

For Sale or Lease

Class-A Two-Story Office Building

5651 BALLOON FIESTA PKWY. NE



±27,938 SF on
±2.41 Acres Available

DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

Micah Gray

micah@sunvista.com | 505 338 9878

NAI SunVista] Got Space™

For Sale or Lease

5651 BALLOON FIESTA PKWY. NE | ALBUQUERQUE, NM 87113

Overview

AVAILABLE

Building: ±27,938 SF

Land: ±2.41 Acres

SALE PRICE

\$6,295,000 (\$225.32/SF)

LEASE RATE

\$18.00/SF + NNN

HIGHLIGHTS

- 37 offices with lots of natural light
- Board room, Training Room, Gathering Room and three conference rooms
- 6 deck/patios with breathtaking views
- Two-car garage and large conditioned storage area
- 3.6:1,000 parking with 80 secured spaces and 50 being covered
- Solar panels
- Furniture is negotiable
- Large reception area
- Excellent corporate headquarters

IDO ZONING NR-LM

LOCATION

- North I-25 Submarket



5651 BALLOON FIESTA PKWY. NE

Spectacular Setting

This Class-A office building is located on the northern edge of Albuquerque near Balloon Fiesta Park. The mountain views from any one of the six patios and decks are spectacular. The property also features 50 covered parking spaces.



DECK WITH A VIEW



GREAT VIEWS



COVERED PARKING



MONUMENT SIGN

5651 BALLOON FIESTA PKWY. NE

Amazing Amenities

Starting with the stunning entry lobby, the building is Class-A in every way. This includes board room, training room, gathering/break room and three conference rooms. There are also six deck/patios with breathtaking views.



BOARD ROOM



LOBBY/ENTRY



TRAINING ROOM



GATHERING/BREAK AREA

5651 BALLOON FIESTA PKWY. NE

Wonderful Work Space

Productivity won't be a problem with highly-refined work areas consisting of 37 offices and open work spaces with lots of natural light. There is also a large climate-controlled storage area and a two-car garage.



OFFICE WITH DECK



WINDOWED OFFICE



STORAGE AREA



WAITING AREA

For Sale or Lease

5651 BALLOON FIESTA PKWY. NE | ALBUQUERQUE, NM 87113



Location

Demographics	1 Mile	3 Mile	5 Mile
Total Population	913	39,996	124,318
Average HH Income	\$99,929	\$122,911	\$116,426
Daytime Employment	3,549	40,797	98,276

2024 Forecasted by Esri

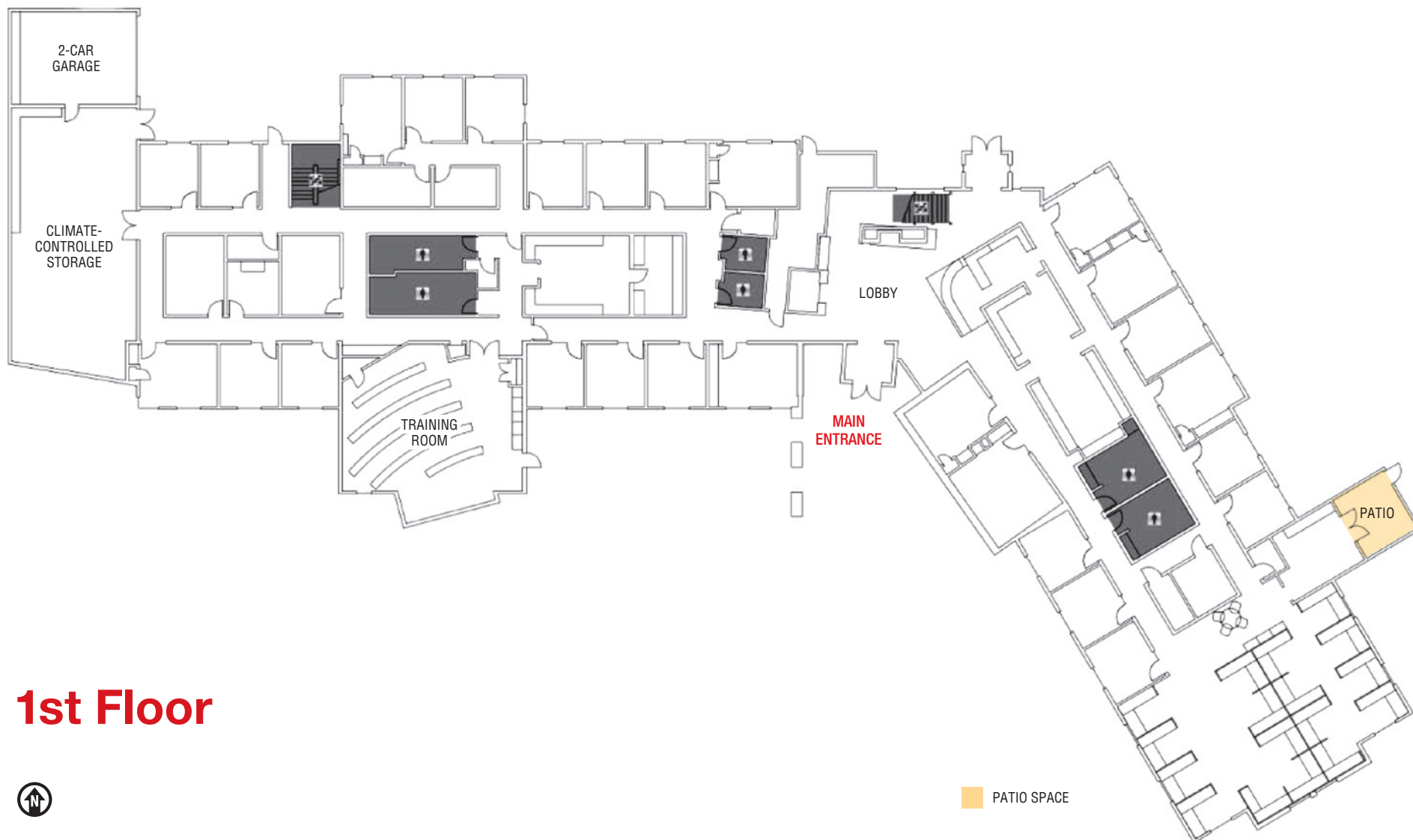


NAISunVista

For Sale or Lease]

5651 BALLOON FIESTA PKWY. NE | ALBUQUERQUE, NM 87113

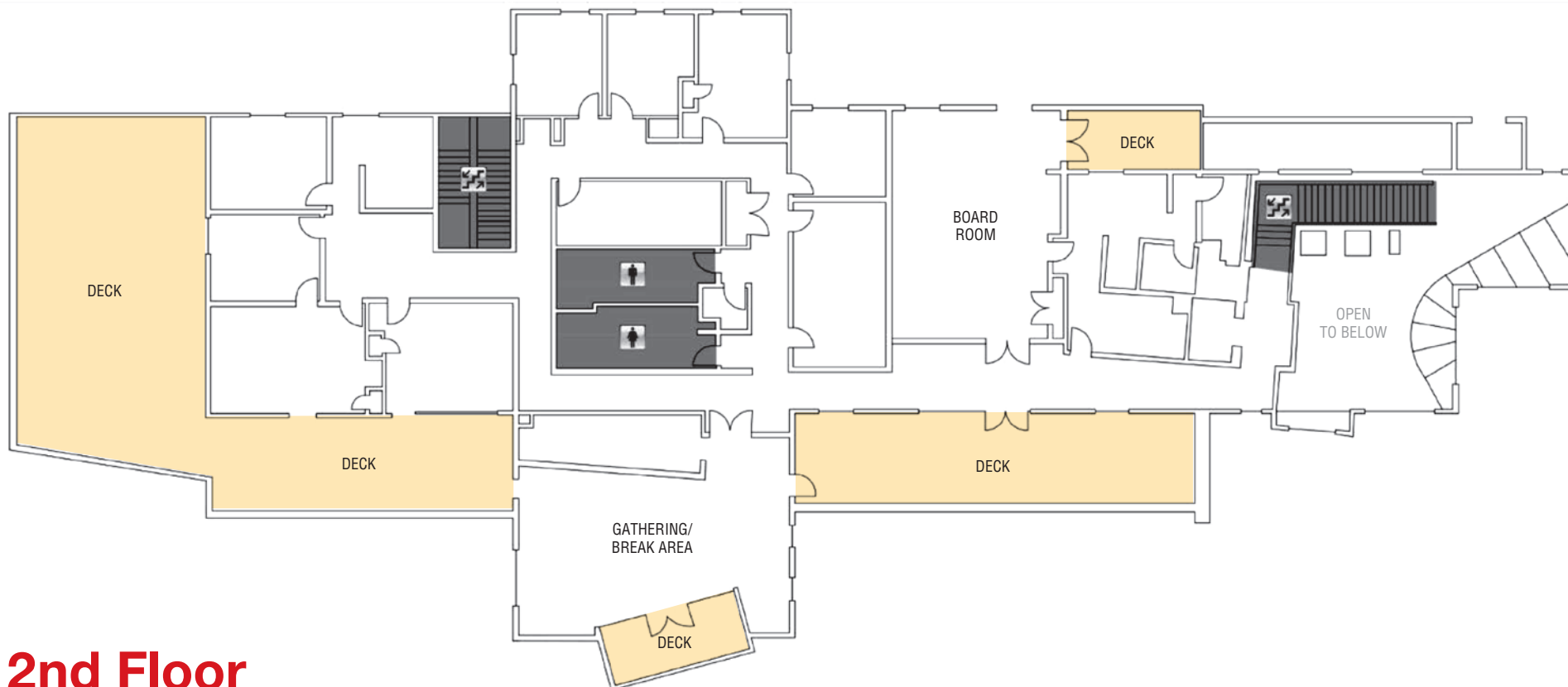
Floor Plan



1st Floor



Floor Plan



2nd Floor



DECK SPACE

5651 BALLOON FIESTA PKWY. NE | ALBUQUERQUE, NM 87113

OFFERED EXCLUSIVELY BY:



DJ Brigman SIOR, CCIM

DJ@sunvista.com

505 998 1562



Dave Hill CCIM, SIOR

dave@sunvista.com

505 238 6413



Micah Gray

micah@sunvista.com

505 338 9878

NAISunVista] Got Space™

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.