

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text is a horizontal bar with a color gradient from yellow to red.The background of the advertisement is a photograph of a modern, single-story office building with a light beige facade. The building has large glass windows and a prominent entrance. The Aspen Avionics logo, featuring a stylized green and black aircraft, is mounted on the left side of the building. The address "5001" is visible on the right side of the building. In the foreground, there is a landscaped area with a tree, shrubs, and a red-painted curb with "NO PARKING" written on it. The sky is blue with light clouds.

ASPEN AVIONICS

5001

For Lease

5001-5041 Indian School Rd NE  
Albuquerque, NM 87110

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Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com

# Property Profile

## Details

Lease Rate	\$16.50 PSF
Lease Type	Modified Gross (Tenant pays gas, electric, & janitorial)
Available Suites	Bldg 5021   Suite 100 ± 4,142 RSF Bldg 5041   Suite 200* ± 6,001 RSF Bldg 5041   Suite 400* ± 5,300 RSF } ± 11,301 RSF (combined)
Parking Ratio	3.95 per 1,000 SF
Submarket	University
Zoning	<a href="#">MX-T (Click here for more info)</a>

\*Suite 200 and Suite 400 available on February 1, 2025

## Features

- Convenient access from I-40 from two major thoroughfares - San Mateo Blvd. and Carlisle Blvd.
- Close to Uptown, University of New Mexico, and Nob Hill Amenities.
- Highly visible to 180,000+ vehicles per day.
- Extensive IT Infrastructure for technology-based businesses.
- Easy access to Sandia Labs and Kirtland Air Force base.
- Efficient space with minimal common area.
- Great window lines and natural light.
- All units have ground level access (no elevators).
- Professionally managed and well-kept exterior grounds.
- Adjacent to full-service Horn Family YMCA health and fitness center.



Interstate 40 Monument Sign










5001-5041 Indian School | For Lease

# Perfect Location

Tech Commons has an extensive fiber network to support demanding IT needs of today's businesses. This location affords easy access to Sandia Labs, Kirtland Air Force Base and is a short drive from restaurants & services.



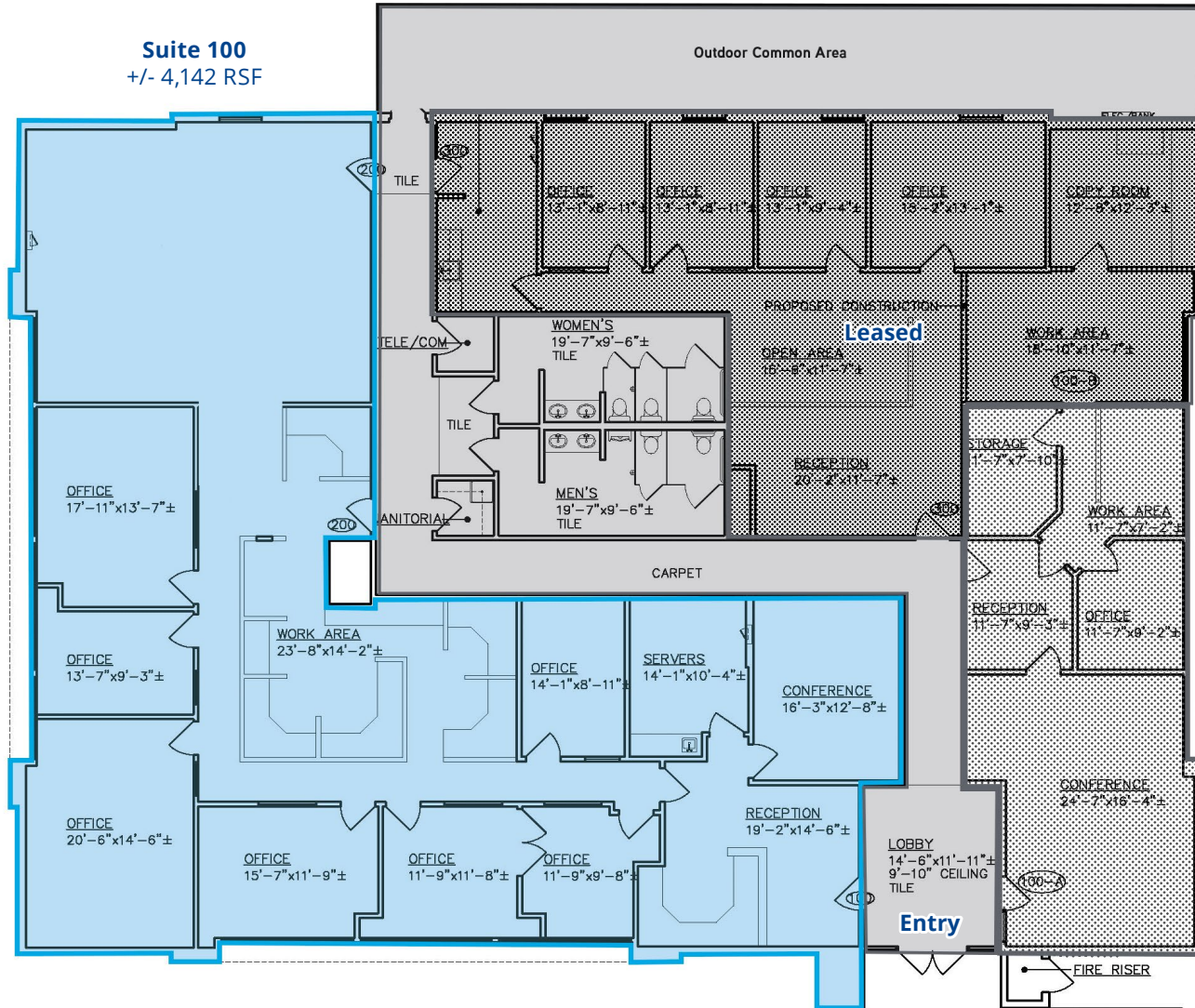
 Parking 4.5/1,000	 Bike Score 71	 Walk Score™ 51	 Accessibility
 <2 minutes from I-40	 <5 minutes from I-25	 Sunport Airport 12 min. Drive	 Year Built: 1996

5001-5041 Indian School | For Lease

# Trade Area Aerial



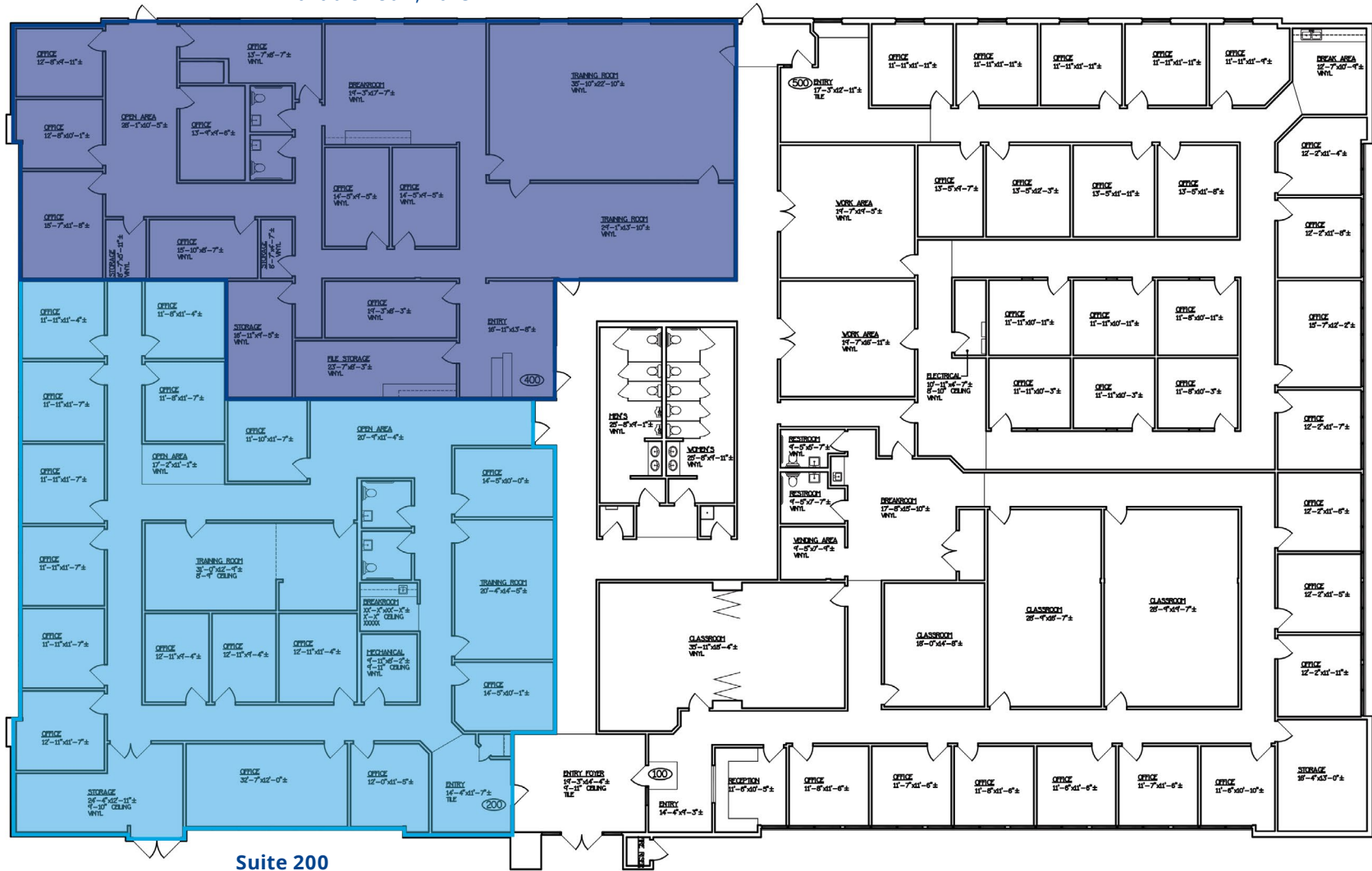
# Bldg 5021 Floor Plan



# Bldg 5041 Floor Plan



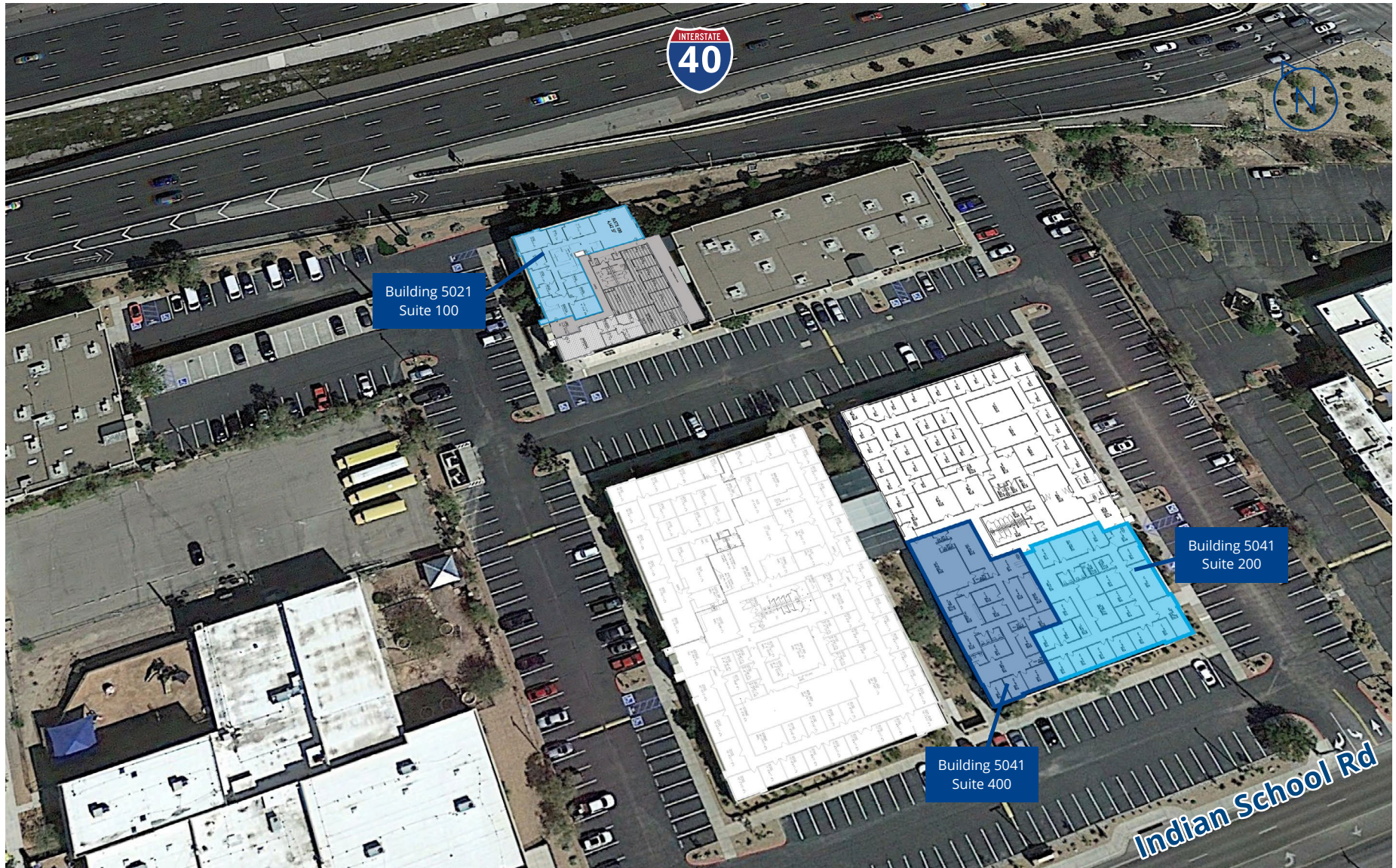
**Suite 400**  
+/- 5,300 RSF  
Available Feb 1, 2025



**Suite 200**  
+/- 6,001 RSF  
Available Feb 1, 2025

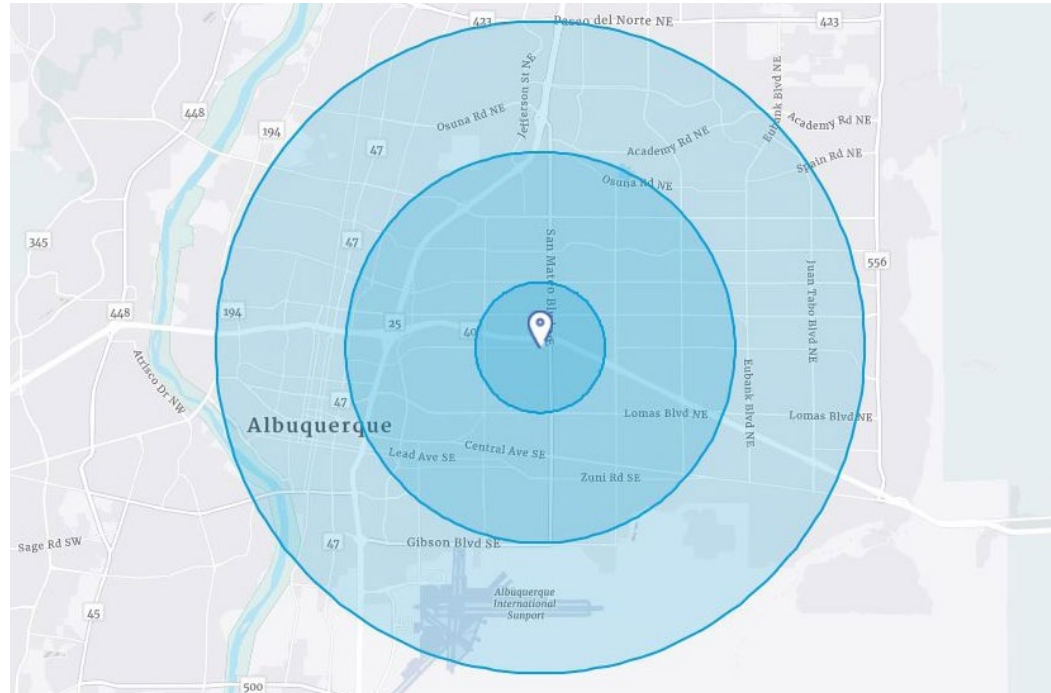
5001-5041 Indian School | For Lease

# Site Plan



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,035	131,881	290,548
Households	6,274	60,412	129,602
Median Age	41.6	36.2	38.3
Average HH Income	\$70,269	\$60,094	\$66,402
Median HH Income	\$48,036	\$40,273	\$46,723

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