

2,038 SF CAFÉ/KITCHEN SPACE AVAILABLE FOR LEASE IN CLASS A OPTUM BUILDING

5150 Journal Center Blvd NE ALBUQUERQUE, NM 87109





Departments	Area(SF)	Rentable (RSF)
UHG	17,537	21,018
CAFE	982	1,177
GENOA	781	936
OPTICAL SHOP	718	861
FLOOR SERVICE AREA	296	
BLDG. SERVICE AREA	9,906	
Total	30,220	23,992

NM038

5150 Journal Center Blvd

1st Floor

Issue Date: 1/30/2023

- **Former Café & Optical Spaces For Lease on Ground Floor of Optum’s Multi-Specialty Medical Facility in Premier Journal Center Location**
- **“Café” consists of 1,177+/- RSF Inclusive of Full Kitchen and Dining Area to Exclusively Serve Building Patients, Employees & Visitors**
- **“Optical” space ideal for vending and smaller designated dining area**
- **Additional 861 RSF Formerly Optical Space @ Main Building Entrance for Potential Vending and/or Drink/Smoothie Bar & Dining Area**
- **Existing Commercial Kitchen Equipment in Place & Available For Use**
- **Adjacent Open Seating Dining Area Not Included in Leasable Area**
- **Secured Building Access with Potentially Flexible Hours for Food Prep**
- **Great Exposure Opportunity for a Local Food & Beverage Vendor**
- **Centrally Located Near Paseo Del Norte / Interstate 25 Interchange**
- **Ideal for Smoothie and Sandwich Shops & Other Food & Beverage Options**
- **Lease Rate Negotiable Inquire with Agent**

Contact:

Mariah Edwards



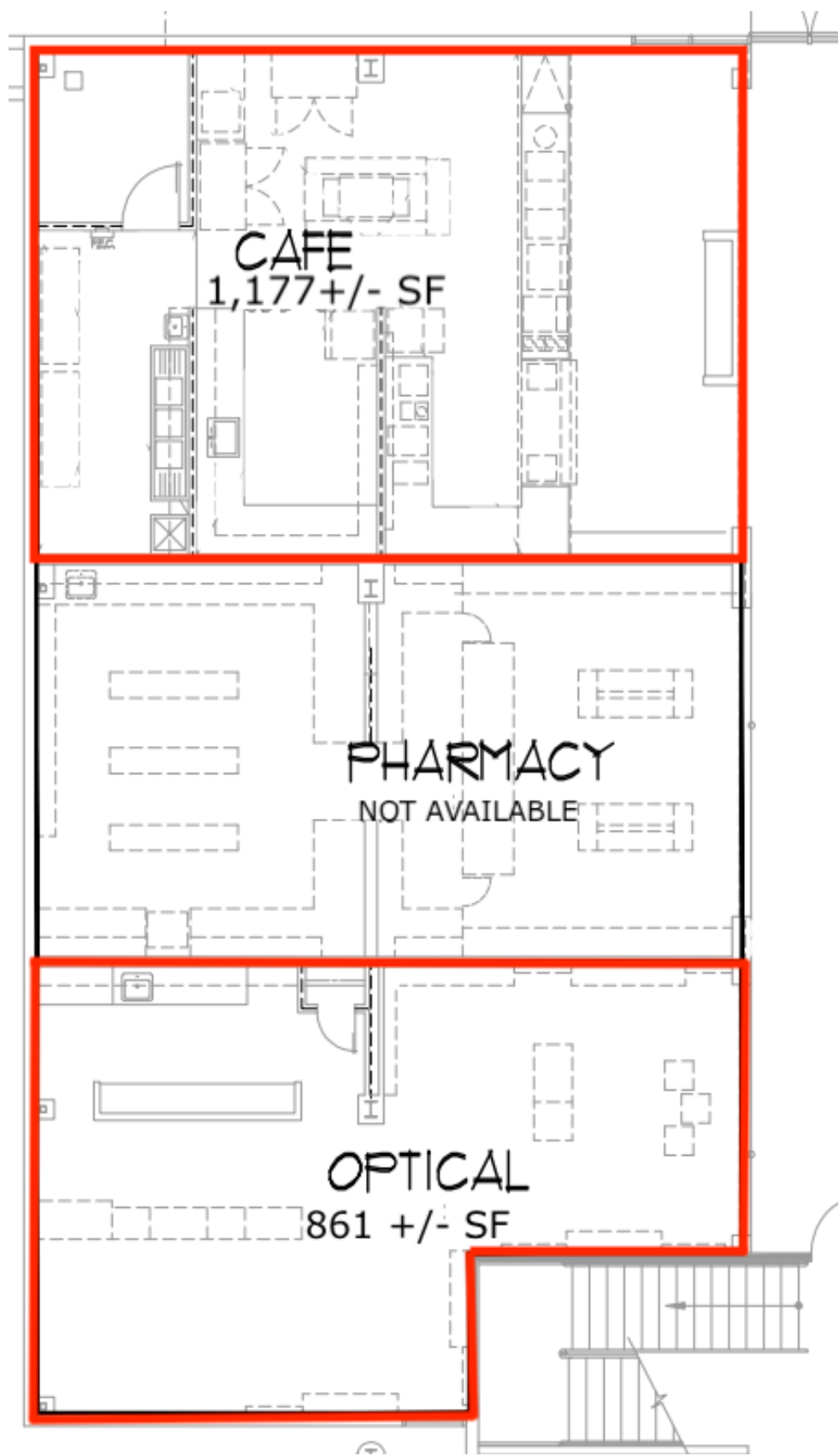
Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
 Albuquerque, NM 87120
 505-998-7298 Cell 505-228-2258 Fax 505-998-7299
Mariah@EdwardsCommercialRealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change







CAFE
1,177 +/- SF

PHARMACY
NOT AVAILABLE

OPTICAL
861 +/- SF