



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 – 5,681 SF

RATE
\$23.00 PSF NNN
NNNs* \$6.00
* Estimate provided by Landlord and
subject to change

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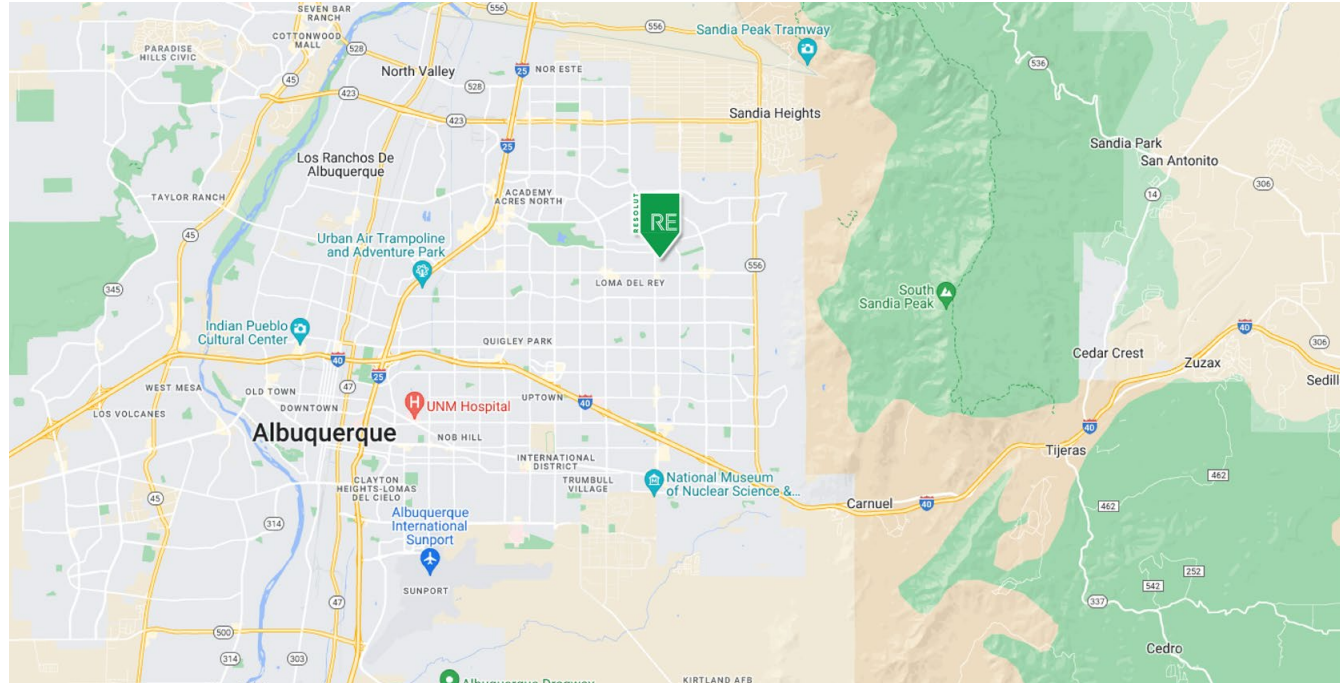
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PROPERTY HIGHLIGHTS

- 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



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DEMOGRAPHIC SNAPSHOT 2024



131,355
POPULATION
3-MILE RADIUS



\$114,676.00
AVG HH INCOME
3-MILE RADIUS



89,025
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Eubank Blvd NE: 26,186 VPD
Osuna Rd NE: 4,663 VPD
(Costar 2022)

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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

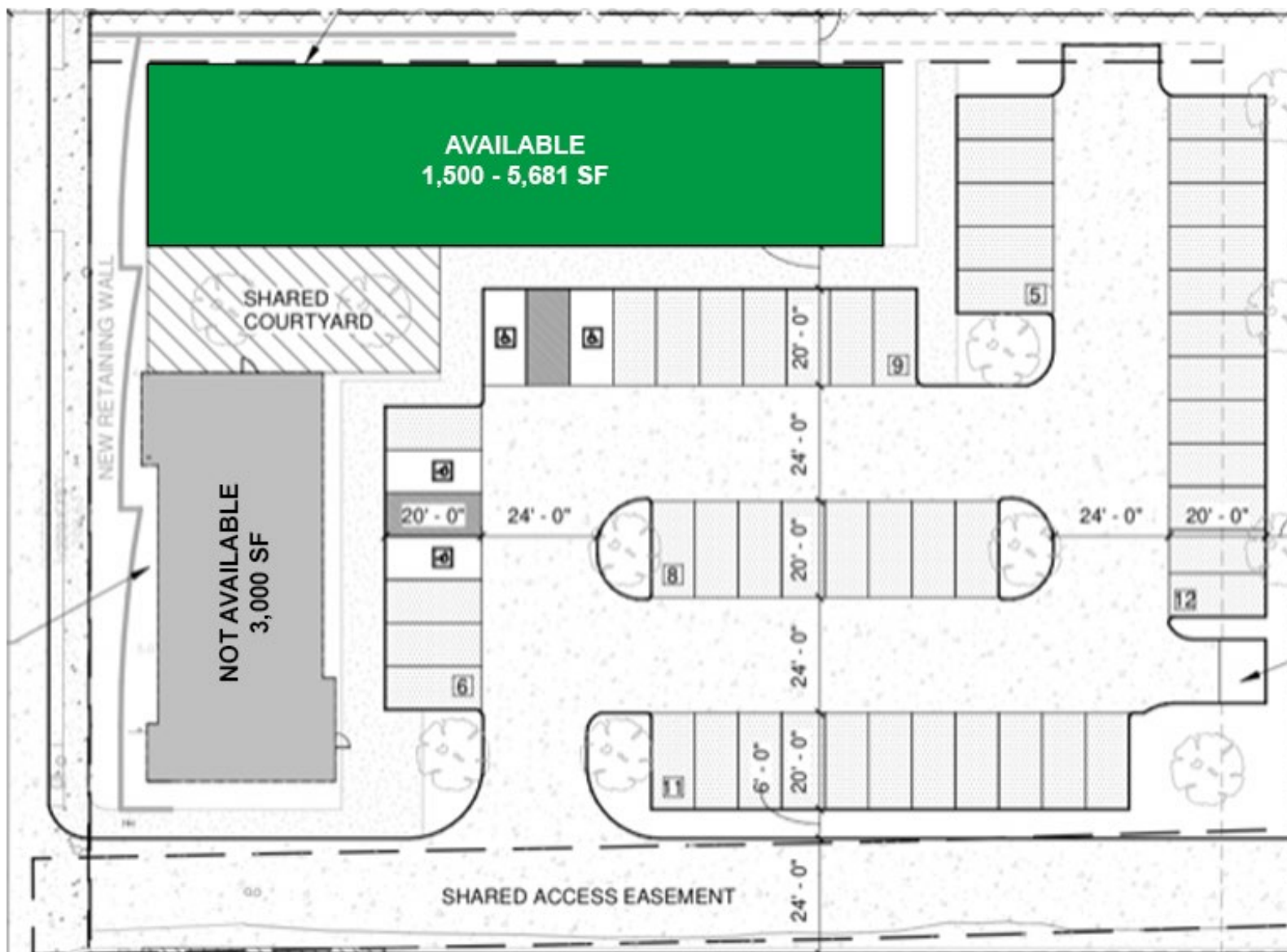
The location boasts numerous other medical offices, creating a built-in network of healthcare professionals in the area, allowing for referrals and collaboration. The office building has ample parking and customizable interiors, allowing tenants to tailor their space to their needs.

PROPERTY OVERVIEW

Lease Rate:	\$23.00 PSF/Year
Available SF:	1,500 - 5,681 SF
Submarket:	Far Northeast Heights
Zoning:	MX-T



Eubank Blvd



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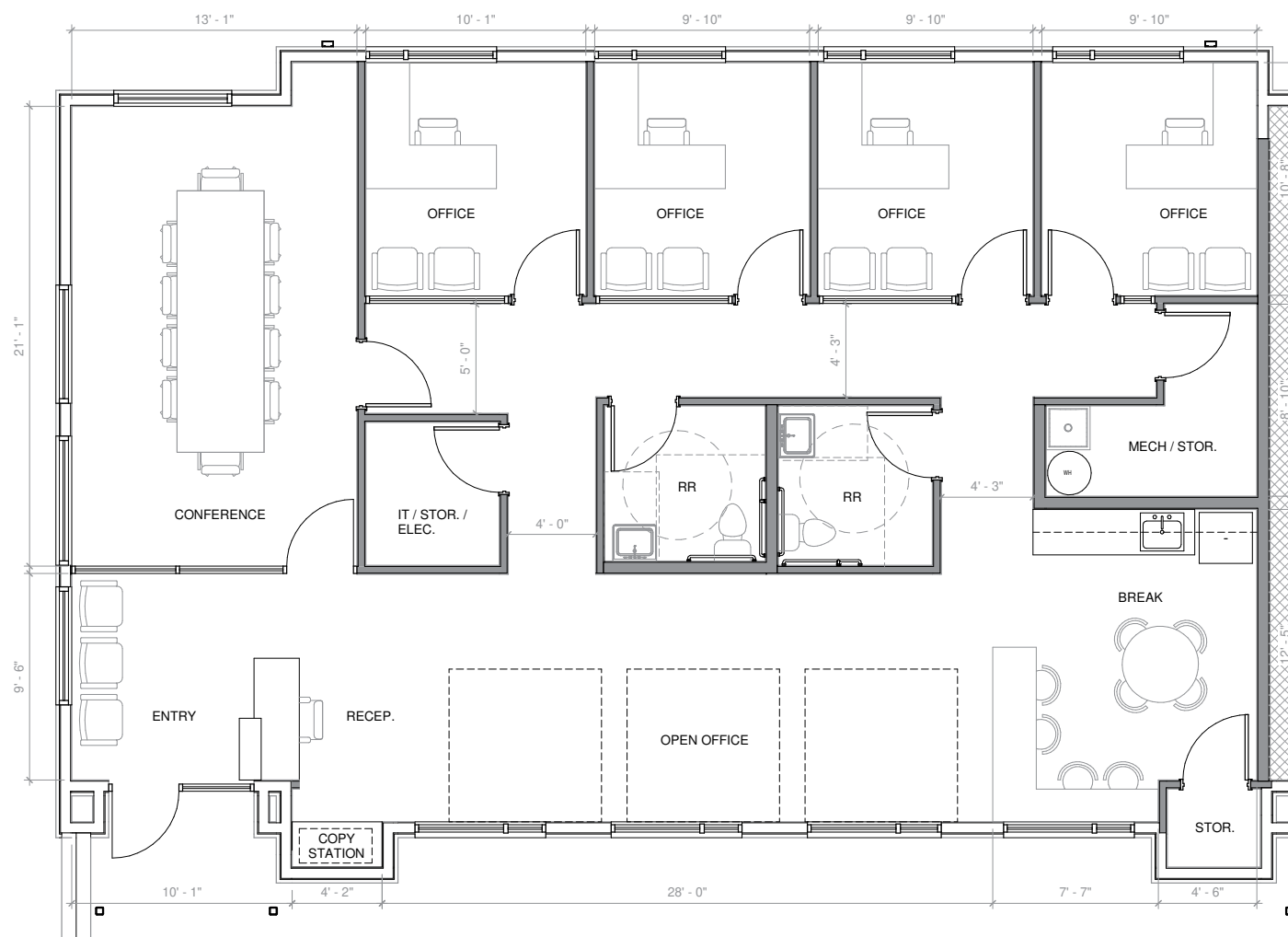
Site As of June 2024

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Example Floor Plan

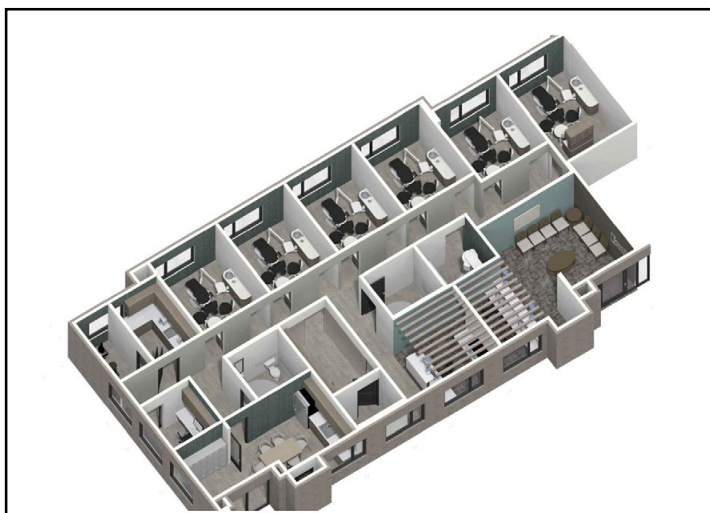
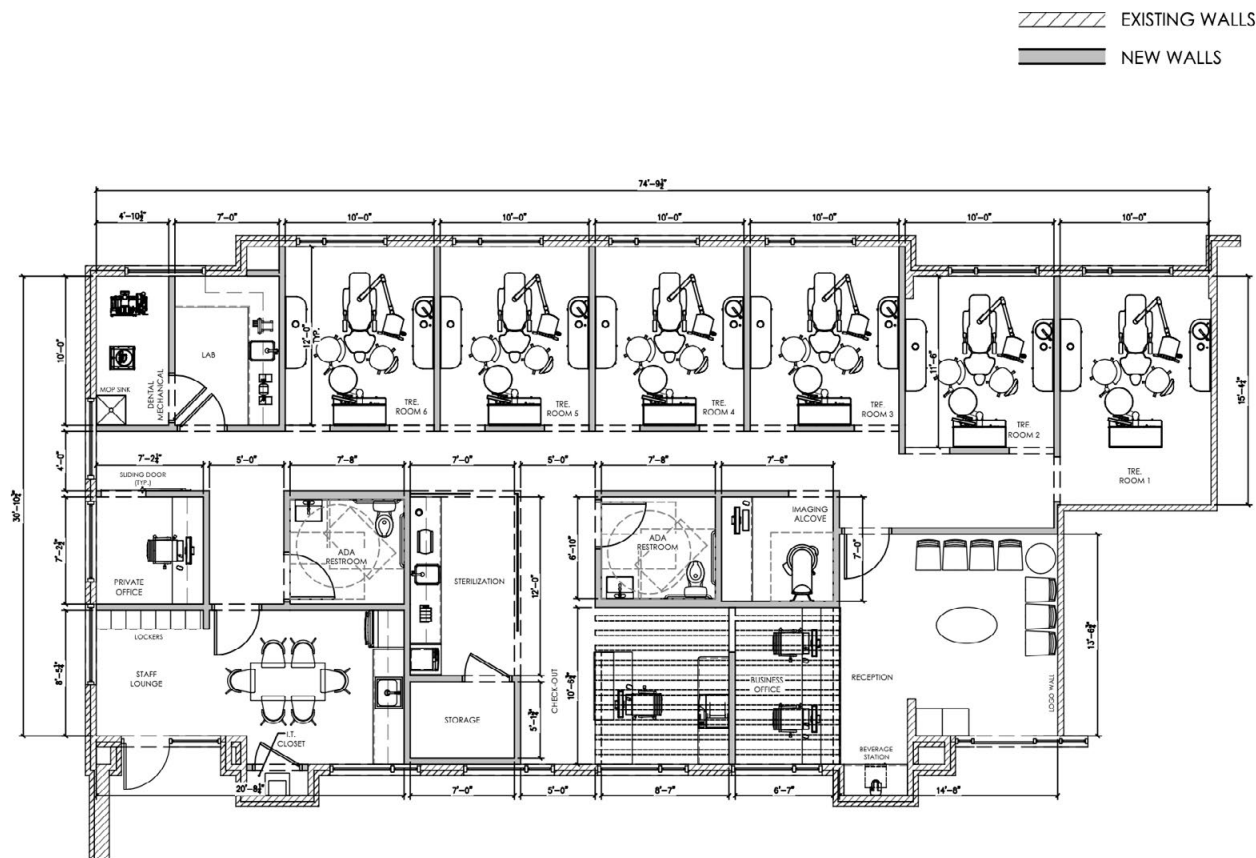
- 2,000 SF
- General Office
- 4 Private Offices
- Conference Room
- Open Office Area
- 2 ADA Restrooms
- Breakroom



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Example Floor Plan Continued

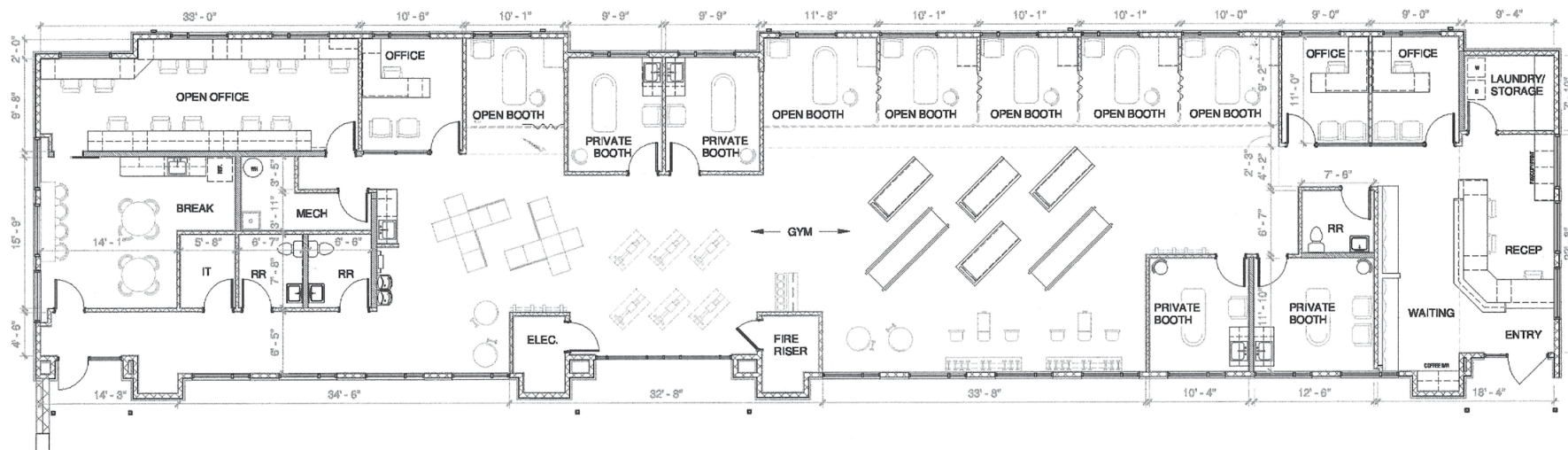
- 2,346 SF
- 6 Operatories
- Patient and Staff Entrance
- 2 ADA Restrooms
- Provider Office



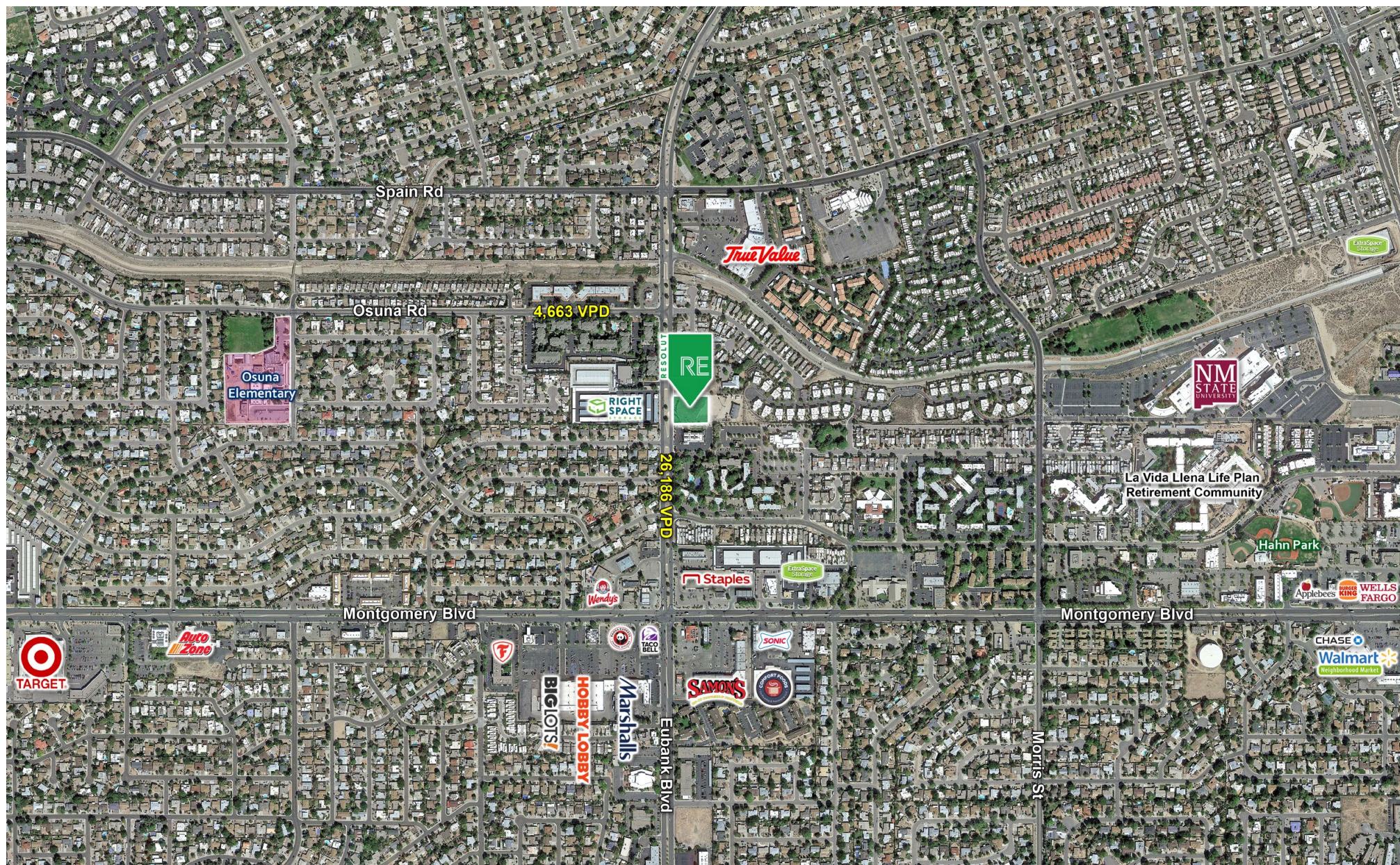
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Example Floor Plan Continued

- 5,681 SF
- Open Floor Plan Medical Office
- Ideal for Physical Therapy



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