

Sun Valley Commercial Center

2001 NAIOP Winner For Excellence in Design

**FOR
SALE**

320 Osuna Road NE | Albuquerque, NM 87107



Property Details

- Available
 - Building A ±1,340 SF \$337,500 *(Owner will lease back)*
 - Building B ±2,923 SF \$625,000
 - Building C ±3,938 SF \$875,000 *(±2,238 SF Leased)*
- Zoning MX-L
- Parking 200 Shared Spaces

Property Amenities

- Stand alone buildings on a beautifully landscaped campus
- High quality construction with Hosendia style accents, vigas, brick and flagstone tiles floors.
- Built in cabinets and book cases



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

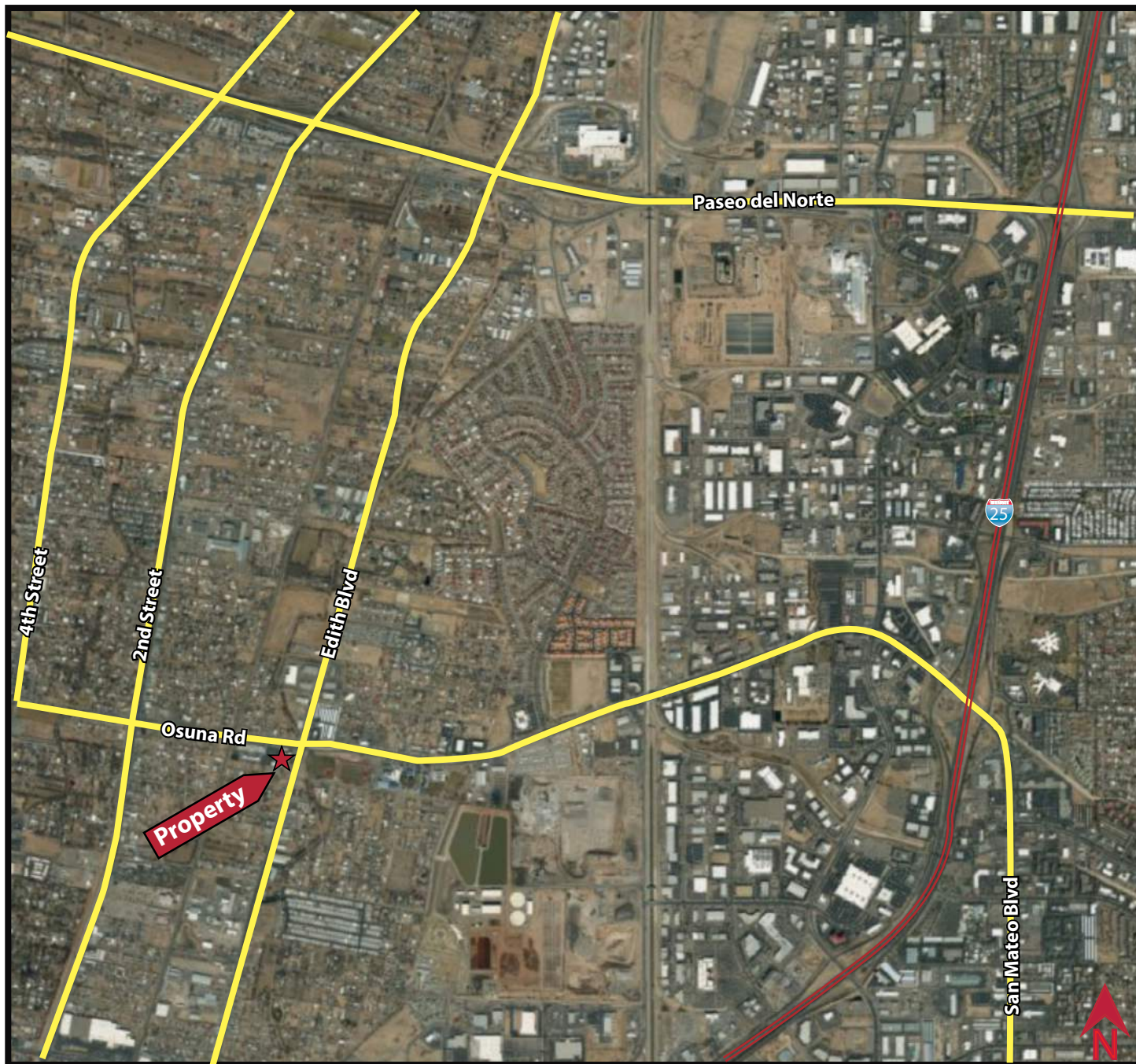
Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Sun Valley Commercial Center

2001 NAIOP Winner For Excellence in Design **AERIAL**

320 Osuna Road NE | Albuquerque, NM 87107



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT



PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

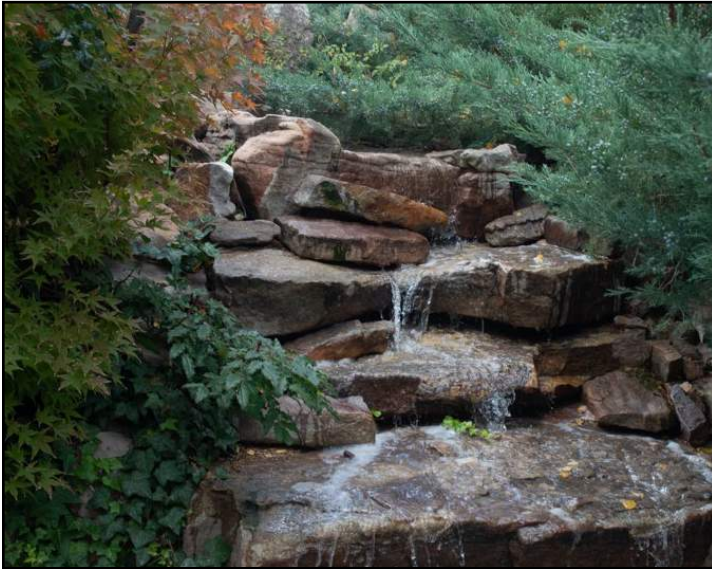
ESTABLISHED 1937

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable; however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.

Sun Valley Commercial Center

2001 NAIOP Winner For Excellence in Design **THE SITE**

320 Osuna Road NE | Albuquerque, NM 87107



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT



PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable; however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.

Sun Valley Commercial Center

Building B

**FOR SALE
OR LEASE**

320 Osuna Road NE | Albuquerque, NM 87107



Building Details

- Building B
 - Sale ±2,923 SF \$625,000
 - Lease ±2,923 SF \$17.50/SF Modified Gross
 - Tenant pays Gas, Electric and Janitorial
- Zoning MX-L
- Parking 200 Shared Spaces

Property Amenities

- Stand alone buildings on a beautifully landscaped campus
- High quality construction with Hosendia style accents, vigas, brick floors.
- Large conference room
- 2 bathrooms one shower
- Built in cabinets and book cases



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

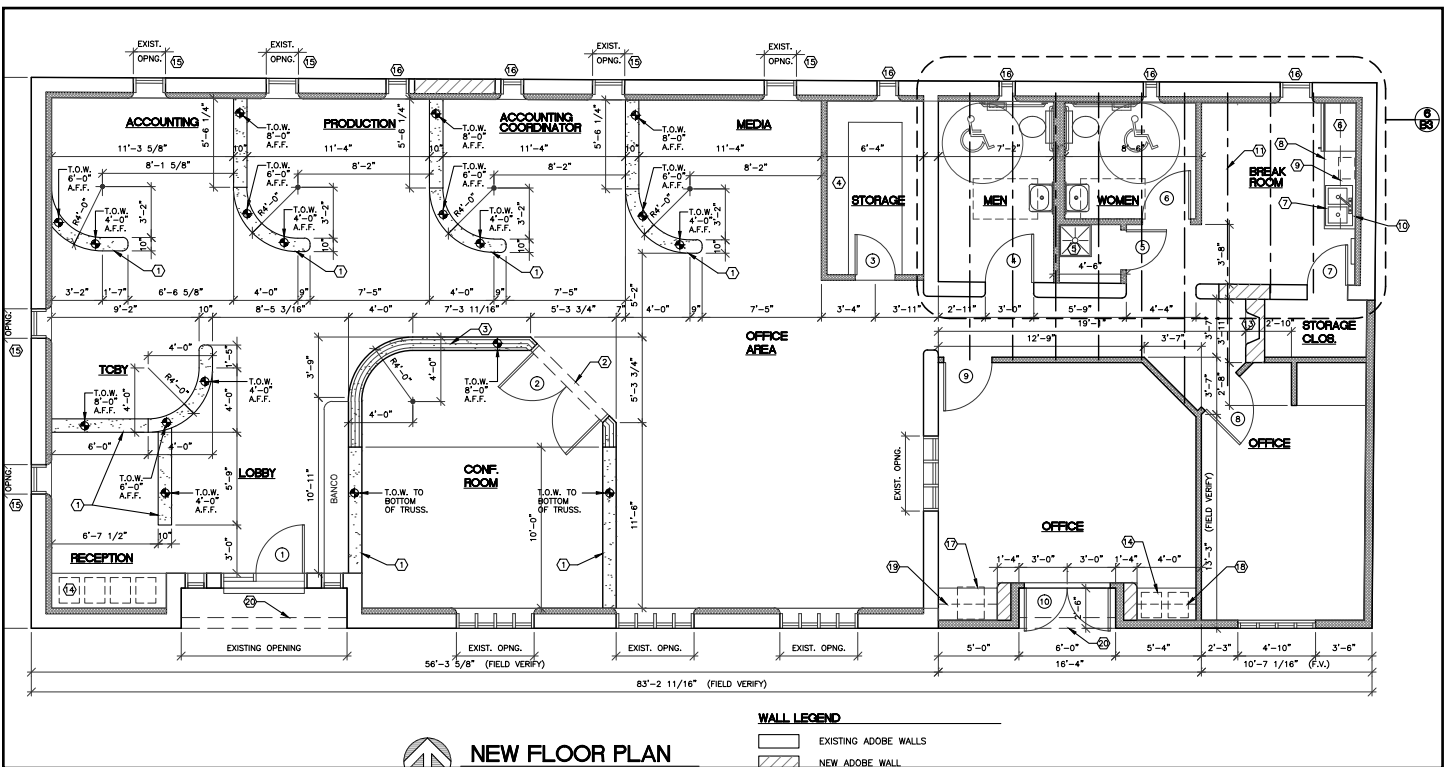
Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Sun Valley Commercial Center

Building B

FLOOR PLAN

320 Osuna Road NE | Albuquerque, NM 87107



BERGER BRIGGS
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Sun Valley Commercial Center

Building C

**FOR SALE
OR LEASE**

320 Osuna Road NE | Albuquerque, NM 87107



Building Details

- Building C
 - Sale ±3,938 SF \$875,000
 - Lease ±1,700 SF \$17.50/SF Modified Gross
 - Tenant pays Gas, Electric and Janitorial
- Zoning MX-L
- Parking 200 Shared Spaces

Property Amenities

- Stand alone buildings on a beautifully landscaped campus
- High quality construction with Hosendia style accents, vigas, Flagstone tile floors.
- Large conference room with fireplace and built in cabinets and bookshelves
- 2 bathrooms



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT



PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

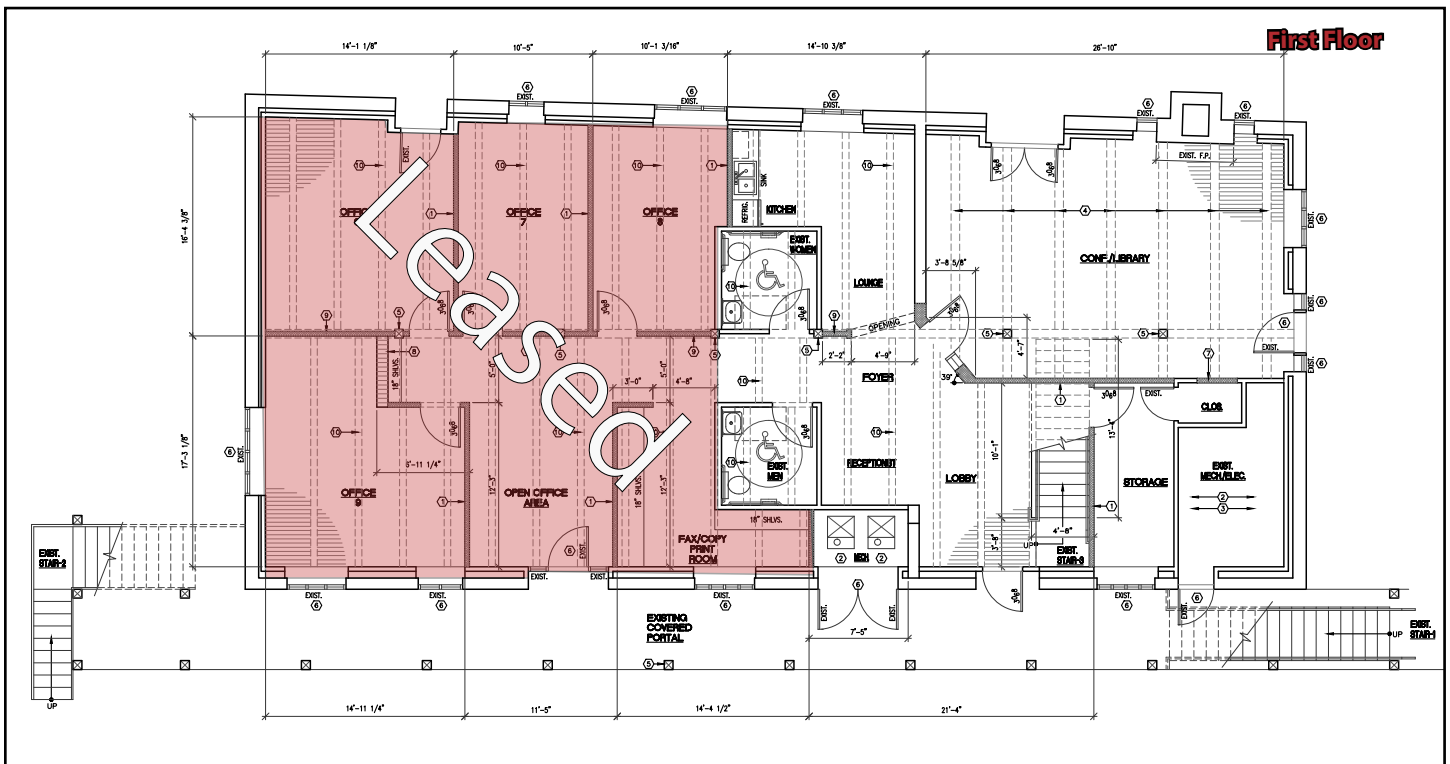
Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Sun Valley Commercial Center

Building C

FLOOR PLAN

320 Osuna Road NE | Albuquerque, NM 87107



BERGER BRIGGS
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

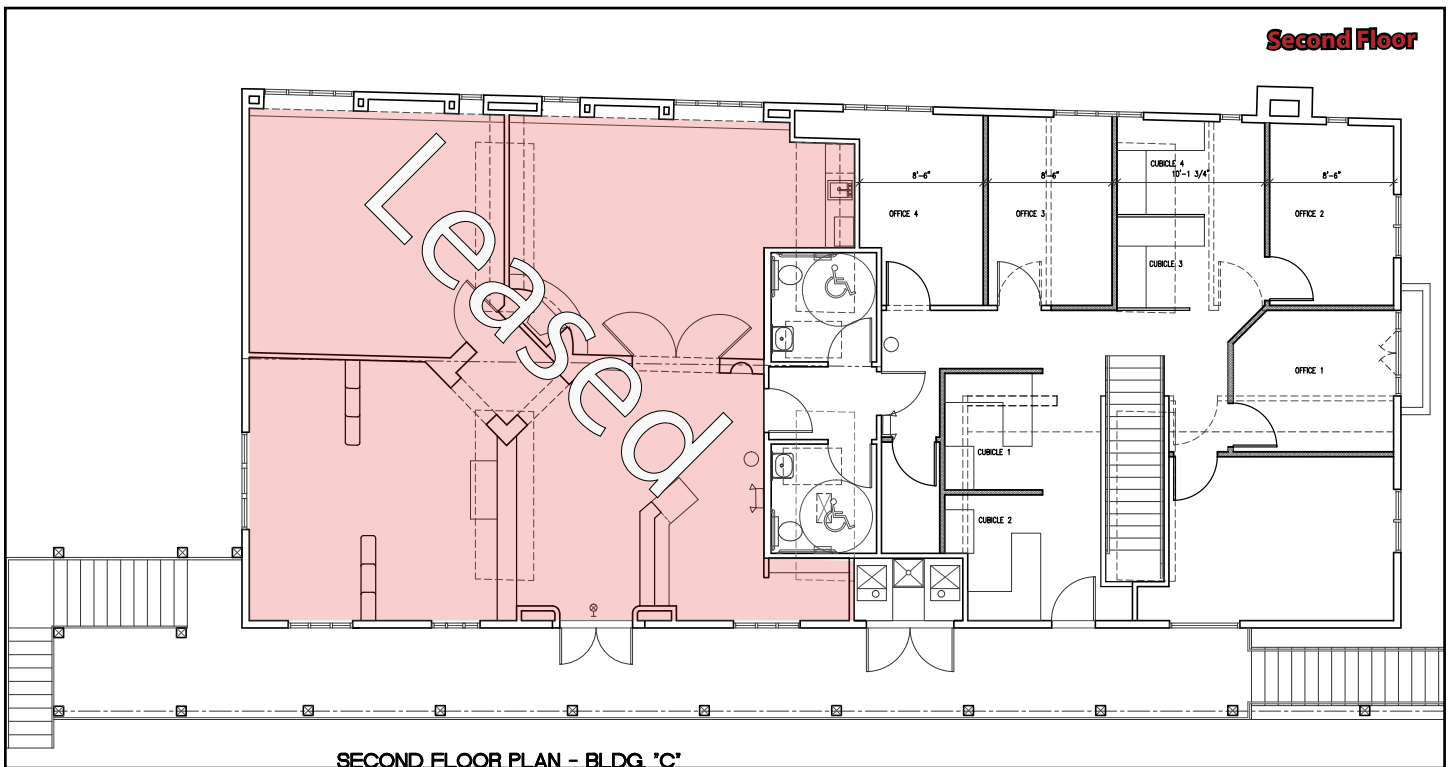
Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Sun Valley Commercial Center

Building B

FLOOR PLAN

320 Osuna Road NE | Albuquerque, NM 87107



BERGER BRIGGS
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

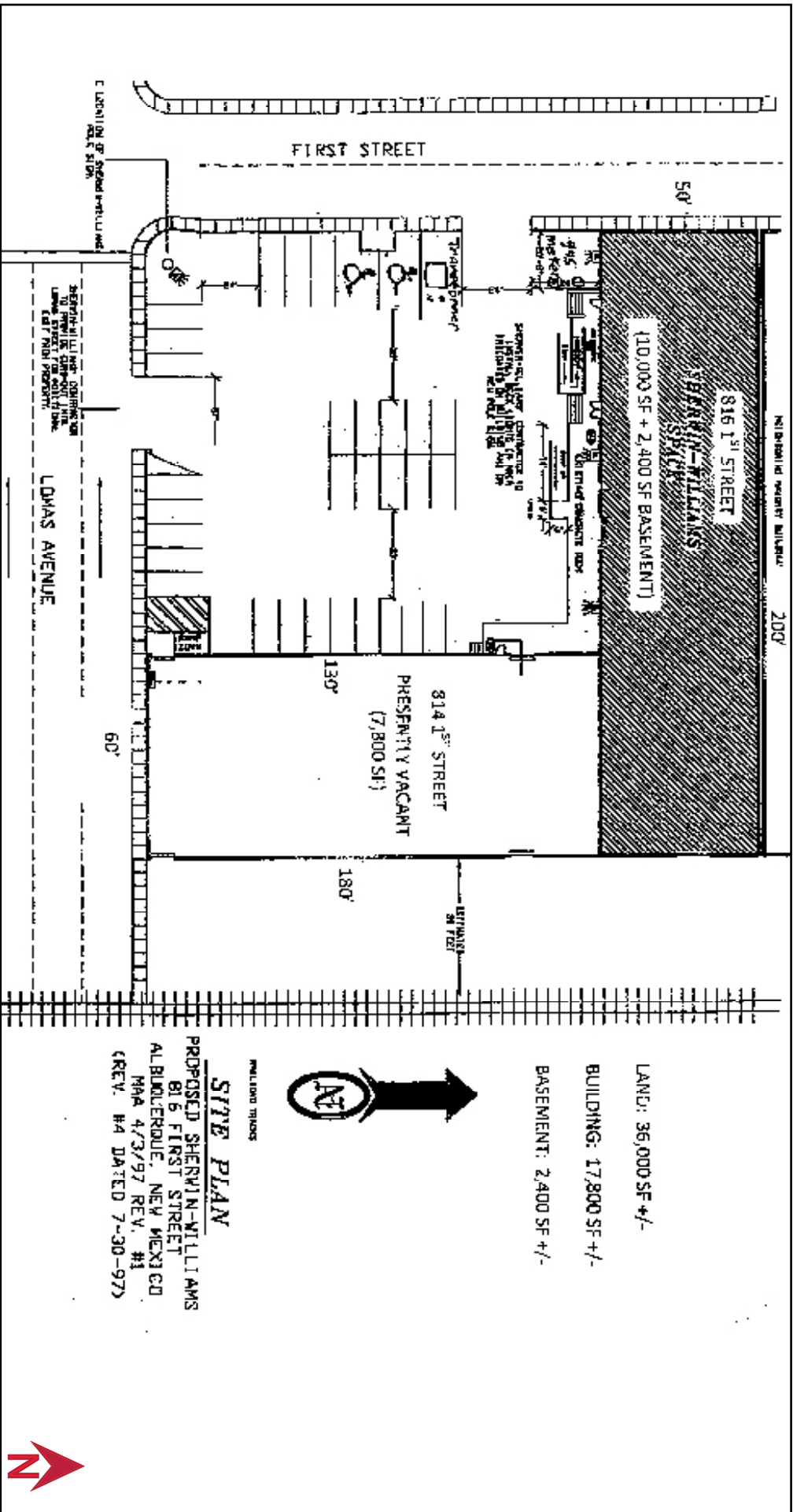
Tai Alley CCIM
505 980 6151
talley@bergerbriggs.com

Office Warehouse

Strategic Downtown Location

814-816 1st Street NW | Albuquerque, NM 87102

AERIAL



BERGER BRIGGS



PHONE (505) 247-0444
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1971

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable, however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.

