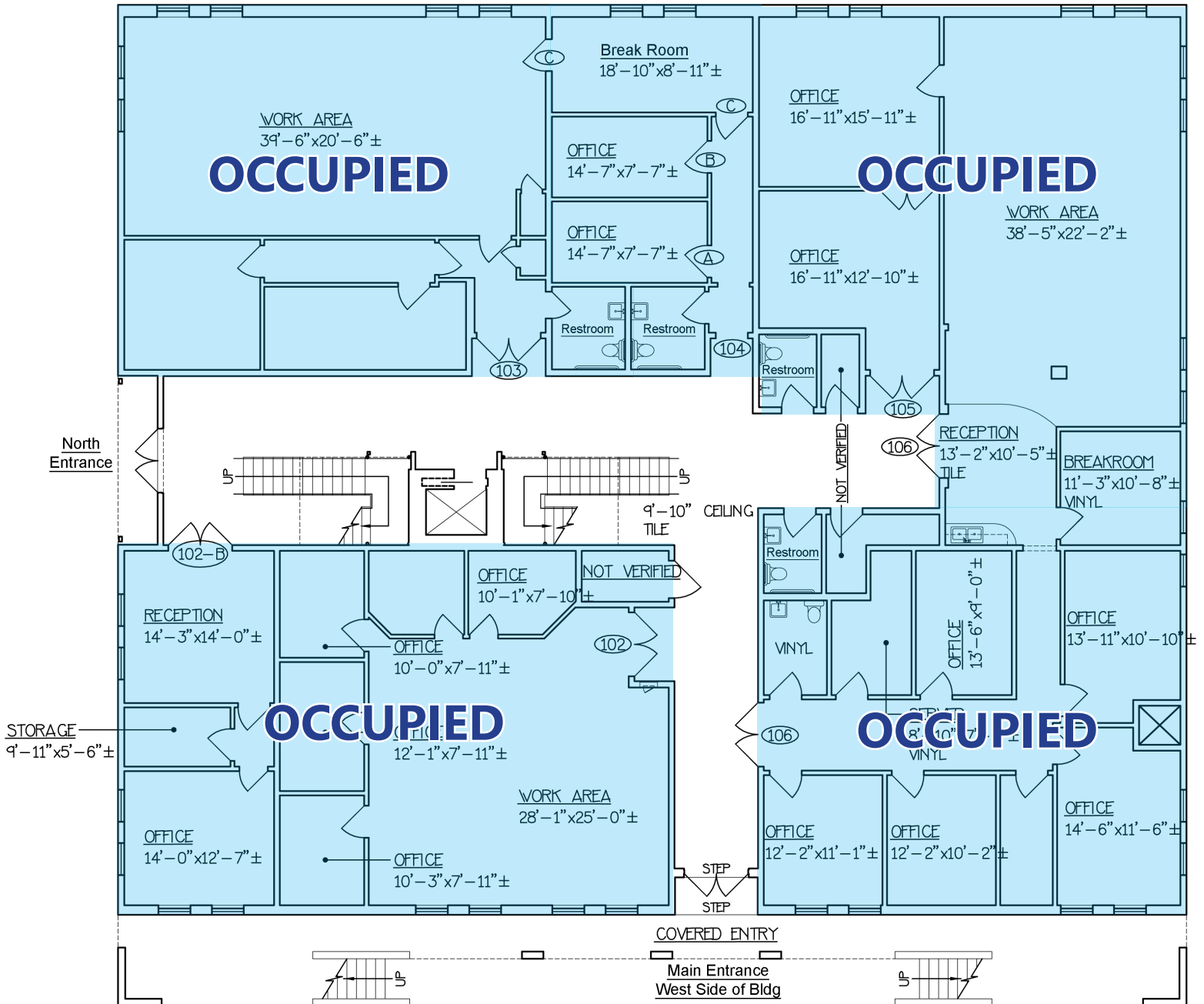
Suite 202-A	+/- 325 SF	\$13.00 PSF
Suite 204 A1/B	+/- 290 SF	\$13.00 PSF
Suite 204D	+/- 286 SF	\$13.00 PSF

LOCATION INFORMATION

- Easy access to NM HWY 528
- Located on Deborah Road, parallel to HWY 528
- NE quadrant of Barbara Loop & Deborah Road
- Minutes from Intel in Rio Rancho, New Mexico

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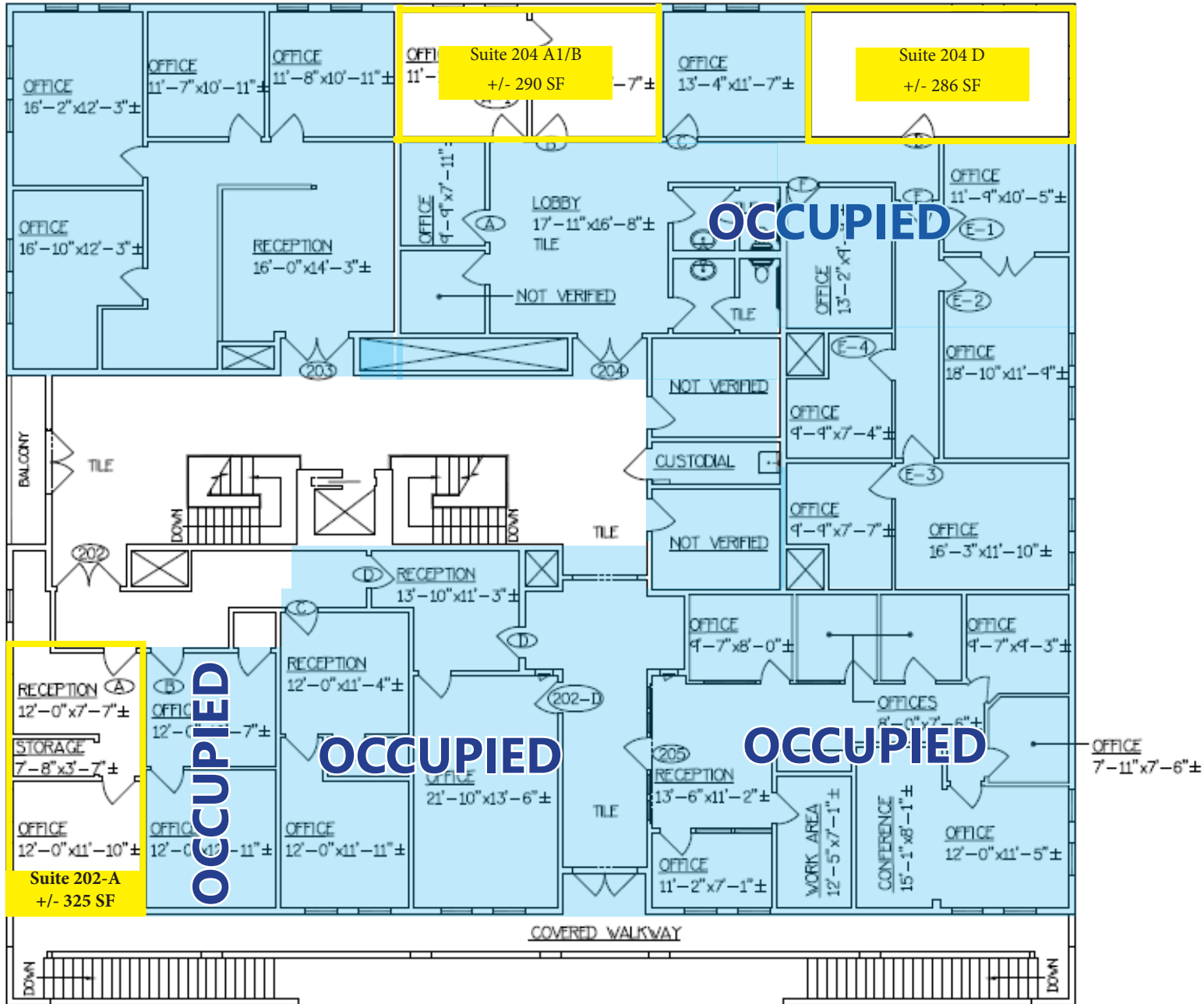
FLOOR PLANS - FIRST FLOOR



THE TSAY BUILDING, GROUND FLOOR

PROFESSIONAL OFFICE BUILDING SPACE FOR LEASE

FLOOR PLANS - SECOND FLOOR



PROFESSIONAL OFFICE BUILDING SPACE FOR LEASE

PROPERTY OVERVIEW

PROPERTY PHOTOS



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PROFESSIONAL OFFICE BUILDING SPACE FOR LEASE

MAPS & AERIALS

