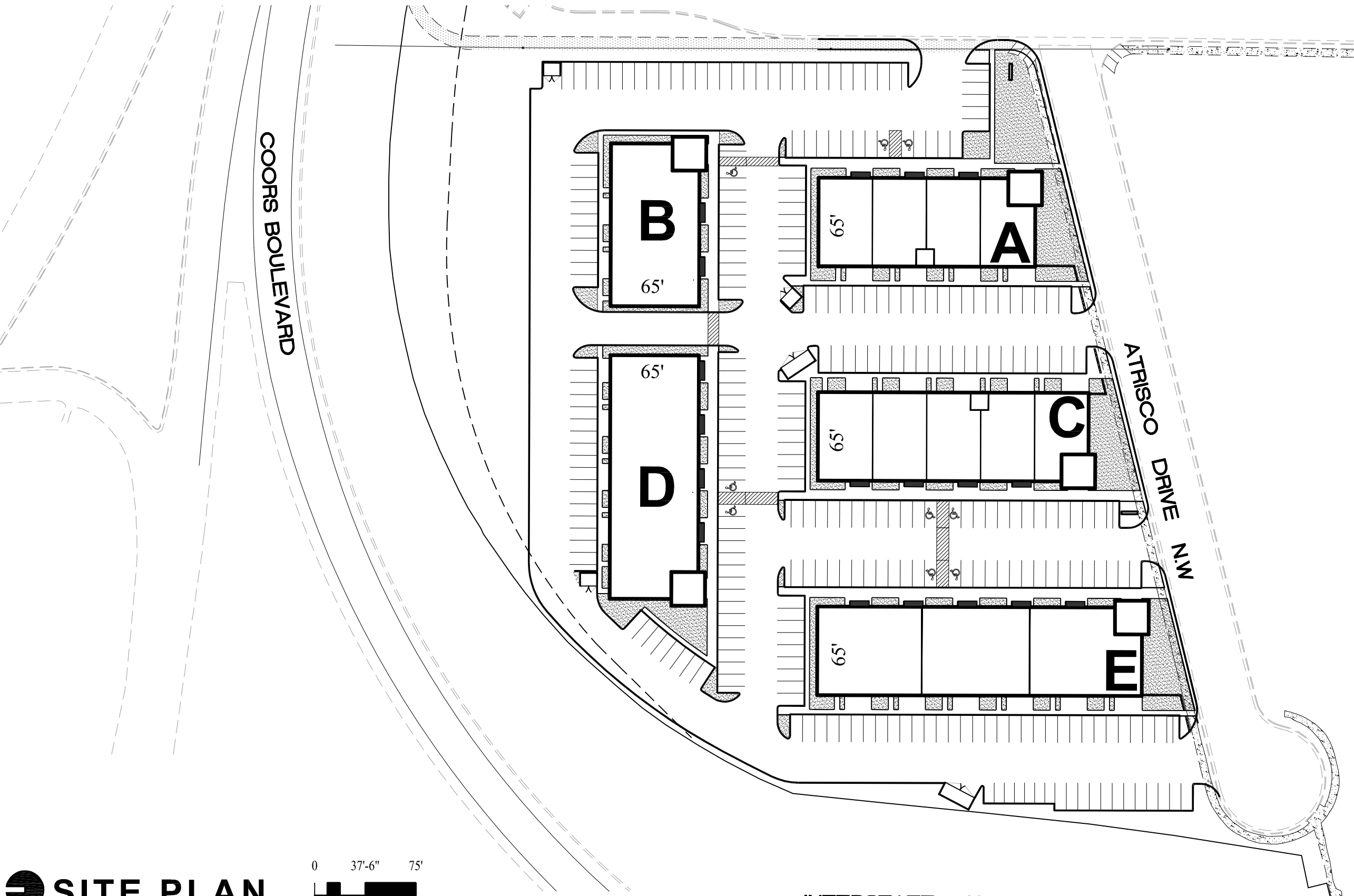


# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



**BUILDING A**  
GLA: 10,400 SF  
LAND AREA: 0.9795 AC  
PARKING: 48 SPACES

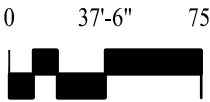
**BUILDING B**  
GLA: 7,600 SF  
LAND AREA: 0.8443 AC  
PARKING: 35 SPACES

**BUILDING C**  
GLA: 13,000 SF  
LAND AREA: 1.0369 AC  
PARKING: 55 SPACES

**BUILDING D**  
GLA: 12,000 SF  
LAND AREA: 1.1926 AC  
PARKING: 53 SPACES

**BUILDING E**  
GLA: 15,600 SF  
LAND AREA: 1.3665 AC  
PARKING: 67 SPACES

 **SITE PLAN**

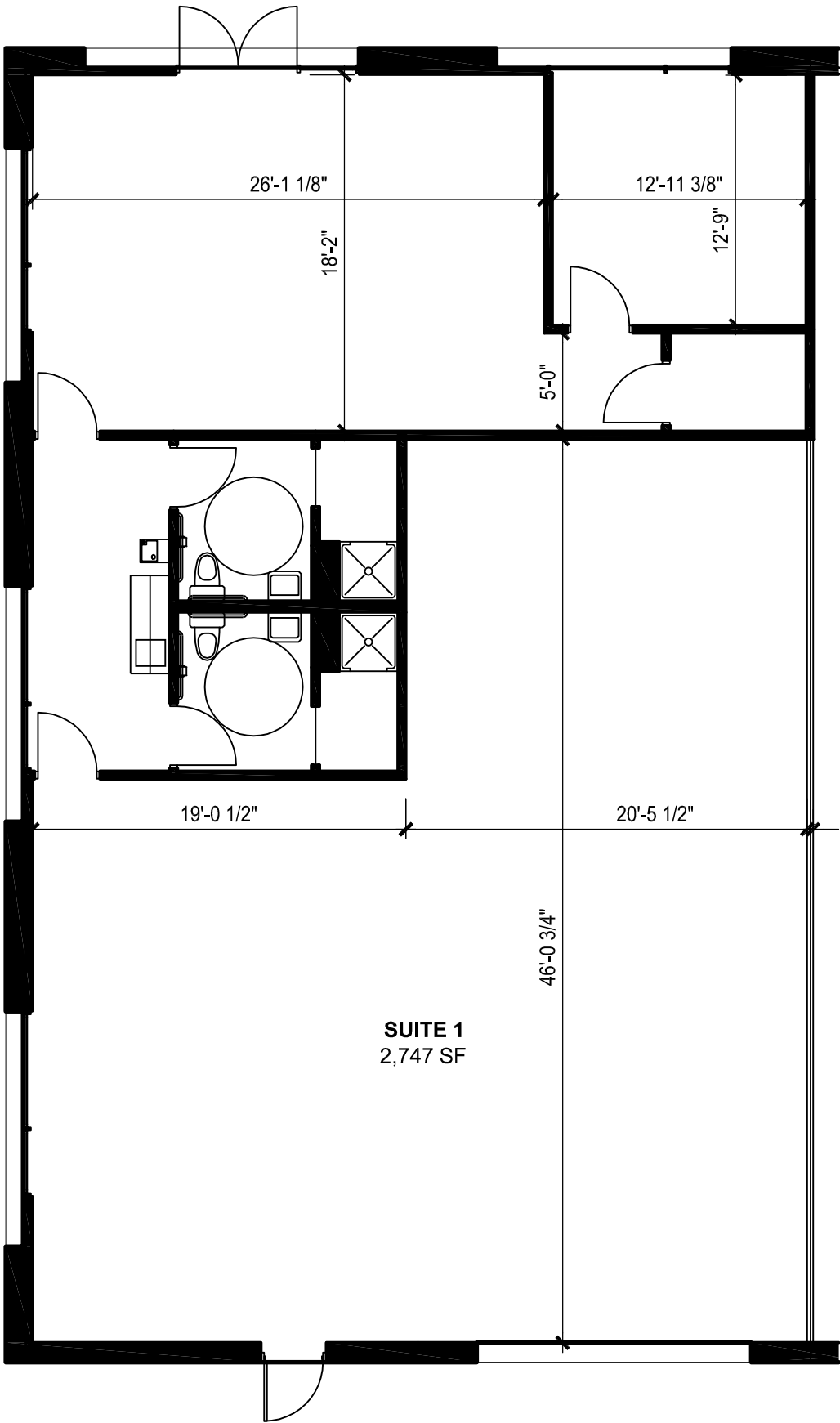


INTERSTATE 40

**Geltmore LLC**  
6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625 [www.geltmore.com](http://www.geltmore.com)

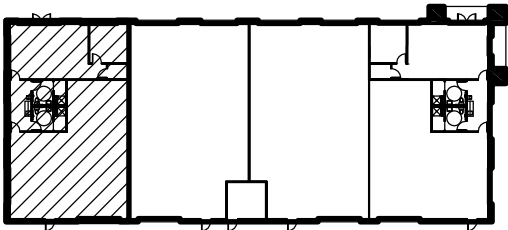
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,747 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	1 Pair 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

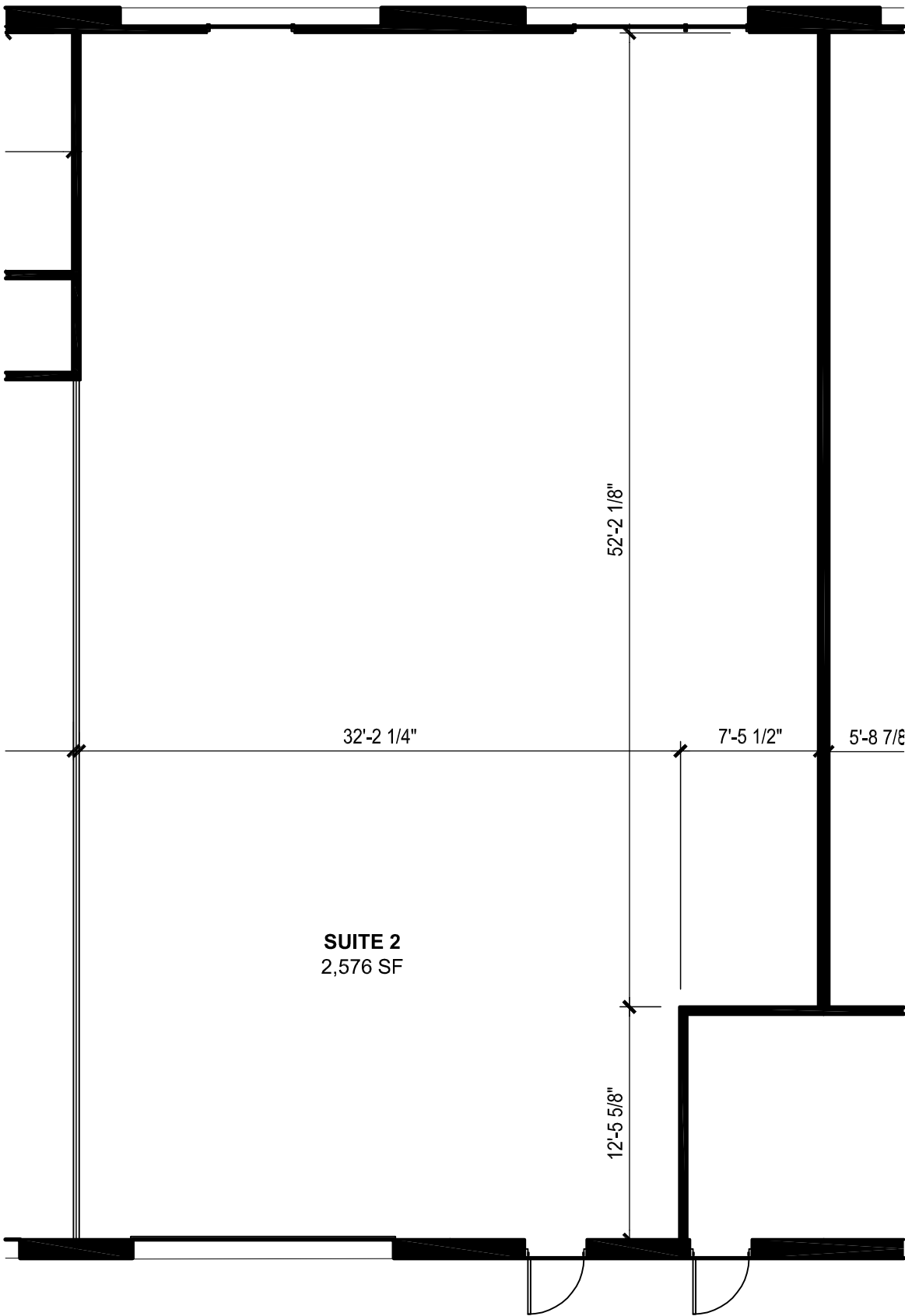
# ASUITE:1

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

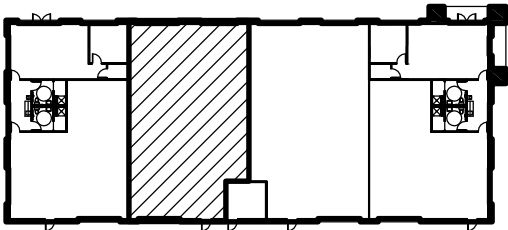
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,576 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

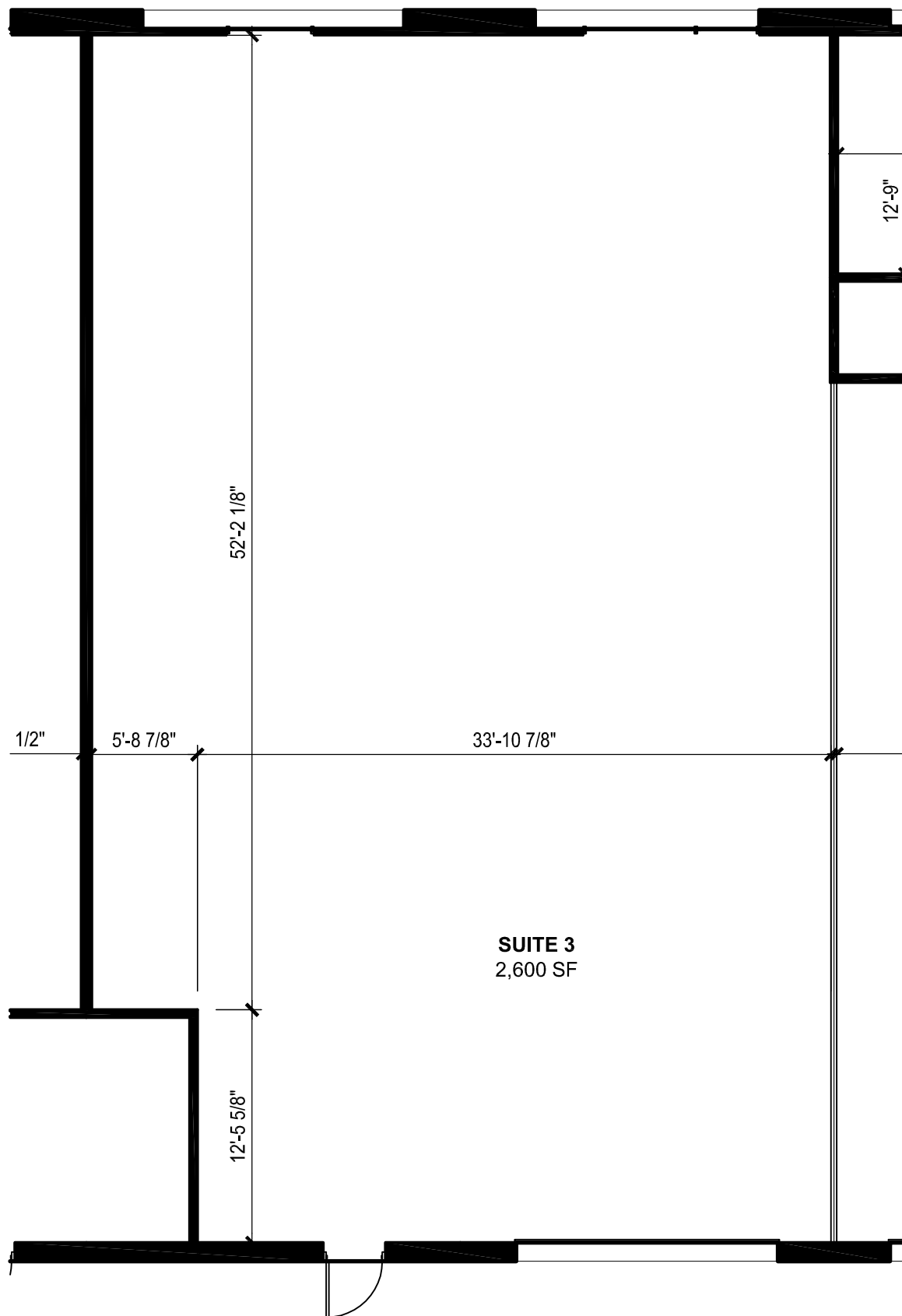
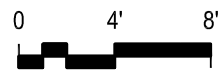
**A SUITE:2**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

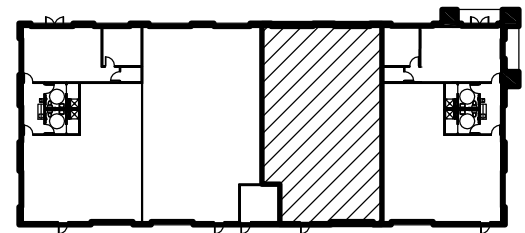
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,600 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

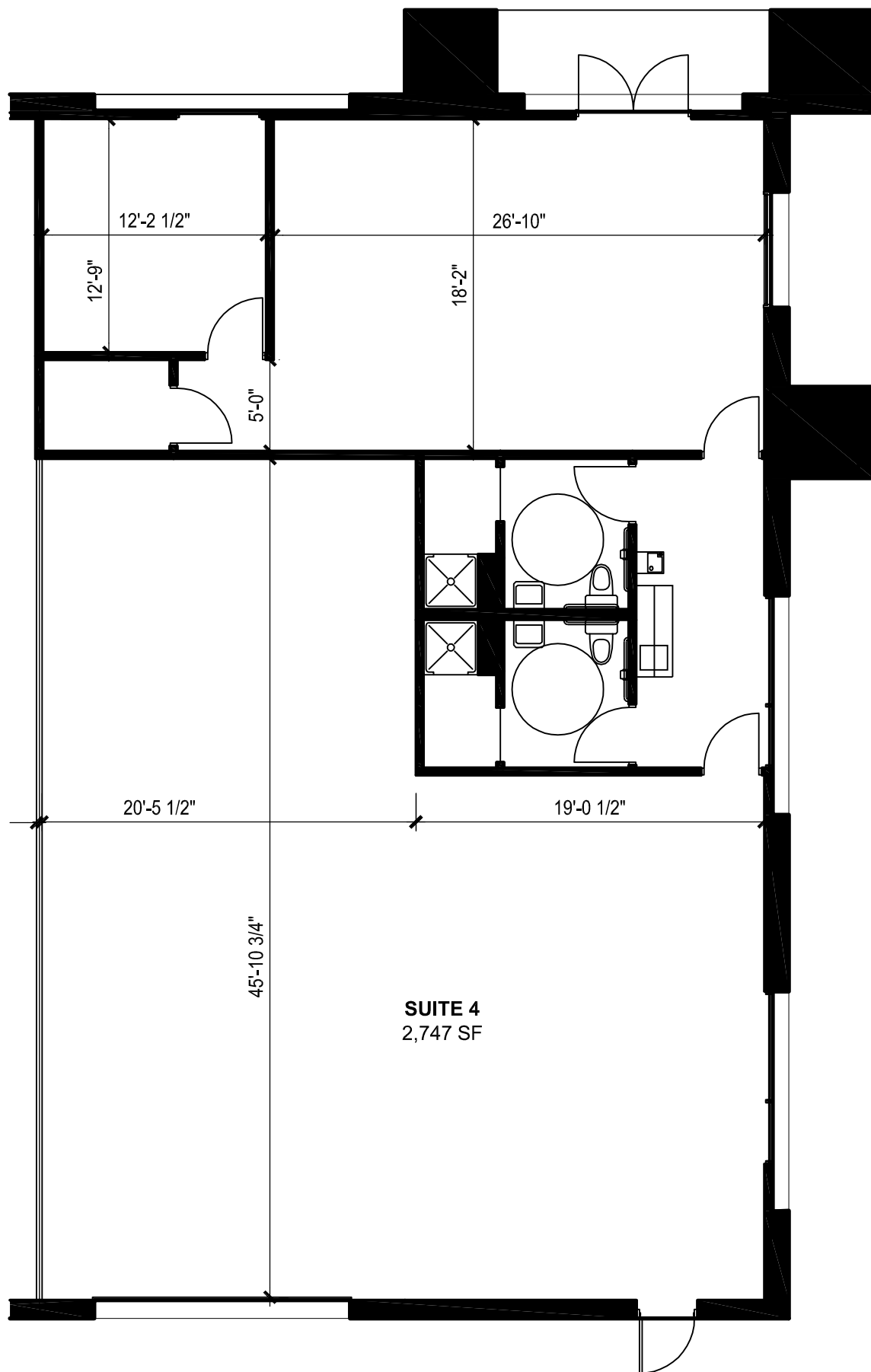
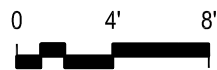
**A SUITE:3**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

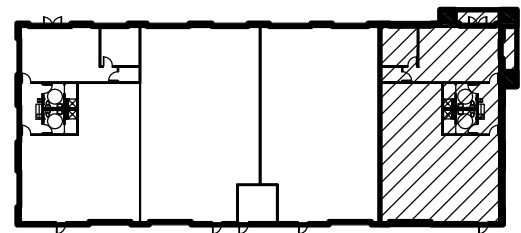
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,747 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	1 Pair 3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

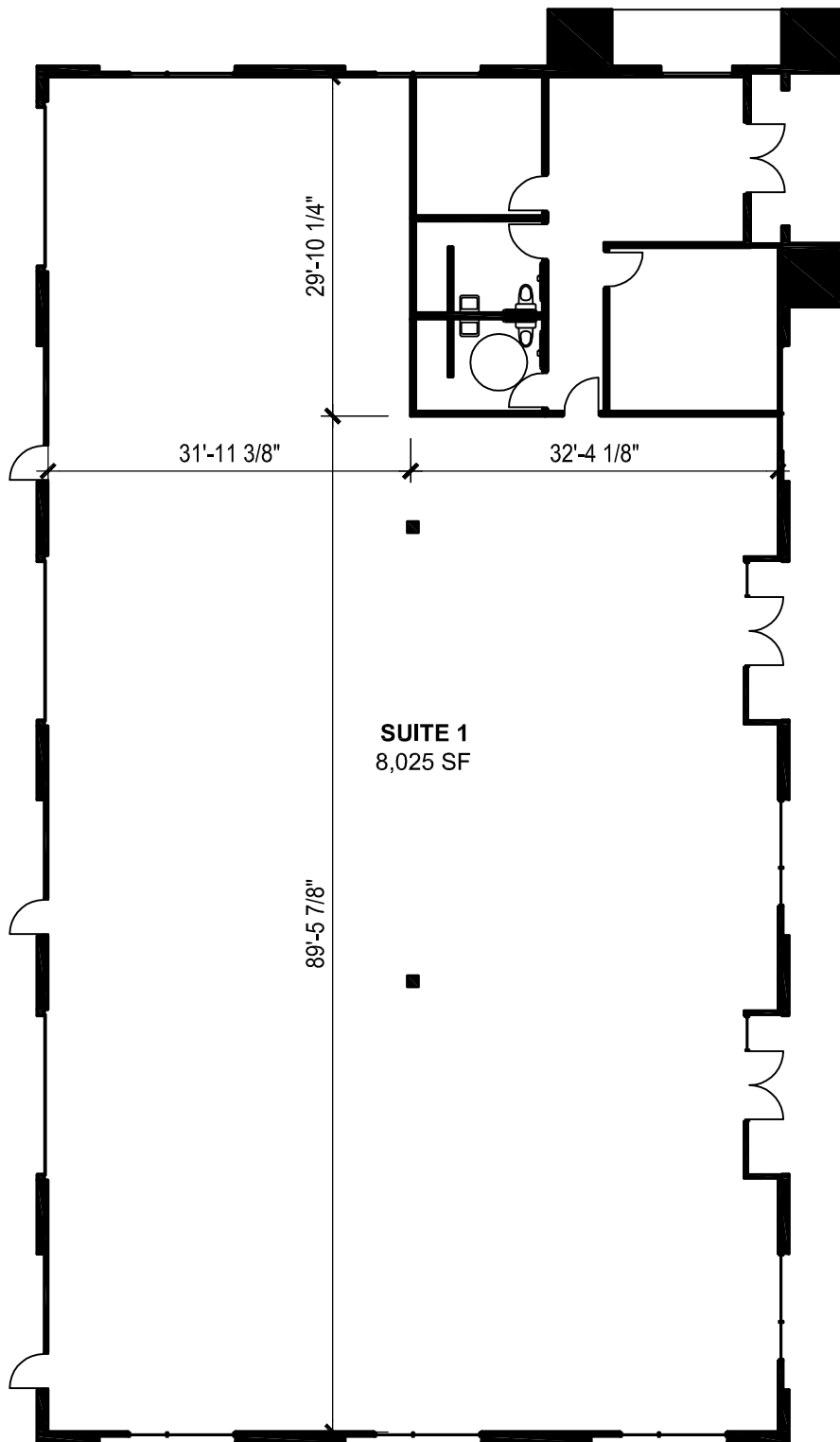
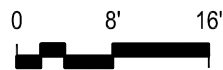
**A SUITE: 4**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	8,025 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	1 Pair 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA

BUILDING

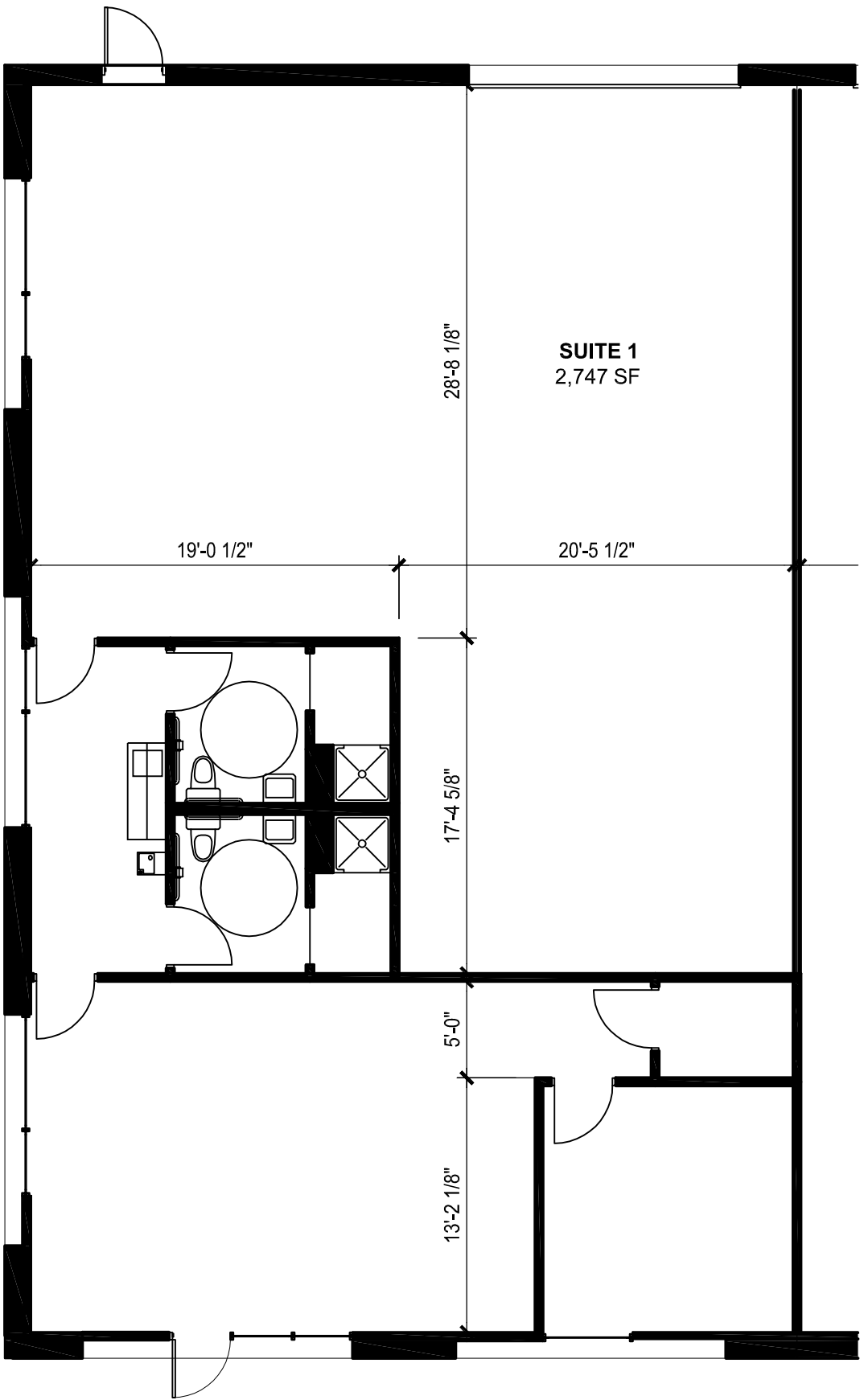
**B SUITE:1**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

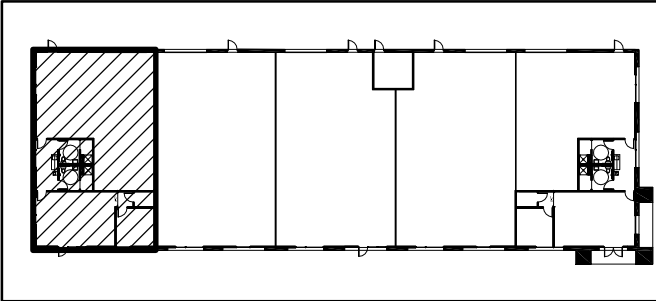
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,747 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

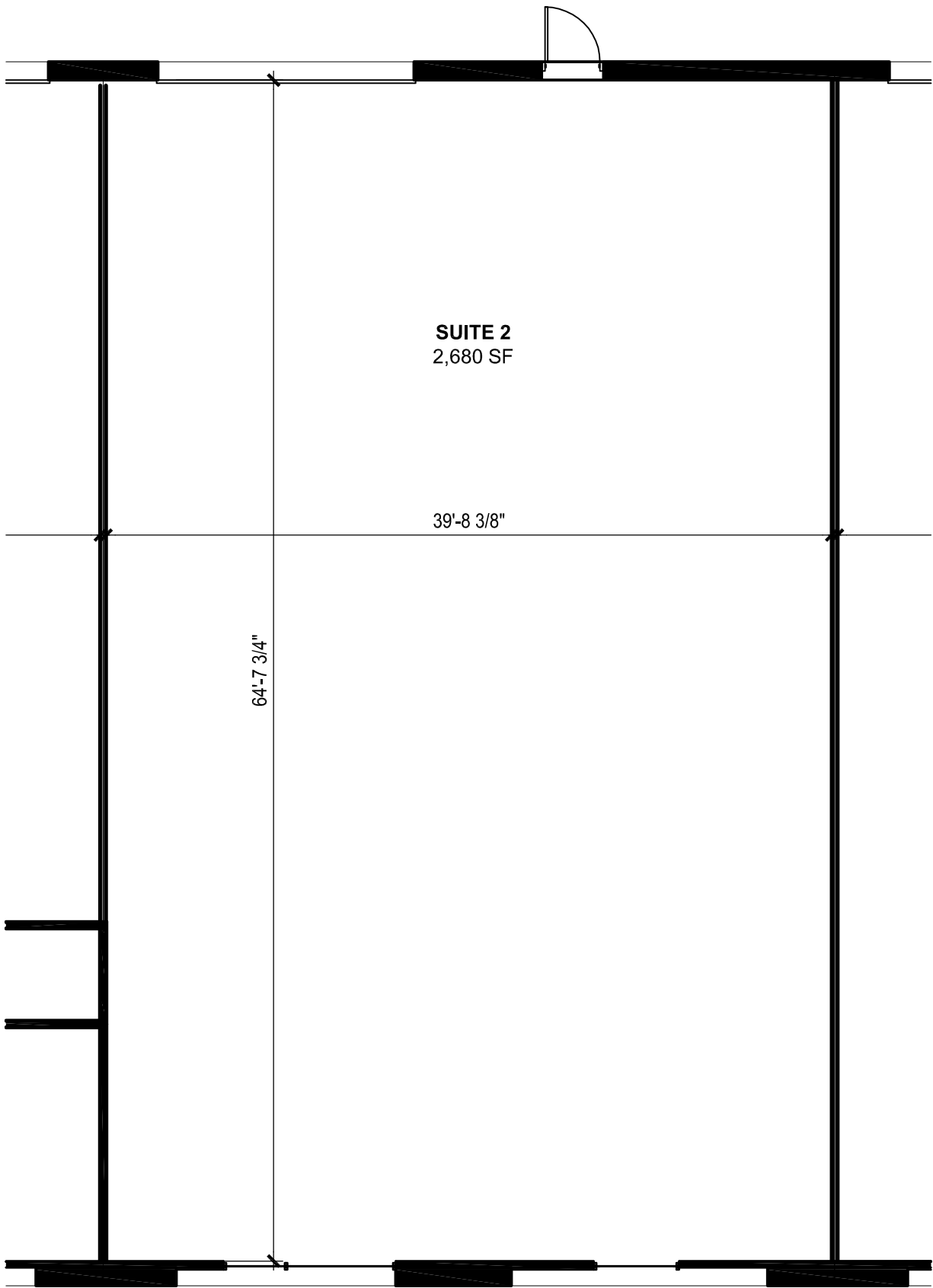
**C SUITE:1**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

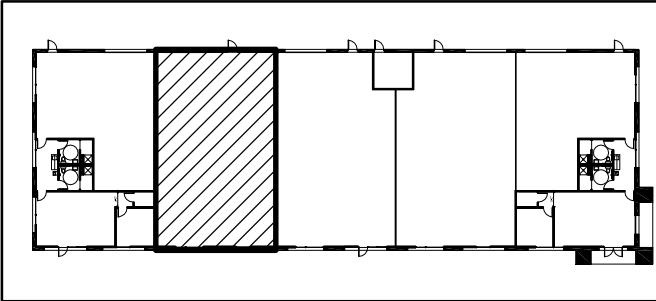
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,680 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

C SUITE:2

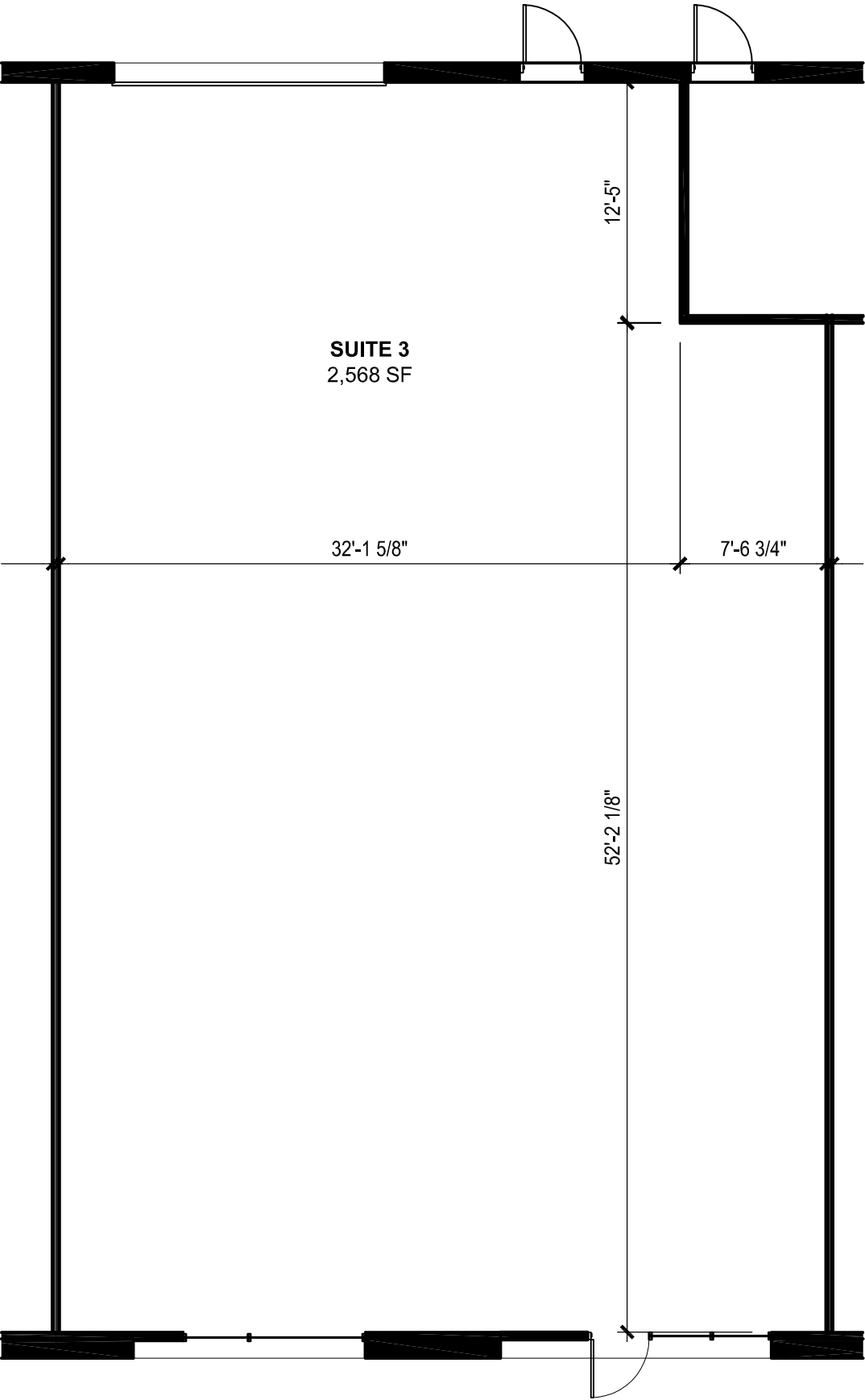
Geltmore LLC

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)



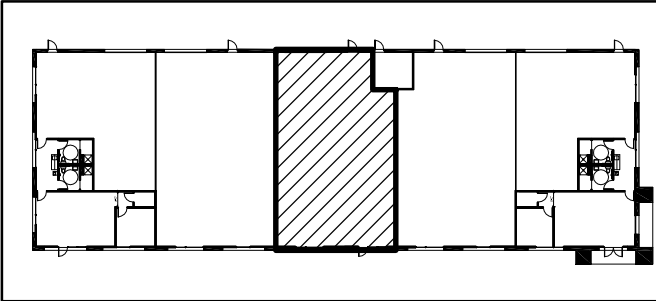
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,568 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

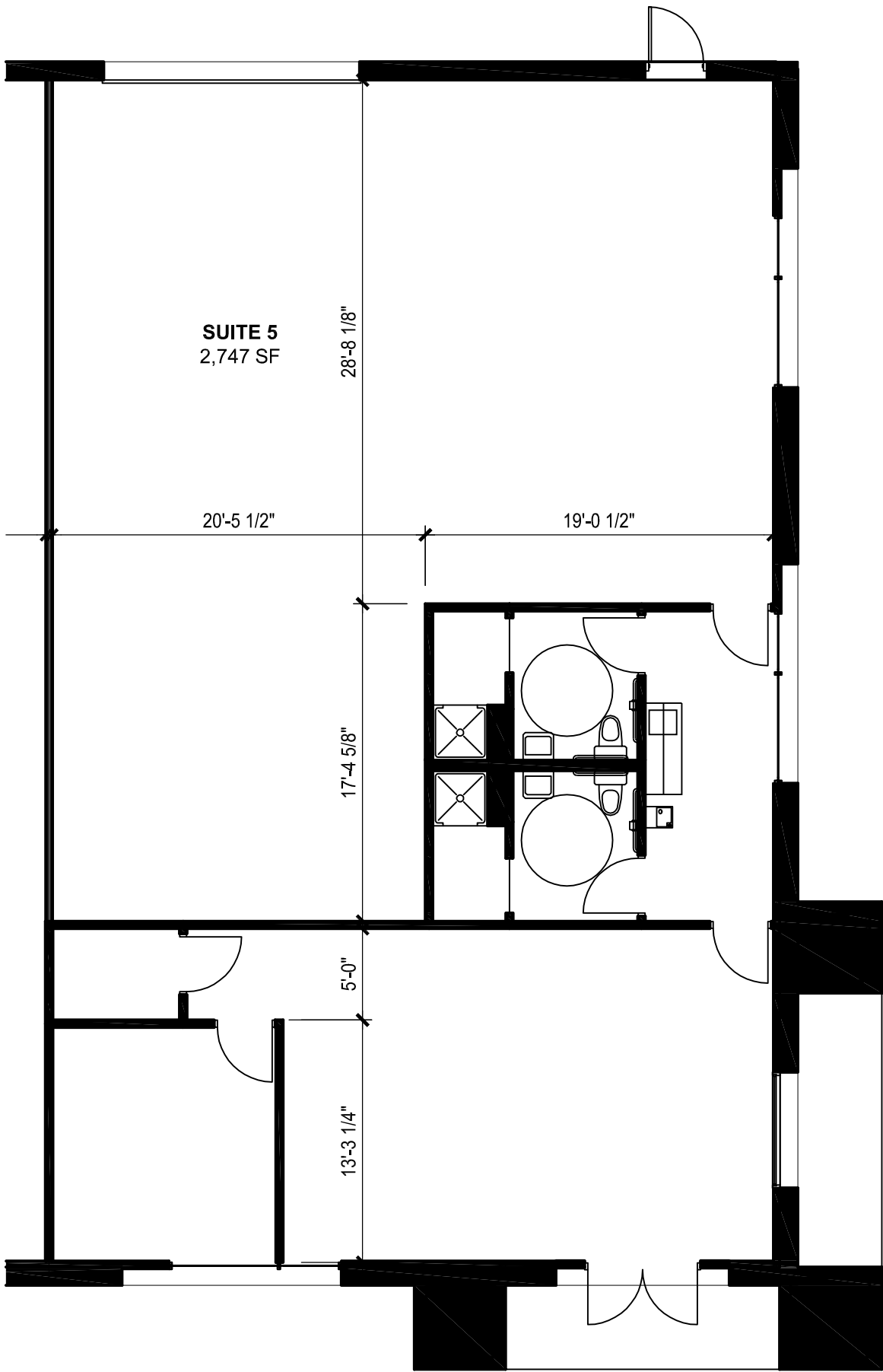
C SUITE: 3

Geltmore LLC

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

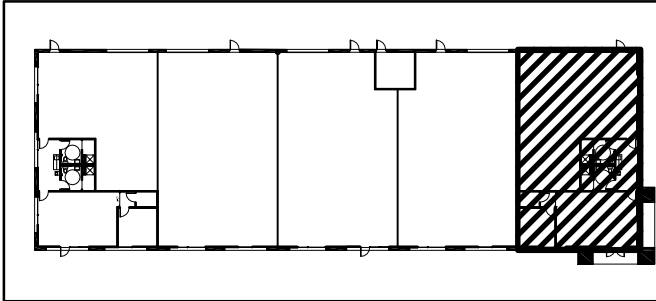
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	2,747 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	1 Pair 3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

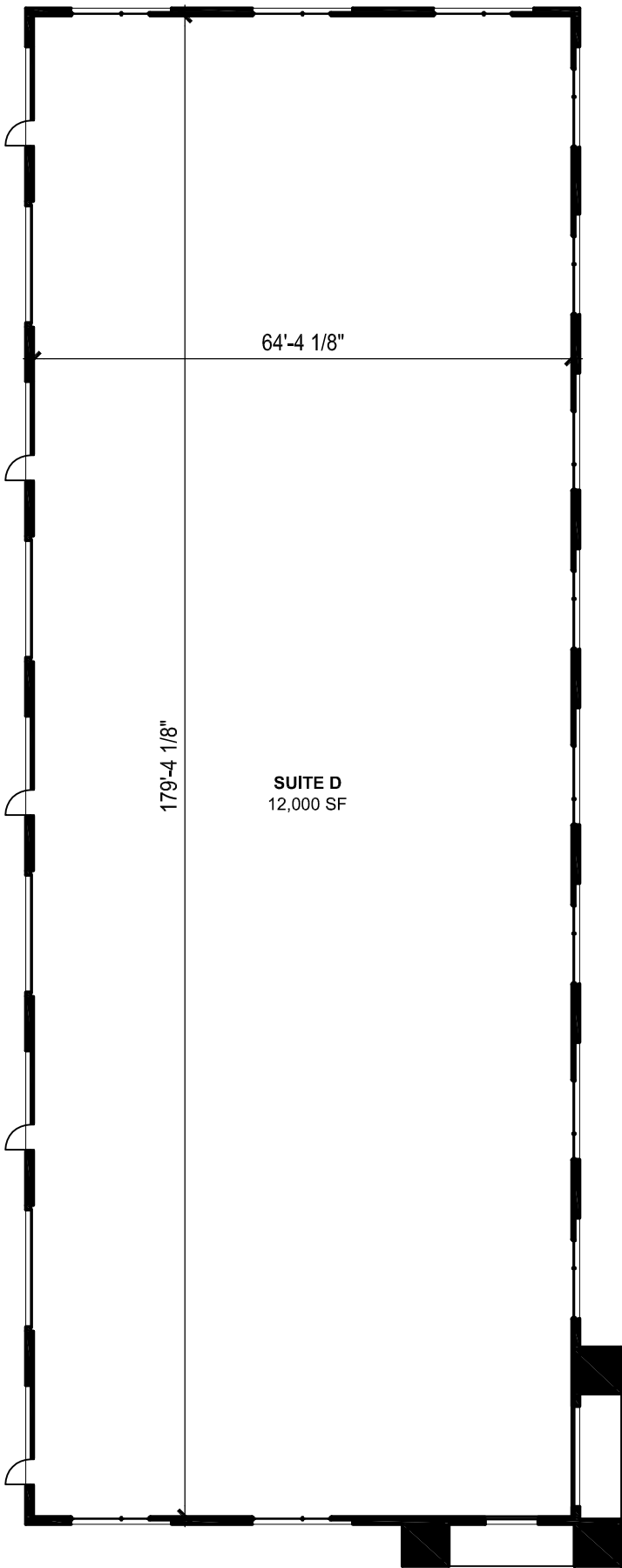
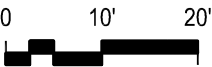
C SUITE:5

Geltmore LLC

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	12,000 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	(5) 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA

BUILDING

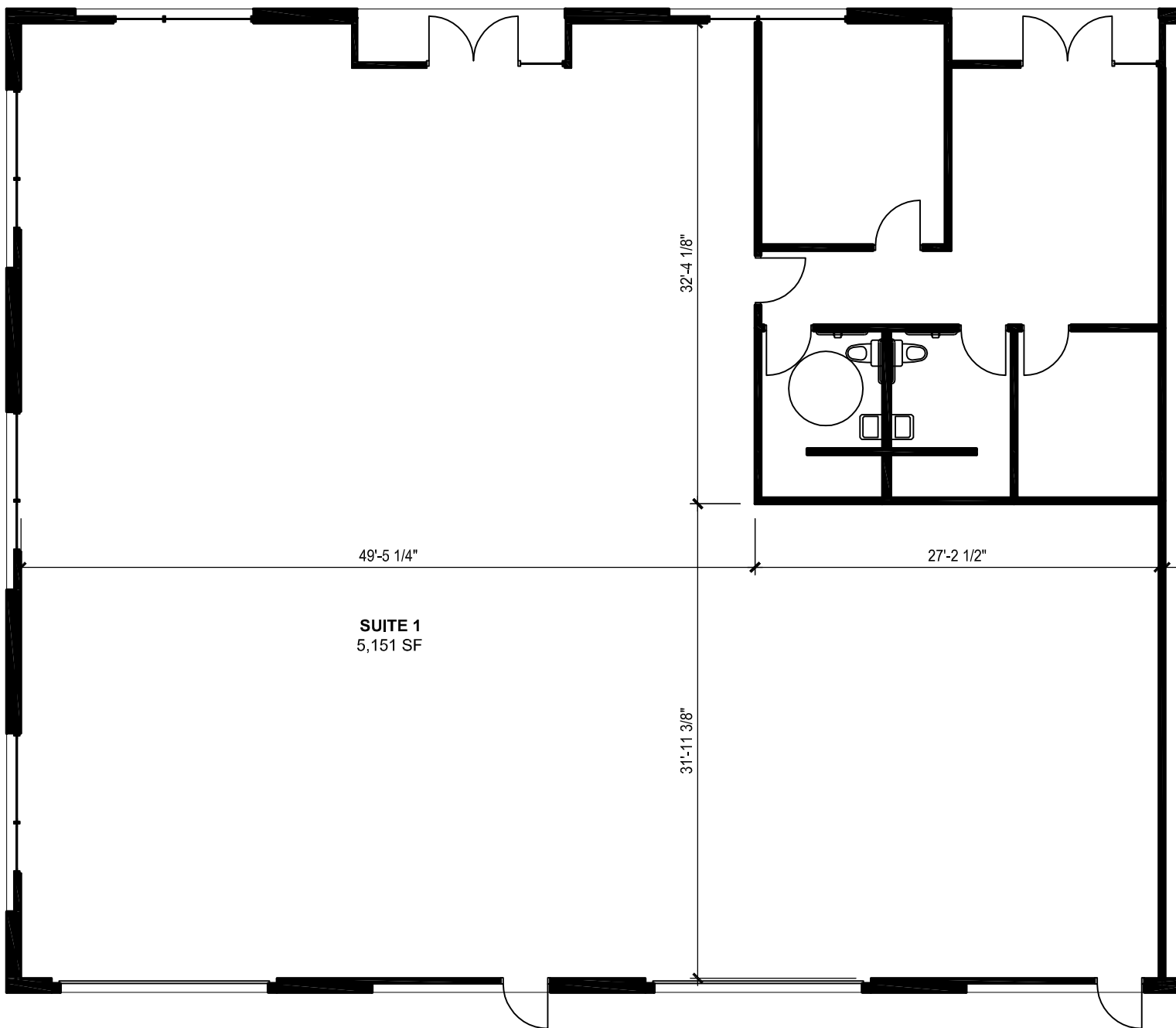
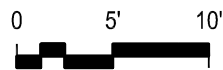
**D SUITE:1**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
 Albuquerque, NM 87109-3534  
 505-294-8625    [www.geltmore.com](http://www.geltmore.com)

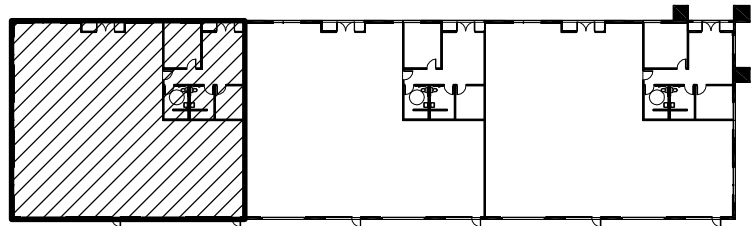
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	5,151 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	(2) 3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	(2) Pair of 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

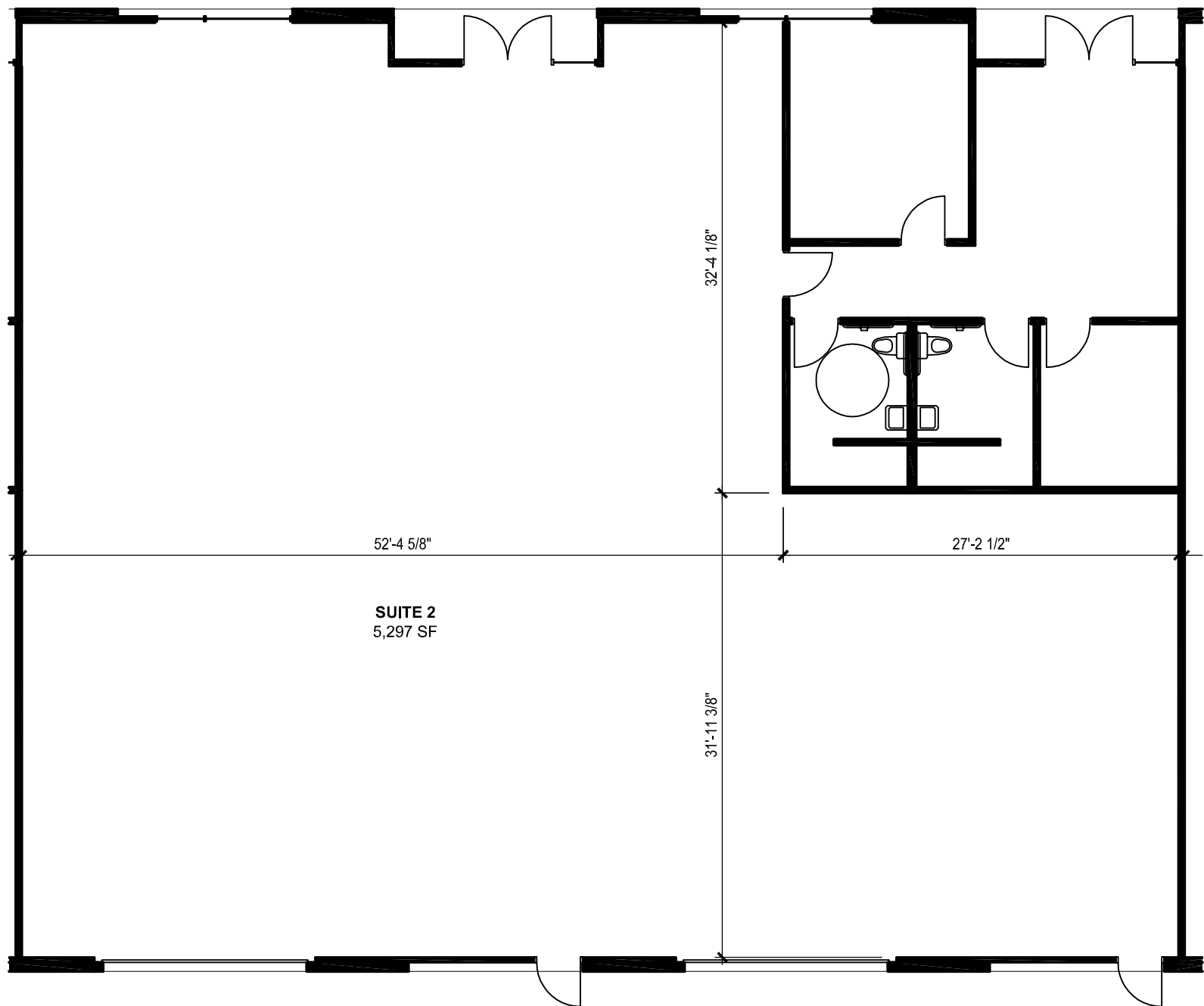
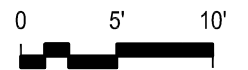
**ESUITE:1**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	5,297 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	(2) 3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	(2) Pair of 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



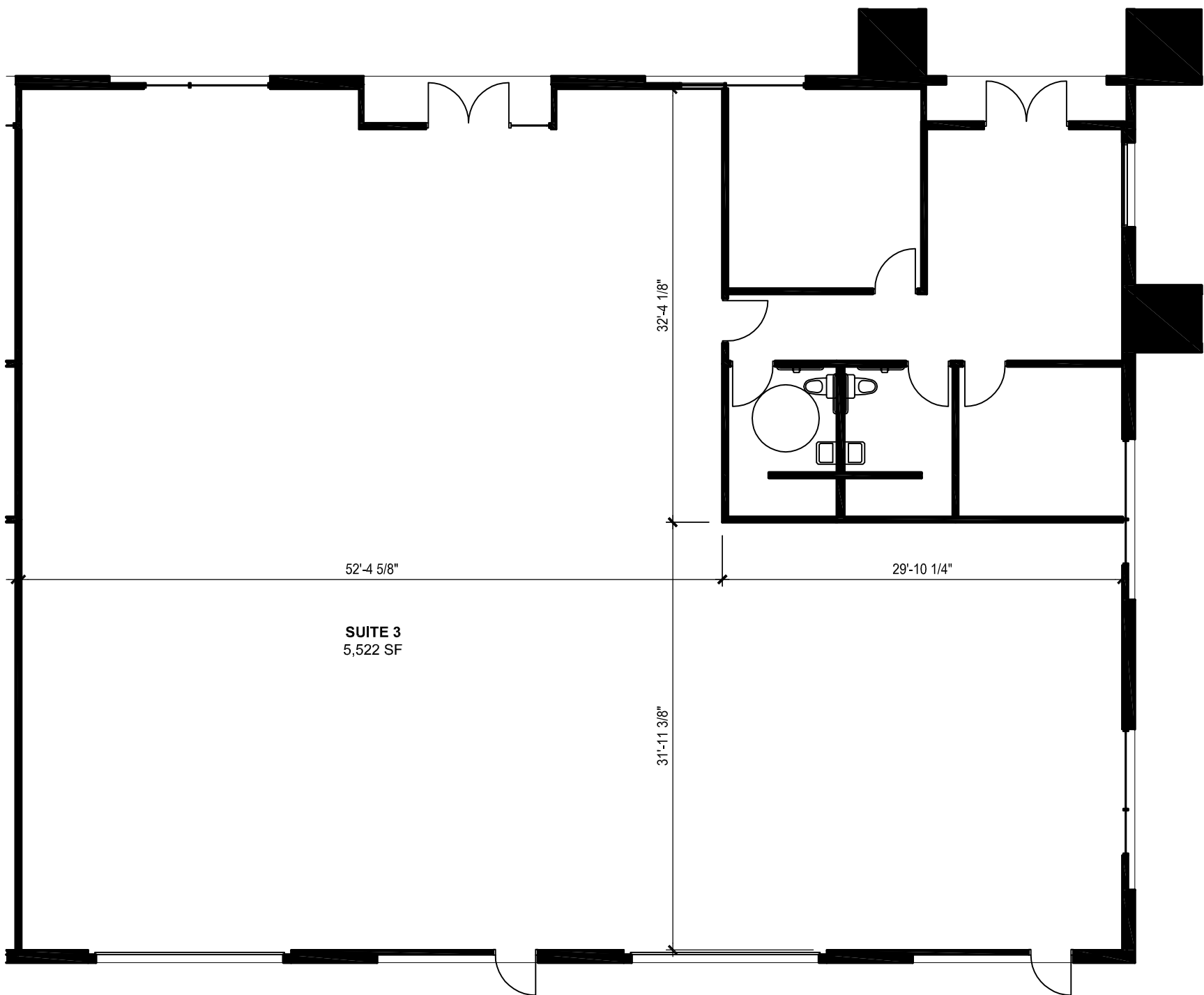
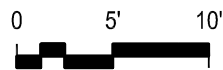
BUILDING

**E SUITE:2**

**Geltmore LLC**  
6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)

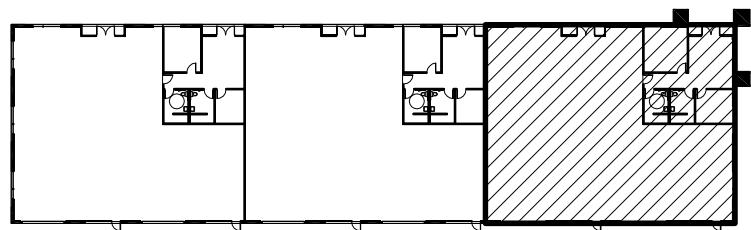
# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## SUITE INFORMATION

GLA ( GROSS LEASABLE AREA):	5,522 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	(2) 3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	(2) Pair of 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



BUILDING

**E SUITE: 3**

**Geltmore LLC**

6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625    [www.geltmore.com](http://www.geltmore.com)