

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



\$14.00/SF NNN
Includes NEW office buildout*

Your NAME Here

FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM



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- » **\$14.00/SF NNN** (NNN's of approx. \$5/SF)
Includes NEW office buildout*
**Up to \$35/SF below the ceiling. 5 year term minimum.*
- » **Total Available Space:**
Up to 8,961 RSF (Space can be divided)

FEATURES

- » Spaces can be combined or divided to fit tenants needs
- » Highly desirable North I-25 sub-market
Suite can be configured for a variety of uses: medical, office, flex, retail showroom, etc.
- » 24' Ceiling height
- » Abundant amenities including restaurants and hotels in walking distance
- » Building and monument signage available
- » Excellent parking

CONTACT

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608



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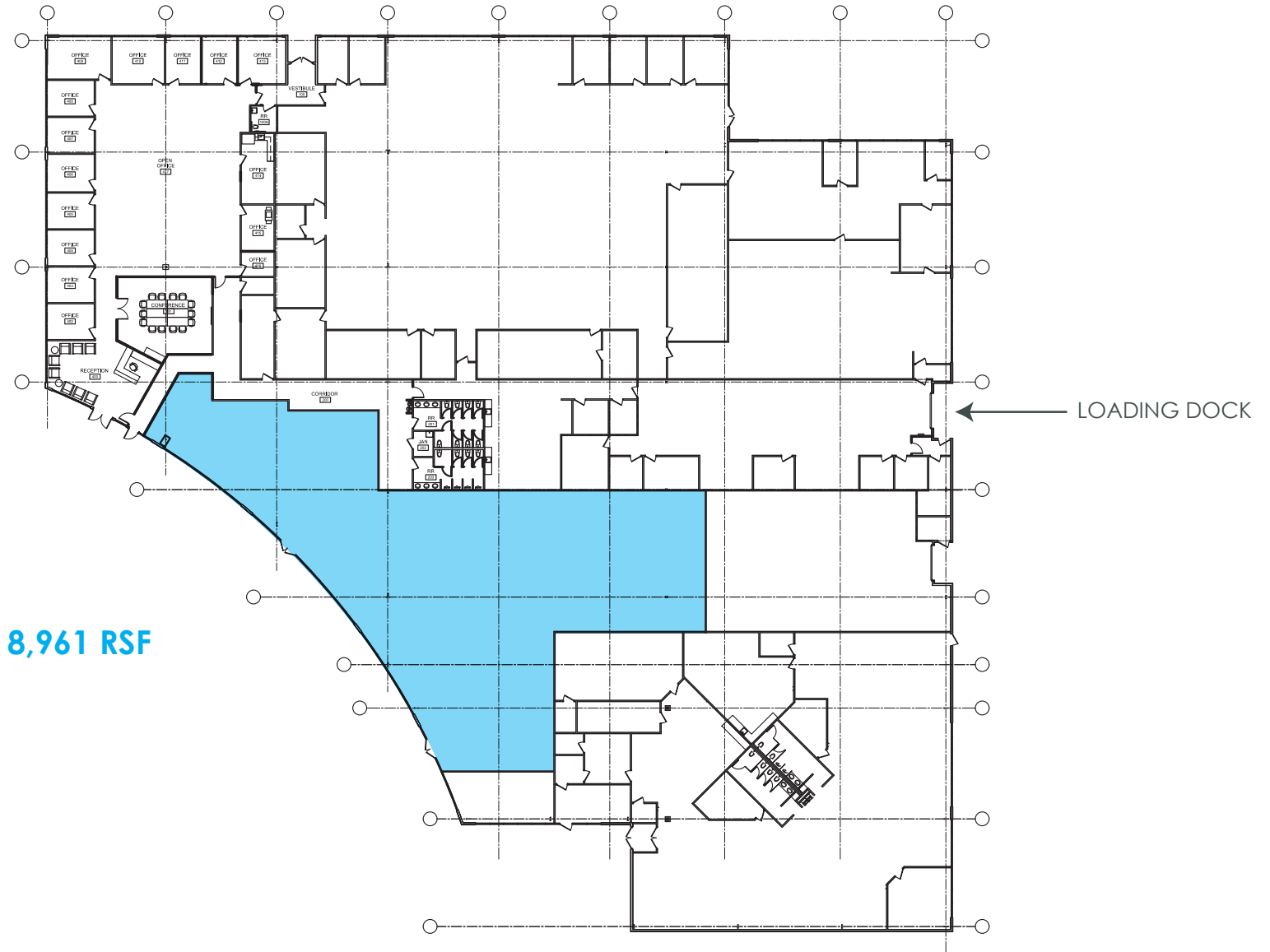
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PRIME NORTH I-25 LOCATION

FLOOR PLAN

FOR
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8,961 RSF

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FLOOR PLAN - CONCEPTUAL

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CURRENT CONDITIONS



A
2,531 RSF

B
6,430 RSF

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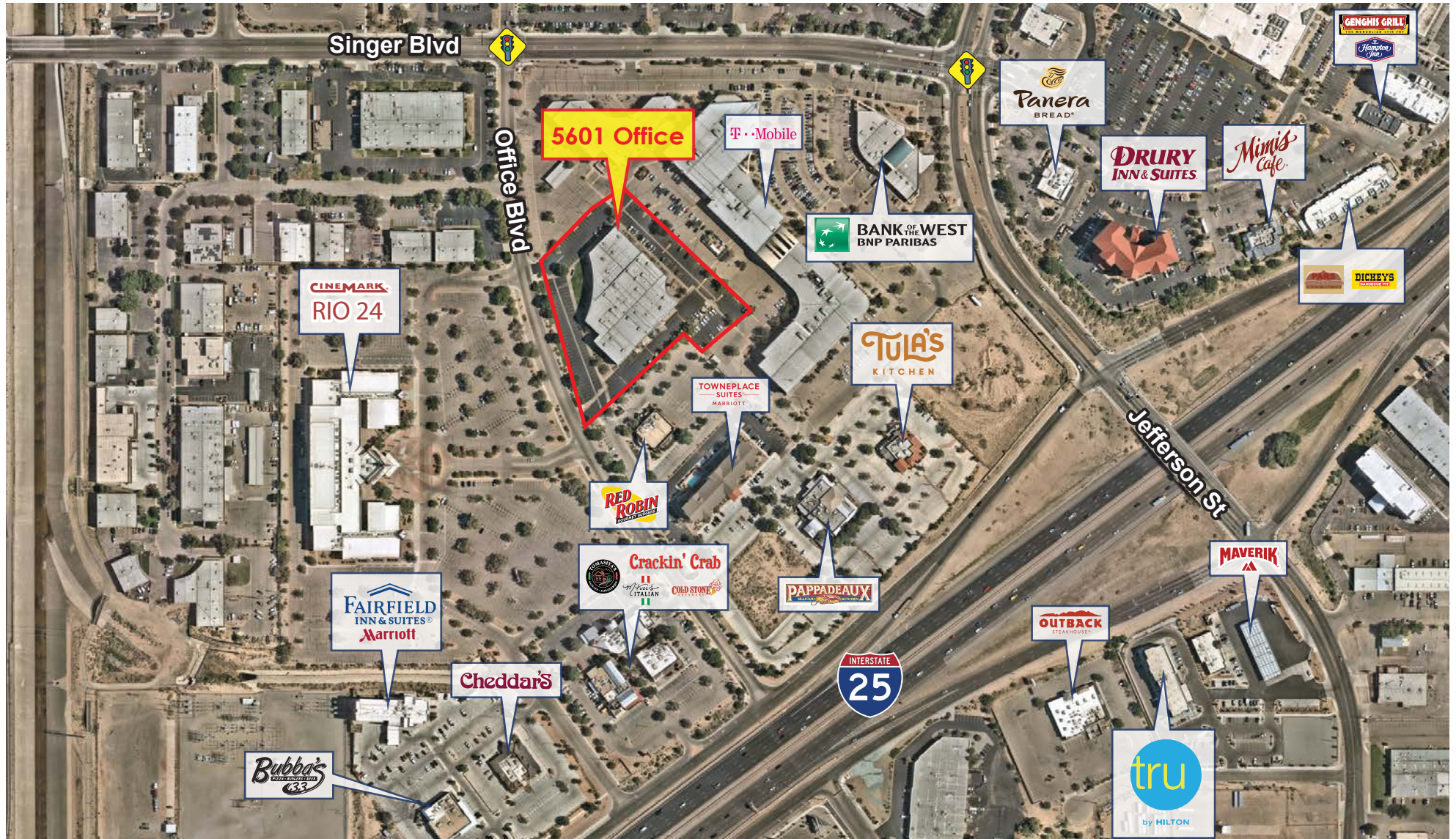
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5 MINUTE DRIVE TIME



Population - 22,332



Avg HH Income - \$55,987



10 MINUTE DRIVE TIME



Population - 120,050



Avg HH Income - \$71,306



15 MINUTE DRIVE TIME



Population - 281,129



Avg HH Income - \$76,827



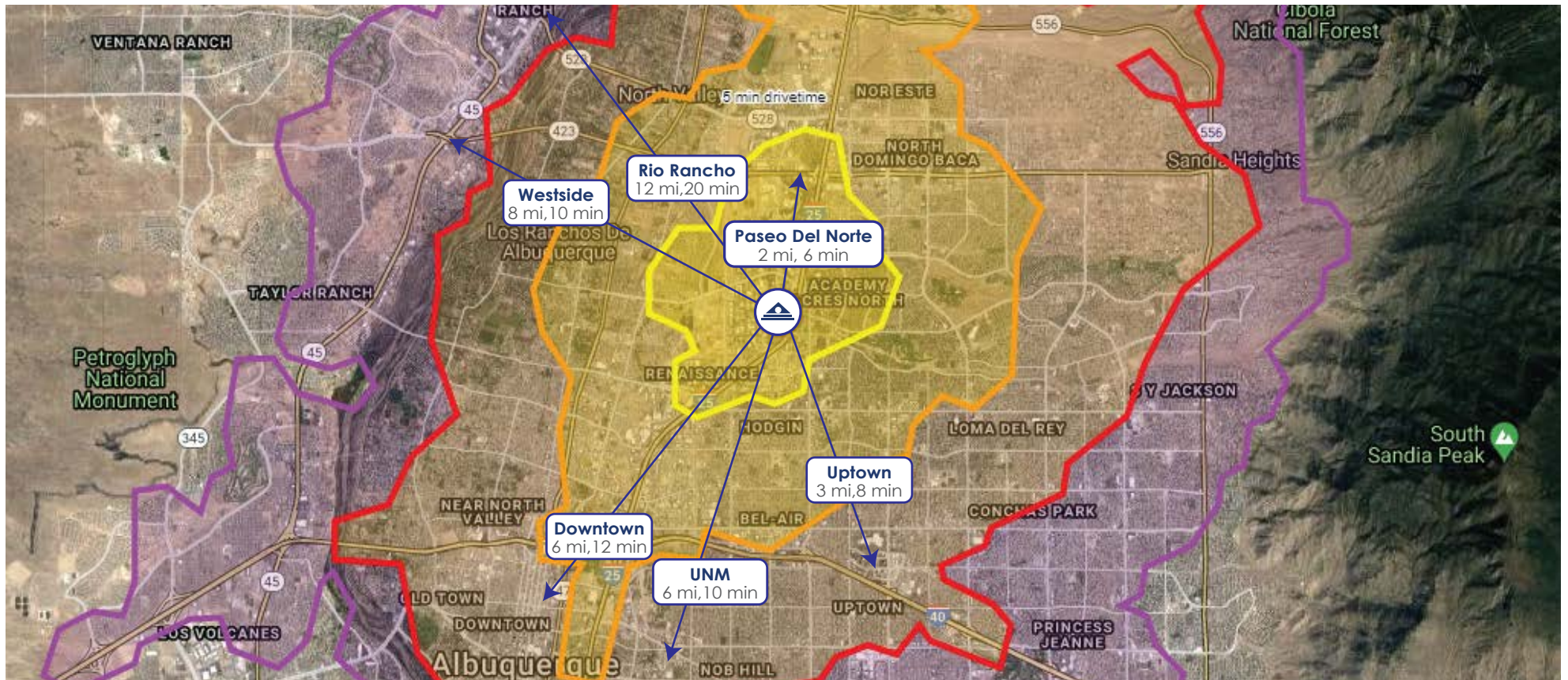
20 MINUTE DRIVE TIME



Population - 501,380



Avg HH Income - \$76,697



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