RESOLUT

UNM AREA MEDICAL SUITE

NEC OF CENTRAL AVE NE AND I-25 200 Oak Street Northeast Albuquerque, NM 87106





FOR LEASE

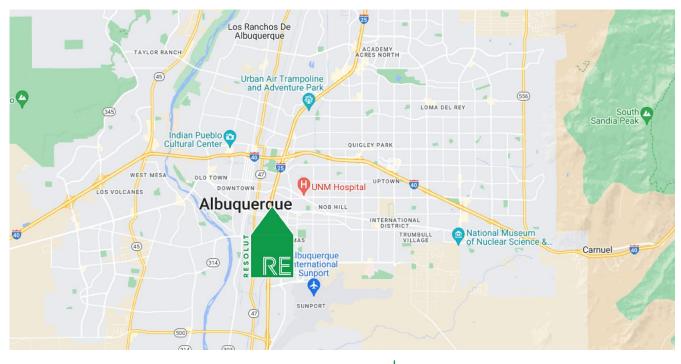
AVAILABLE 2,500 - 4,700 SF

RATE \$16.00 Modified Gross **Jeremy Salazar** jsalazar@resolutre.com 505.337.0777



PROPERTY HIGHLIGHTS

- ±4,700 SF, divisible to ±2,500 SF
- New HVAC and electrical systems
- Prime medical corridor location near all major hospitals
- Quick access to I-25
- Build-to-suit potential with landlord concessions
- Monument signage available



AREA TRAFFIC GENERATORS











Jeremy Salazar jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



91,297 POPULATION 3-MILE RADIUS



\$82,035.00 AVG HH INCOME 3-MILE RADIUS



121,568

DAYTIME POPULATION

3-MILE RADIUS



TRAFFIC COUNTSOak St NE: 8,210 VPD
(Sites USA 2025)



PROPERTY OVERVIEW

Located in the heart of Albuquerque's premier medical corridor, 200 Oak St NE offers an exceptional leasing opportunity for healthcare providers. This ±4,700 SF former medical office is strategically positioned near all three major hospital groups and surrounded by numerous medical specialists, creating a builtin referral network. With easy access from I-25, the property provides convenience for both patients and staff. The space can be demised to as little as ±2,500 SF to meet a tenant?s specific space requirements. Recent improvements include new HVAC systems and updated electrical throughout, ensuring reliability and comfort. The previous outdated medical build-out has been completely removed, leaving a fresh, open canvas for a new tenant to design a modern, efficient medical suite tailored to their needs. To assist with build-out costs, the landlord is offering competitive rent concessions. Additional features include prominent monument signage for excellent visibility and the flexibility to create a patient-friendly environment in a prime healthcare location.

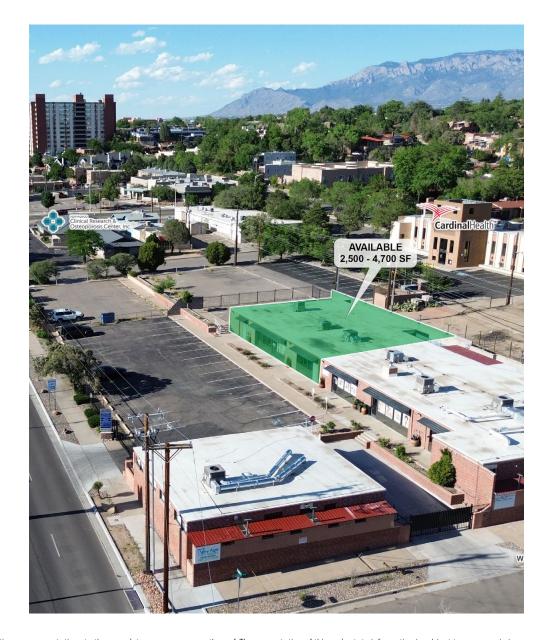
PROPERTY HIGHLIGHTS

Lease Rate: \$16.00 Modified Gross

Available SF: 2,500 - 4,700 SF

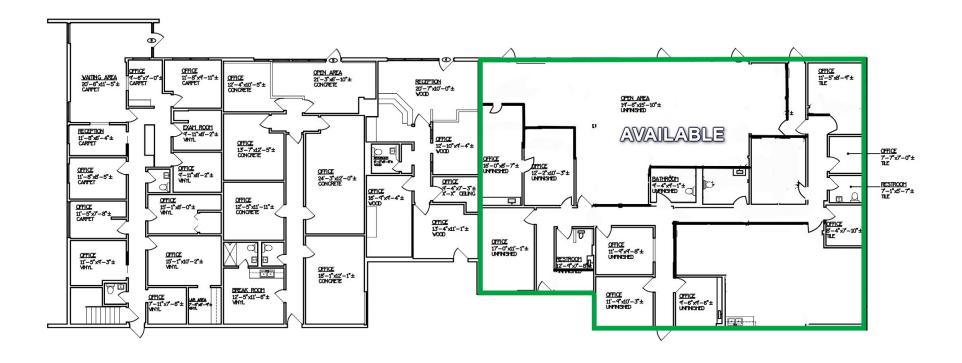
Zoning: MX-M

Submarket: University





CURRENT FLOOR PLAN: 2,500 - 4,700 SF













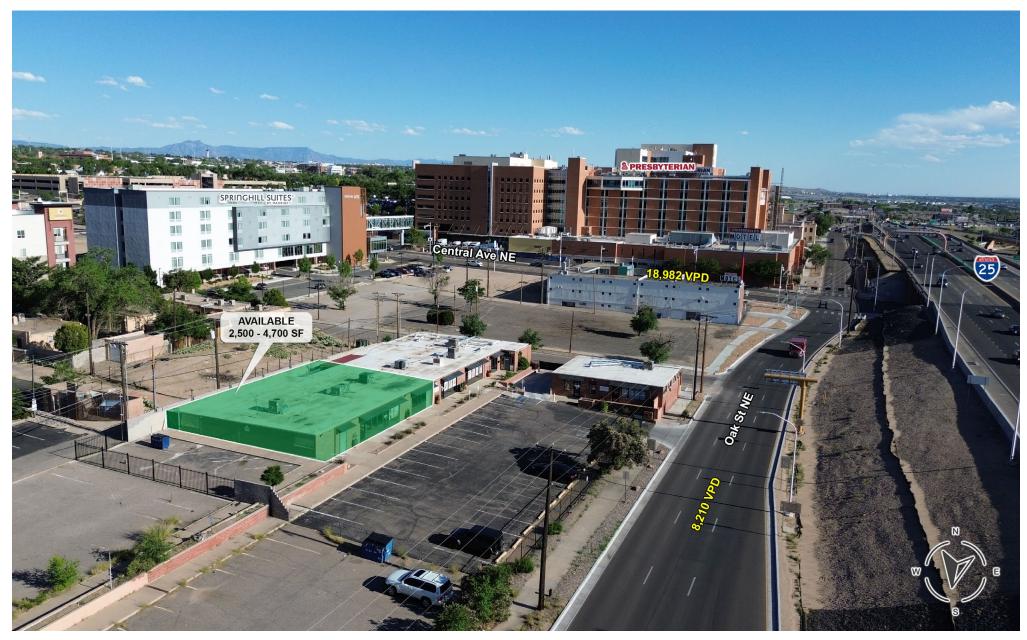




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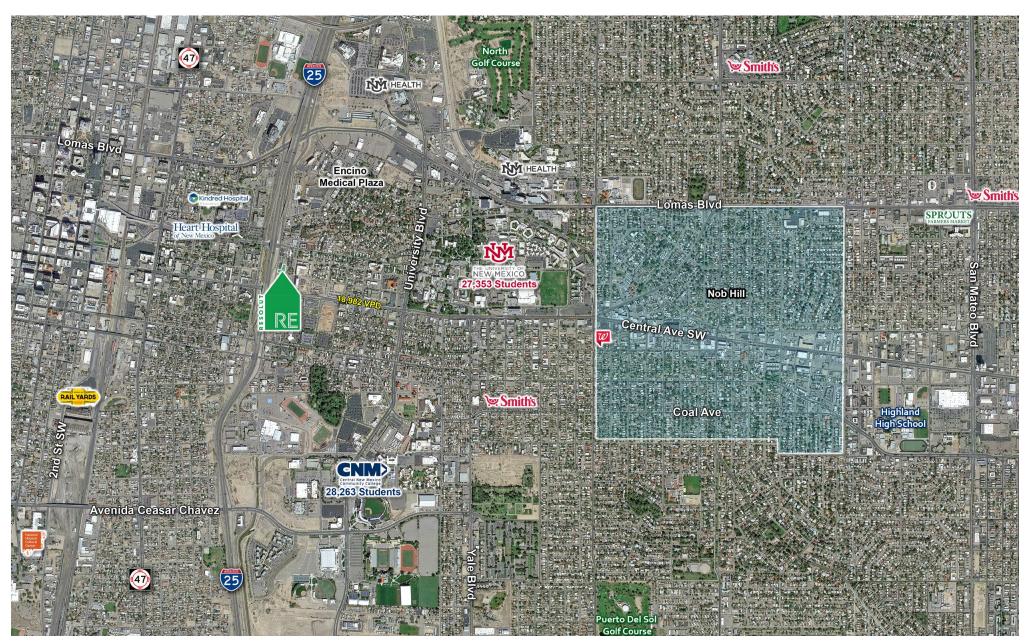






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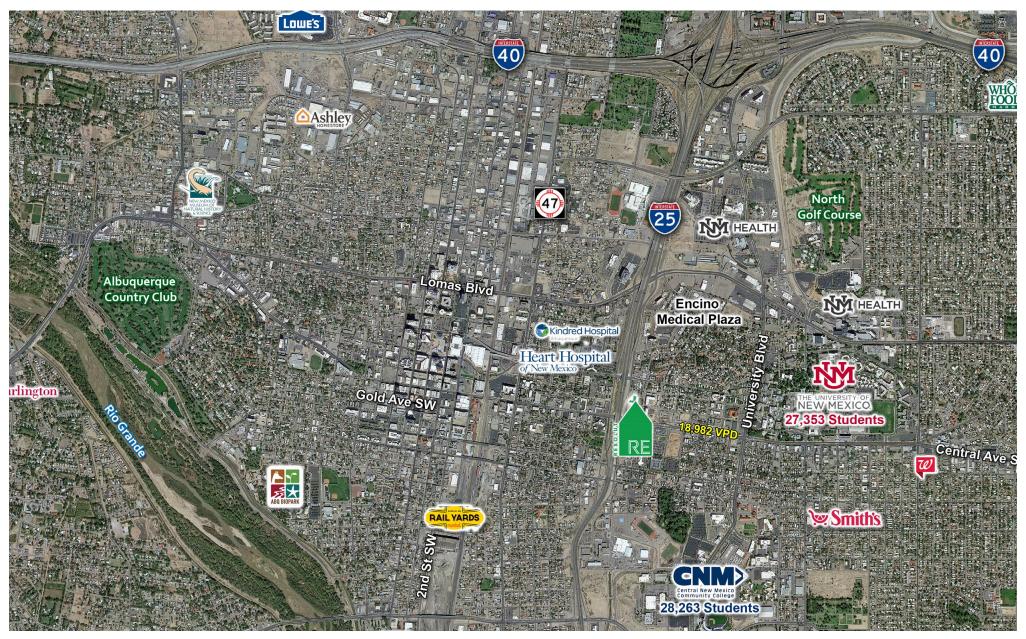
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