

Uptown Park



Property Description:

- Located at the SWC of Louisiana Boulevard NE & Americas Parkway in the dynamic Uptown area of Albuquerque.
- ±15,000 SF multi-tenant pad building located across the street from ABQ Uptown and Coronado Center. Tenants in the immediate trade area include Apple Store, California Pizza Kitchen, Borders Books, Coldwater Creek Barnes & Noble, Macy's, JCPenney.
- Tenants at Uptown Park include Pei Wei Asian Diner, Total Wine & More, Satellite Coffee and Verizon Wireless.

Traffic Counts:

Louisiana Boulevard: 33,500
Americas Parkway: 7,800

Availabilities: 1,780 SF, 2,188 SF

Demographics June 2009

	1 Mile	3 Miles	5 Miles
Population:	14,326	146,460	322,335
Households	6,953	65,145	138,210
Avg. HHI	\$47,850	\$49,428	\$54,518



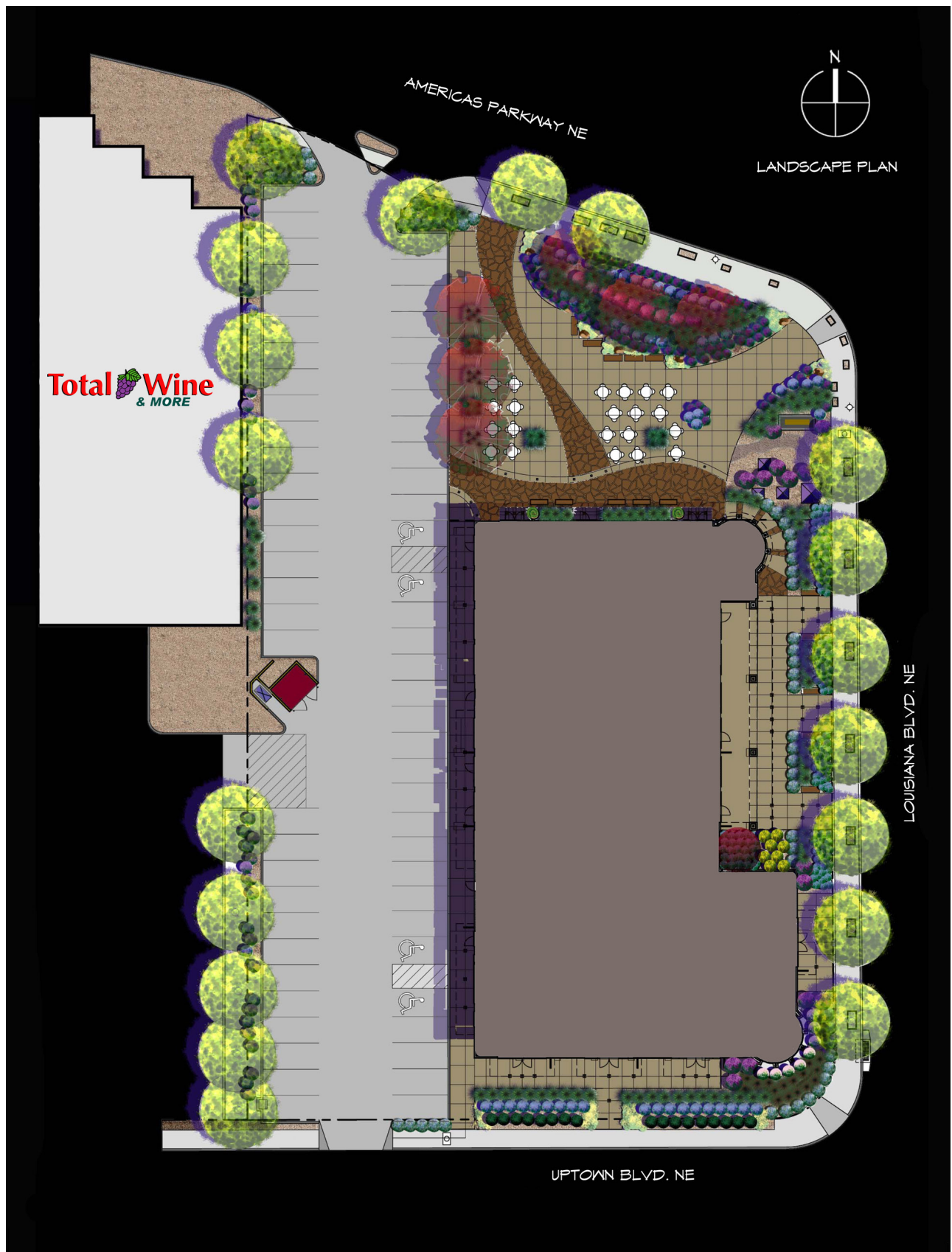
For more information,
please contact:

David Silverman
619-838-4088 cell
505-294-8625 office
david.silverman@geltmore.com



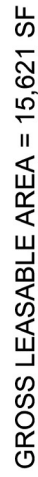
6211 San Mateo Blvd. NE, Suite 130
Albuquerque, NM 87109-3534
505-294-8625
www.geltmore.com

Uptown Park
2201 Louisiana Blvd., NE
Albuquerque, NM 87110



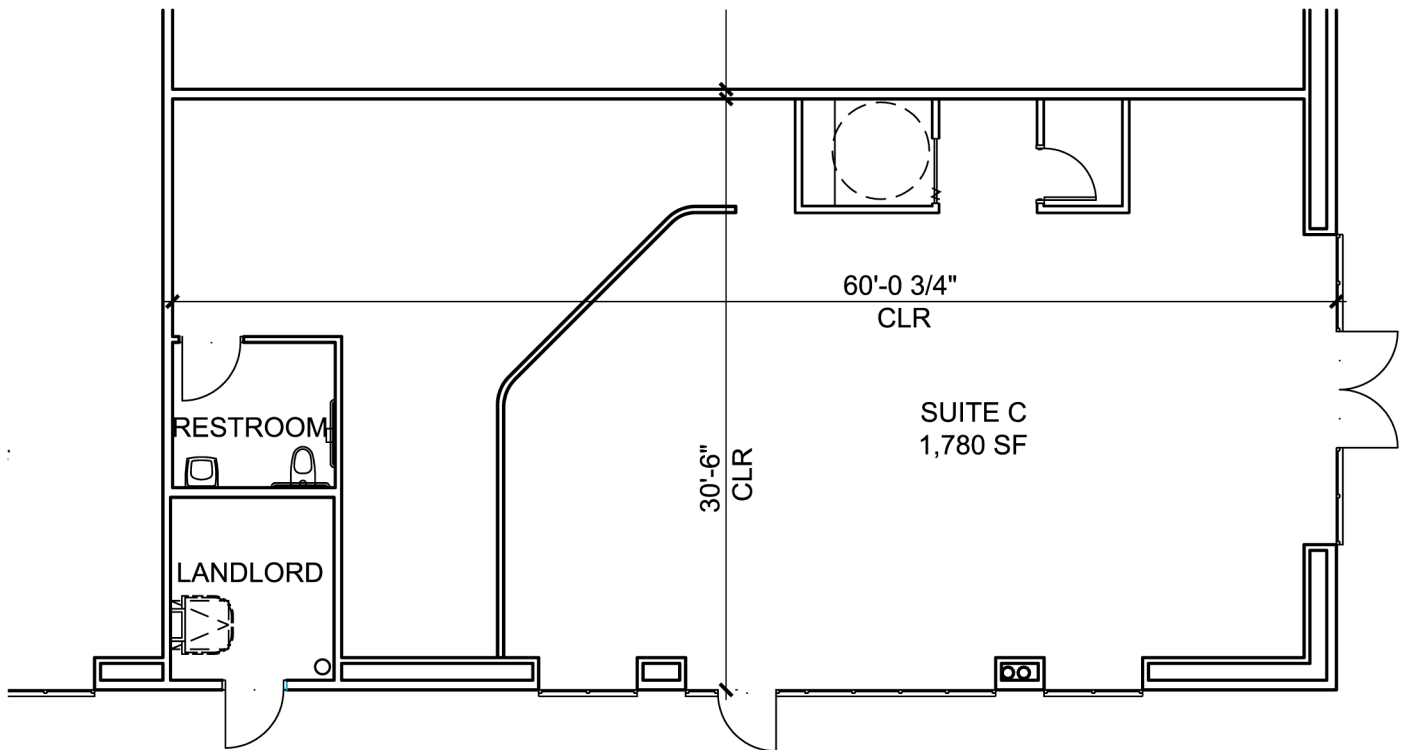
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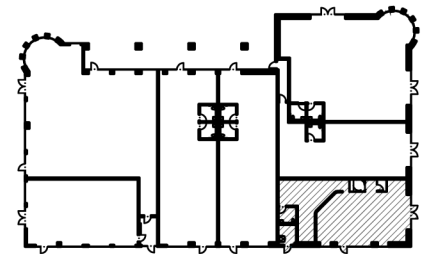
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SUITE C

GLA (Gross Leasable Area) = 1,780 SF
 Ceiling Height: 11'-0"
 Height to Top of Structure: 17'-4"
 Electrical Service Size: 225A
 HVAC Tonnage: One Unit @ 6 tons, gas heat
 Size of Water Line: $\frac{3}{4}$ "
 Size of Waste Line: 4"
 Size of Back Door: 1 Pair 3'-0"w X 9'-0"h



KEYPLAN

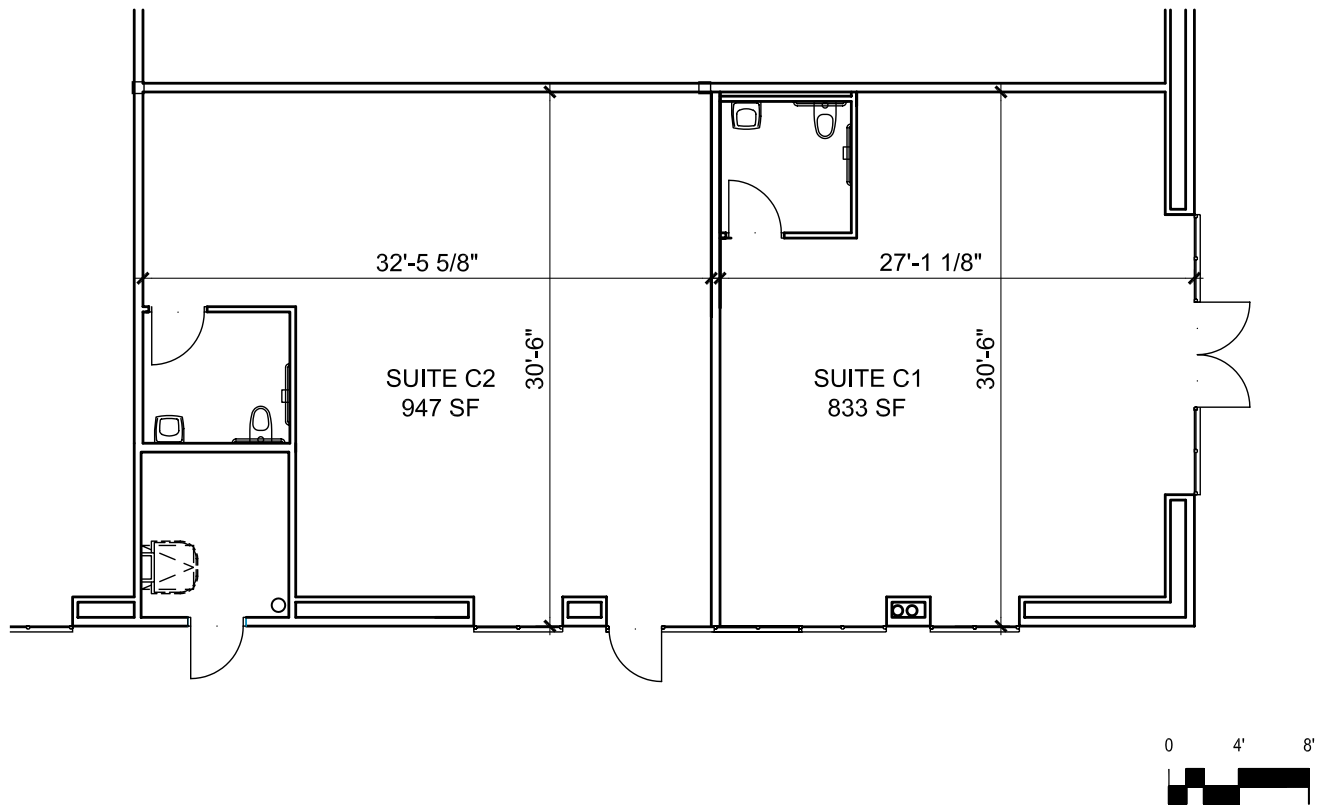


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POTENTIAL DEMISING PLAN OF SUITE C

843 SF, 947 SF, 1780 SF



SUITE C1

GLA (Gross Leasable Area) = 833 SF

Ceiling Height: 11'-0"

Height to Top of Structure: 17'-4"

Electrical Service Size: 225A (shared)

HVAC Tonnage: One Unit @ 6 tons, gas heat (shared)

Size of Water Line: $\frac{3}{4}$ "

Size of Waste Line: 4"

Size of Back Door: None

SUITE C2

GLA (Gross Leasable Area) = 947 SF

Ceiling Height: 11'-0"

Height to Top of Structure: 17'-4"

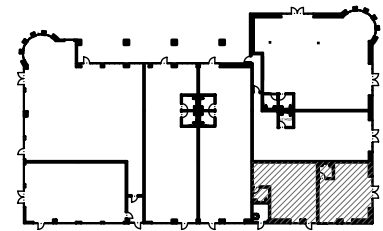
Electrical Service Size: 225A (shared)

HVAC Tonnage: One Unit @ 6 tons, gas heat (shared)

Size of Water Line: $\frac{3}{4}$ "

Size of Waste Line: 4"

Size of Back Door: None

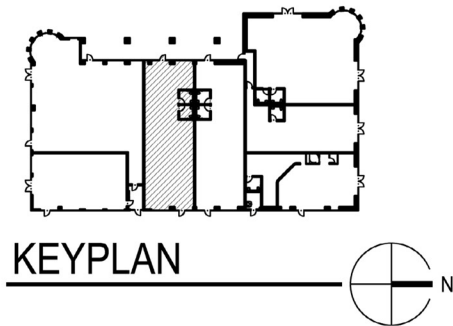


KEYPLAN



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SUITE E

GLA (Gross Leasable Area) = 2,188 SF

Ceiling Height: 11'-0"

Height to Top of Structure: 17'-4"

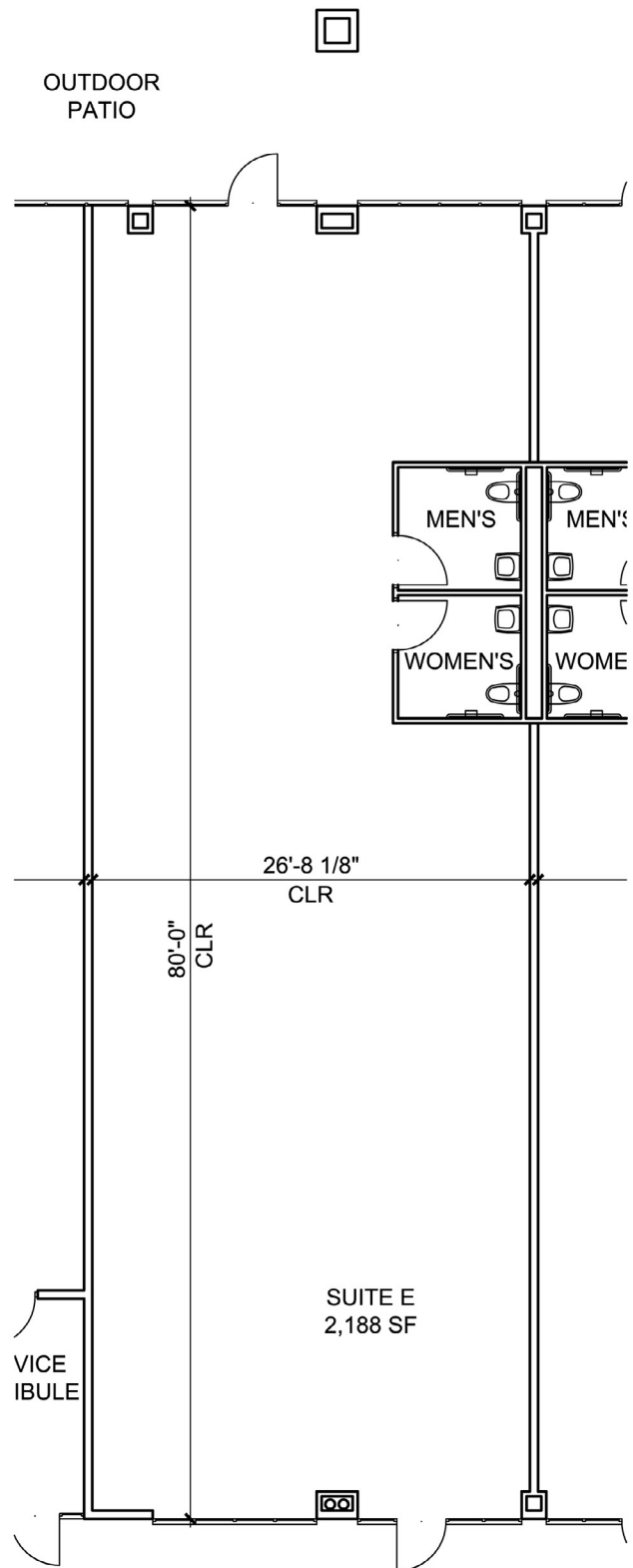
Electrical Service Size: 225A

HVAC Tonnage: One unit @ 6 tons, gas heat

Size of Water Line: $\frac{3}{4}$ "

Size of Waste Line: 4"

Size of Back Door: 1 @ 3'-0"w X 9'-0"h



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