



# WHITENER LAW BUILDING

**FOR SALE** / 4110 Cutler Ave NE, Albuquerque, NM 87110

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**SALE PRICE:** \$ 3,000,000

**BUILDING SIZE** +/- 17,936 SF

**LAND SIZE** +/- 1.0836  
ACRES

**ZONING** NR-C

## FEATURES

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- The Property is located on Cutler Ave with visibility from I-40 East and West.
- Building has 2 electronic Billboards. One faces east and the other west.
- Building property is gated.
- Whitener Law Firm leases the 2nd floor.



Absolute Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

CONSUELO DEYOUNG  
(505) 730-7395  
consuelo@go-absolute.net

# DESCRIPTION



DWL|NM was commissioned by Russ Whitener to design an iconic Office Building along I-40 that would make a “statement” and be recognized in his business marketing campaigns. A strong color palette and prominent geometrical forms, seen on many buildings in New Mexico, have helped to meet the firm’s goals. The design features abundant natural lighting within a two-story atrium lobby with common dining space. Private offices have views of the Interstate and open offices have borrowed light and overhead diffuse lens skylights.

This multi-story office building succeeded in providing energy-efficient, flexible facilities. Site development planning, assistance with marketing graphics for leasing purposes, zoning reviews, interior design, and 3-D architectural renderings and furniture system selections were all inherent components of this successful project.



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## PROPERTY SUMMARY

PROPERTY ADDRESS	4110 Cutler Ave NE, Albuquerque, NM 87110
PROPERTY DESCRIPTION	1ST floor available for New Owner or for a new Tenant. This space is a newly built out shell. Space has a kitchenette, restroom and 7 large rooms that can be built out into multiple offices. There is a 1200sf suite adjacent that is completely built out.
PROPERTY SIZE	1.0836 Acres
TOTAL BUILDING SIZE	+/- 17,936 SF
ZONING	NR-C
ACCESS	1 Access point from Cutler Ave.
VISIBILITY	I-40 East and West
SIGNAGE	2 Electronic Billboards

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# PROPERTY PHOTOS



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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## RADIUS DEMOGRAPHICS



Population



Median HH  
Income



Median Age

1 Mi	6,166	\$77,876	38.2
3 Mi	24,729	\$74,265	34.8
5 Mi	36,879	\$76,937	35.5
			
	House Holds	Families	Workers
1 Mi	2,562	96	3,413
3 Mi	12,353	6,823	17,271
5 Mi	14,701	8,394	20,530



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# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



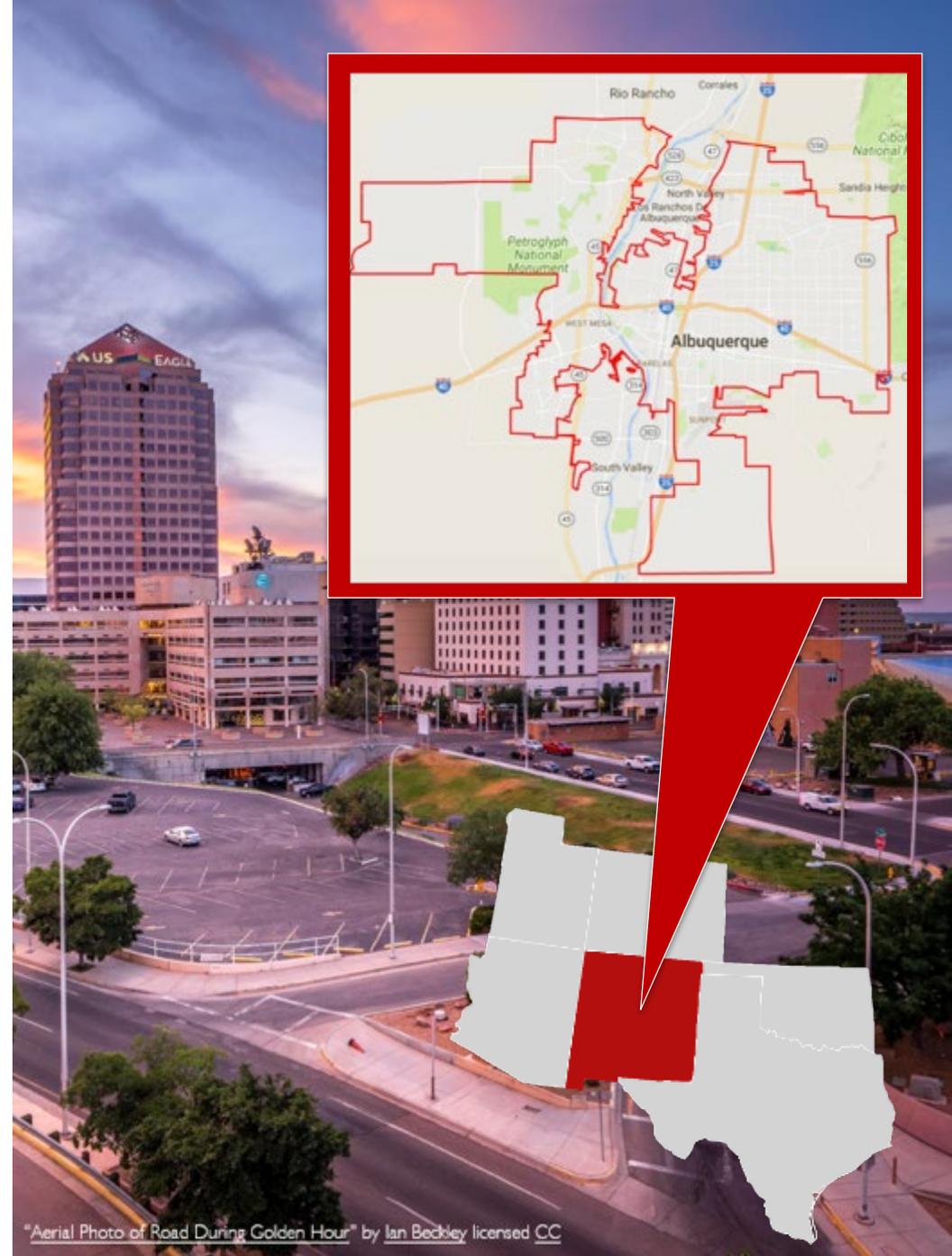
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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# BROKERS



## **CONSUELO DEYOUNG**

**(505) 730-7395 / [consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)**

Vice President

Consuelo has been a Realtor in New Mexico for over 18 years. Consuelo started her career as a Residential Realtor. During that time, she was a Qualifying Broker and has previously owned her own company. Consuelo has experience in all aspects of Real Estate, from selling homes and selling a variety of commercial buildings.





## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.