

# 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**

New Path &  
Monument Sign  
Coming Soon

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

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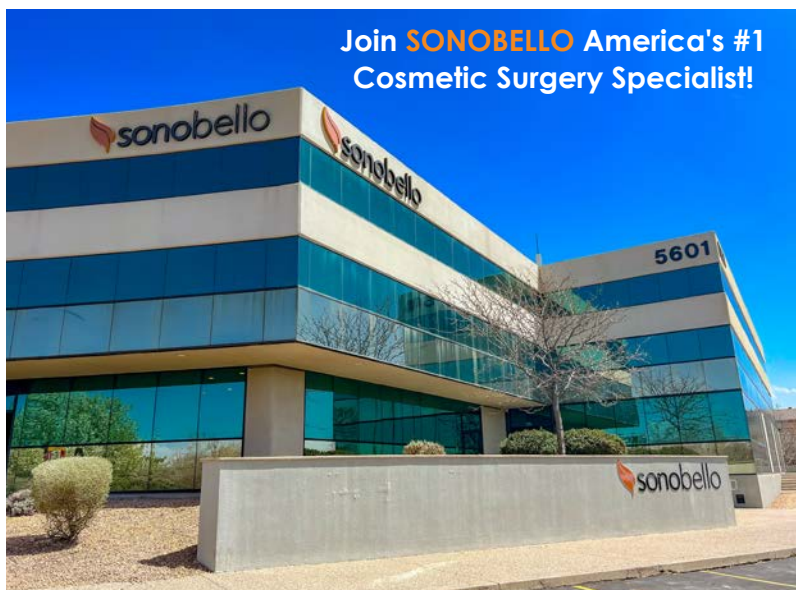




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## LEASE

» **\$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](mailto:stacey@argusinvestmentrealty.com)

☎ 505.855.7608



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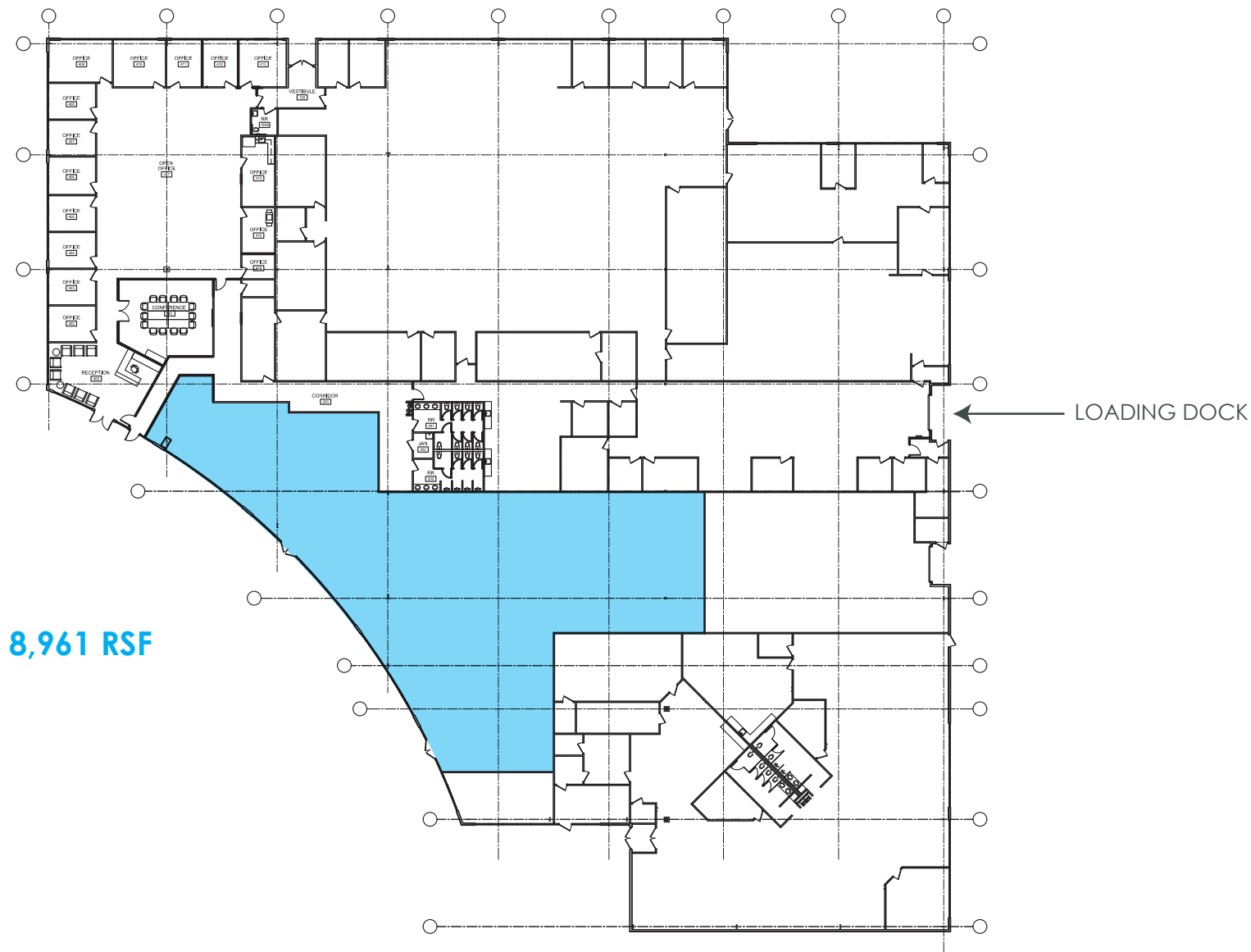
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# PRIME NORTH I-25 LOCATION

FLOOR PLAN

FOR  
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8,961 RSF

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# PRIME NORTH I-25 LOCATION

FLOOR PLAN - CONCEPTUAL

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CURRENT CONDITIONS



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INVESTMENT REALTY



# PRIME NORTH I-25 LOCATION

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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**



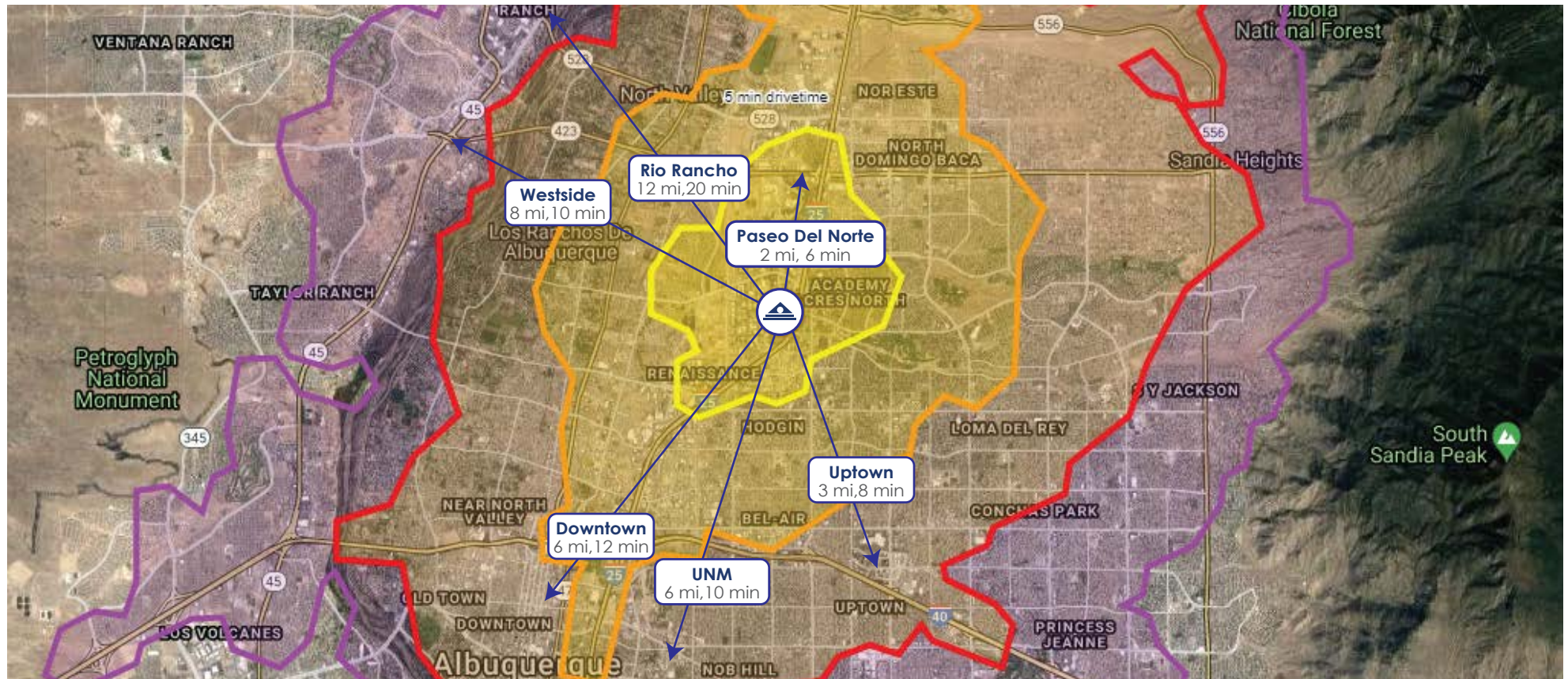
**20 MINUTE DRIVE TIME**



**Population - 501,380**



**Avg HH Income - \$76,697**



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