



NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE

SEQ OF EUBANK BLVD NE & OSUNA RD NE
4710 Eubank Blvd NE, Albuquerque, NM 87111



FOR LEASE

AVAILABLE SPACE
1,500 – 5,500 SF

RATE

\$29.50 PSF NNN
NNNs* \$5.00

* Estimate provided by Landlord and
subject to change

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

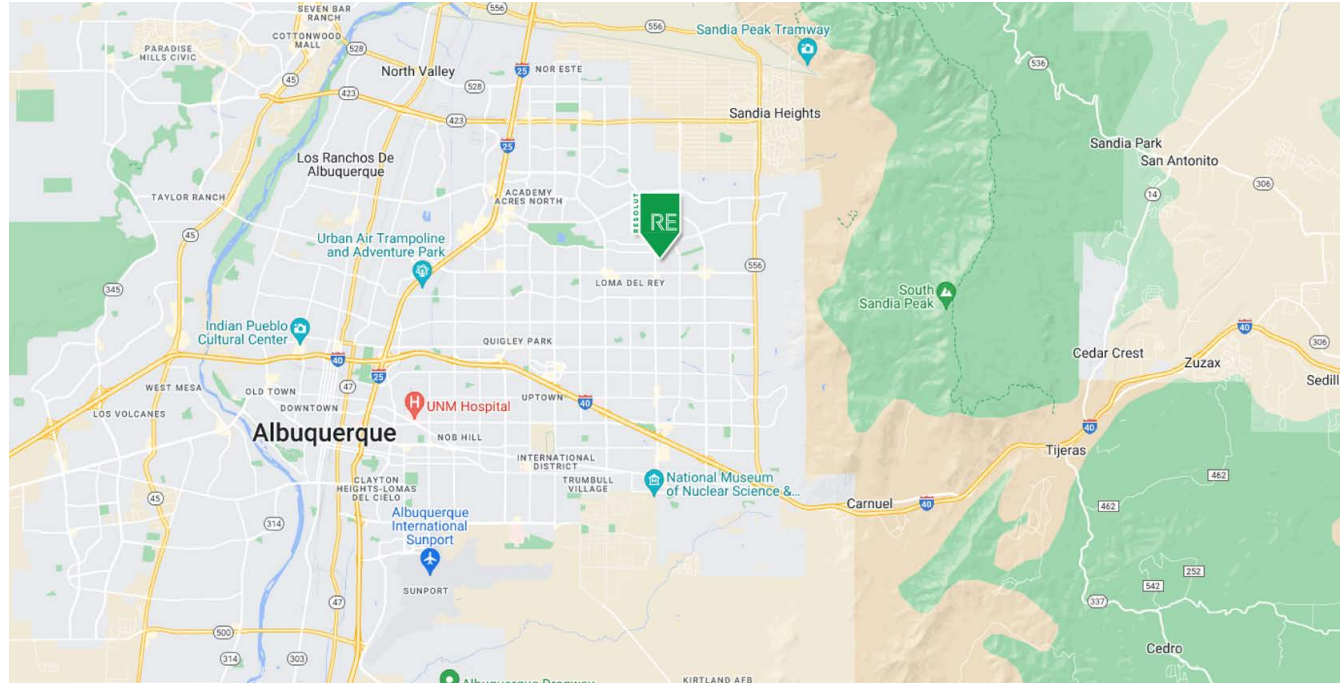
Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Great for medical or professional office
- Tenant can design floor plan or choose from standard floor plans
- High income demographic area
- Close proximity to established medical corridor
- Base lease rate is for warm shell delivery
- Turn-key office delivery available, lease rate will vary

WARM SHELL DELIVERY CONSISTS OF:

- HVAC Units installed
- ADA compliant restrooms
- Fire sprinklers throughout
- Perimeter walls sheetrocked and ready for tenants paint



AREA TRAFFIC GENERATORS





Jeremy Salazar
jsalazar@resolutre.com


Austin Tidwell, CCIM
atidwell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2022

 **130,802**
POPULATION
3-MILE RADIUS

 **\$111,963.00**
AVG HH INCOME
3-MILE RADIUS

 **90,926**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Eubank Blvd NE: 12,769 VPD
Osuna Rd NE: 1,974 VPD
(Costar 2022)

NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE | 4710 Eubank Blvd NE, Albuquerque, NM 87111

PROPERTY OVERVIEW

Introducing the perfect opportunity for healthcare providers and office users to customize their ideal office space in a prime location! This state-of-the-art office building can be built to meet the specific needs and desires of tenants, offering unparalleled flexibility and functionality. With its high visibility and strategic location in an area with a shortage of newly constructed office buildings, this is the perfect chance to establish a foothold in a high income area. The building's modern design and construction will stand out from the surrounding older buildings, making it a prominent and attractive landmark for patients or clients alike.

LOCATION OVERVIEW

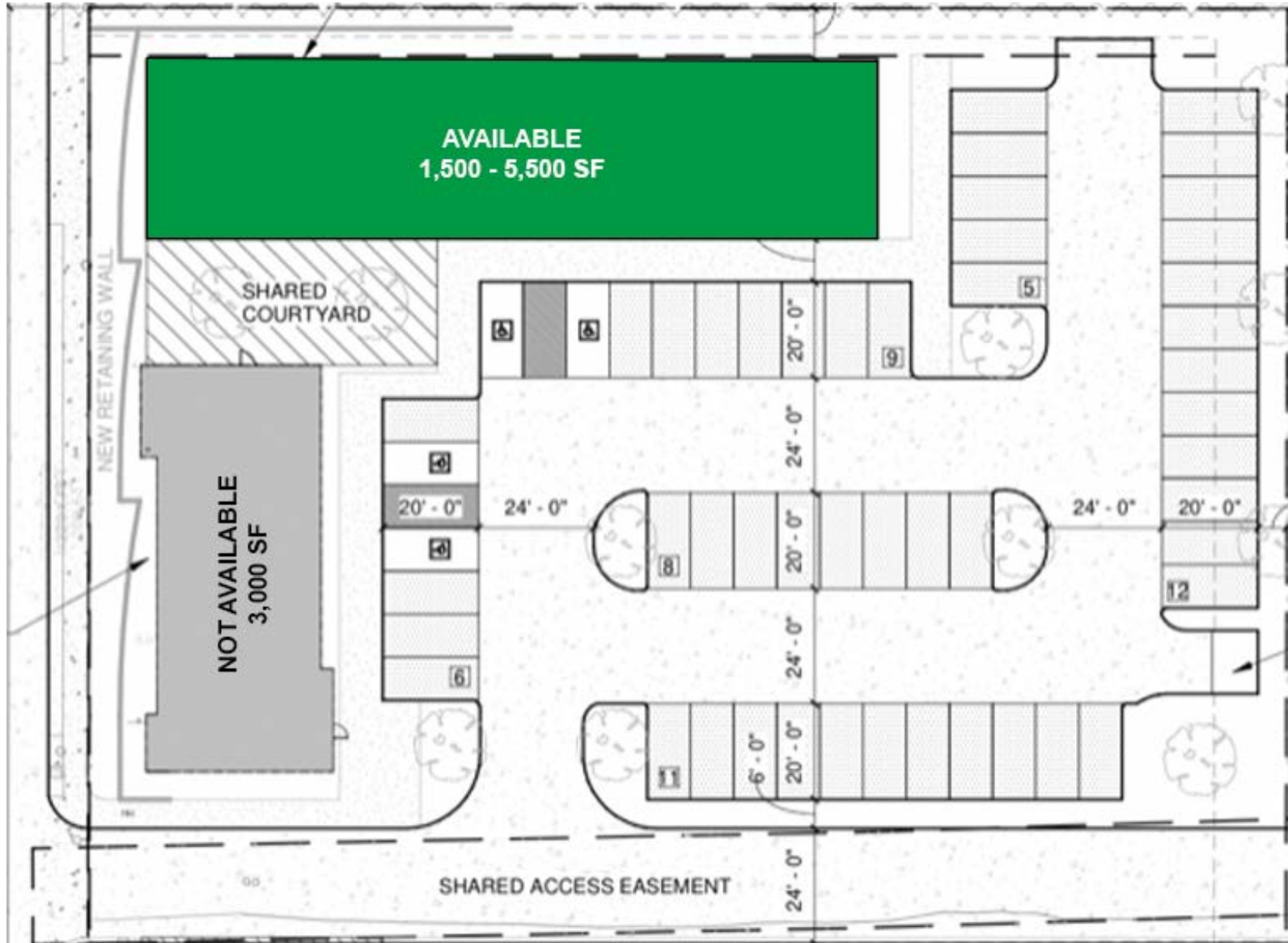
The location boasts numerous other medical offices, creating a built-in network of healthcare professionals in the area, allowing for referrals and collaboration. The office building has ample parking and customizable interiors, allowing tenants to tailor their space to their needs.

PROPERTY OVERVIEW

Lease Rate:	\$29.50 PSF/Year
Available SF:	1,500 - 5,500 SF
Submarket:	Far Northeast Heights
Zoning:	MX-T



Eubank Blvd



NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE | 4710 Eubank Blvd NE, Albuquerque, NM 87111



Site as of June 2024



NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE | 4710 Eubank Blvd NE, Albuquerque, NM 87111

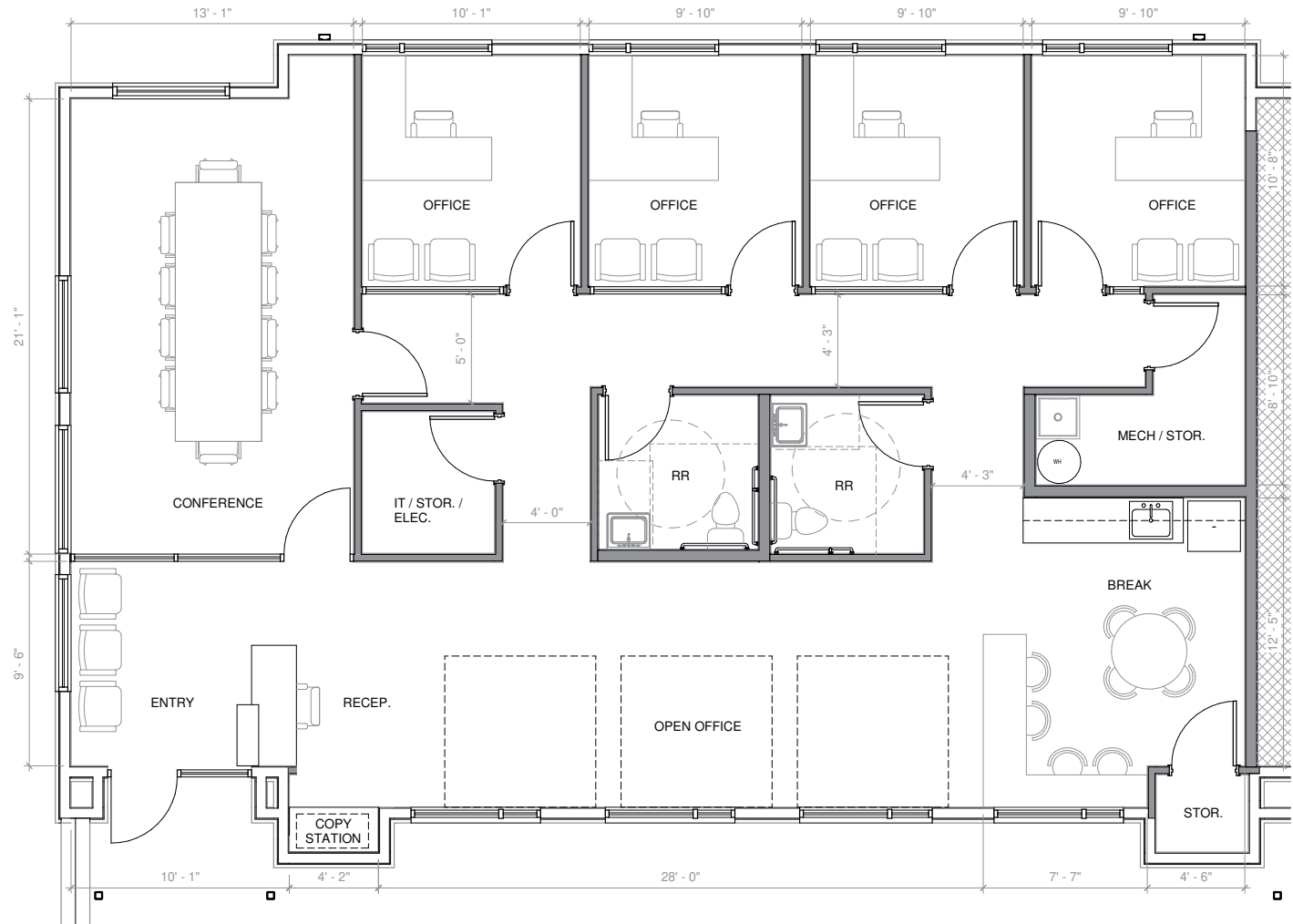


Site As of June 2024

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

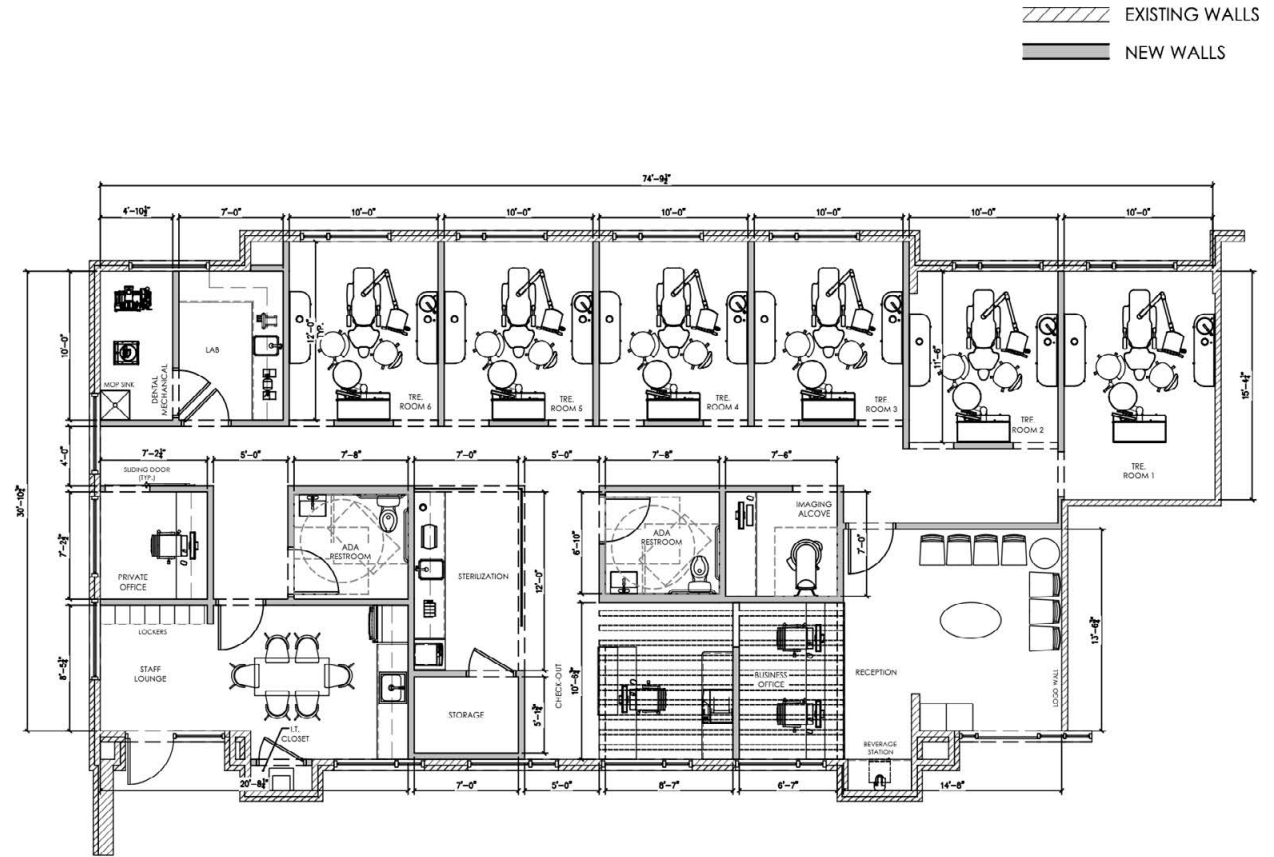
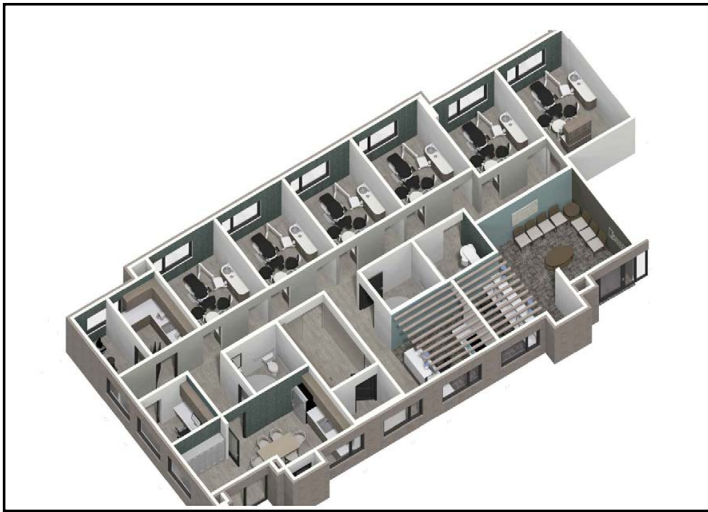
Example Floor Plan

- 2,000 SF
- General Office
- 4 Private Offices
- Conference Room
- Open Office Area
- 2 ADA Restrooms
- Breakroom



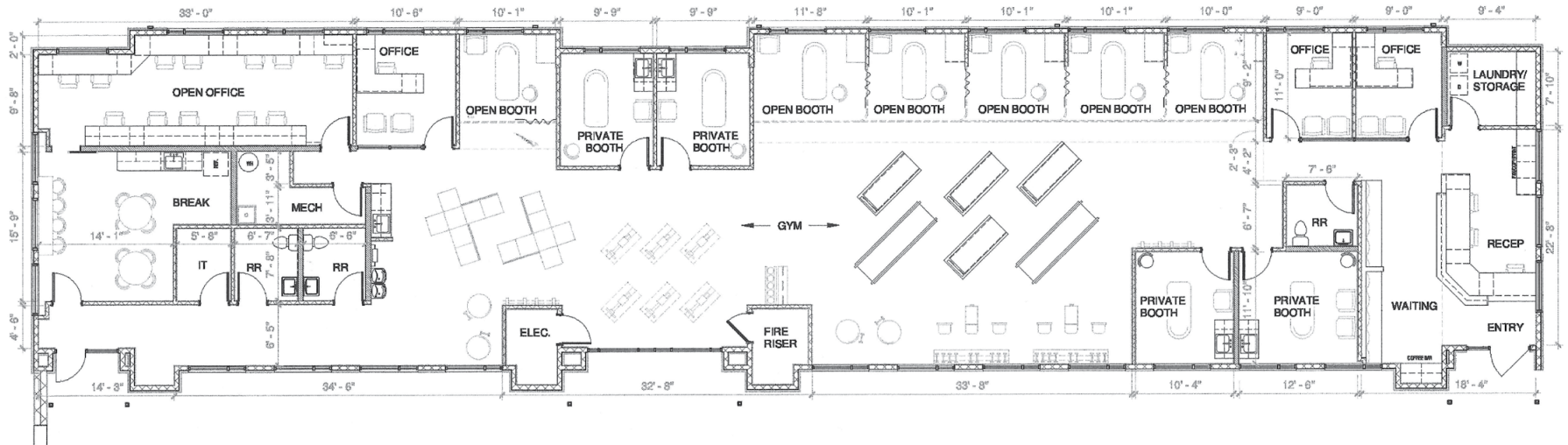
Example Floor Plan Continued

- 2,346 SF
- 6 Operatories
- Patient and Staff Entrance
- 2 ADA Restrooms
- Provider Office

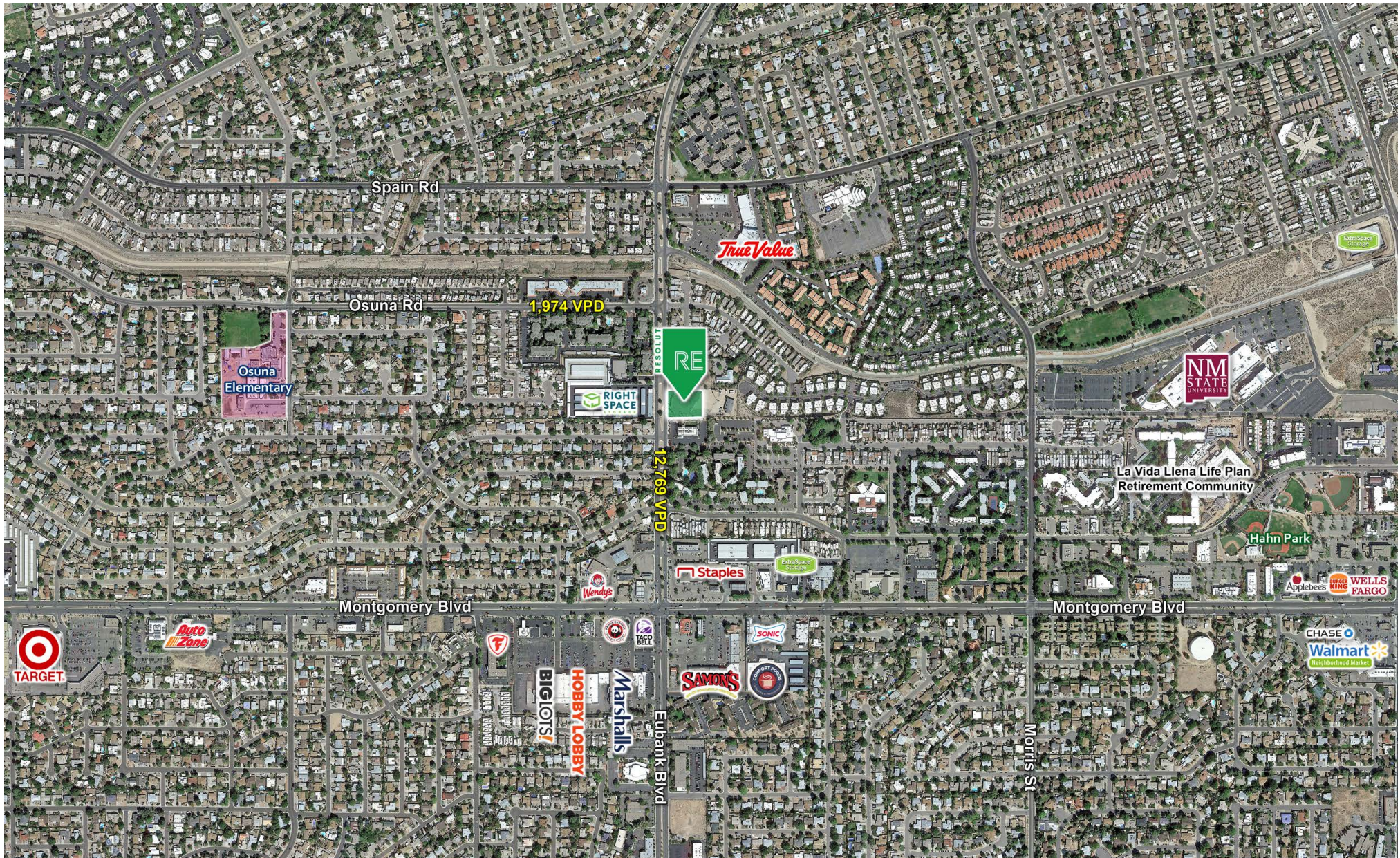


Example Floor Plan Continued

- 5,500 SF
- Open Floor Plan Medical Office
- Ideal for Physical Therapy



NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE | 4710 Eubank Blvd NE, Albuquerque, NM 87111



NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE | 4710 Eubank Blvd NE, Albuquerque, NM 87111

