

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

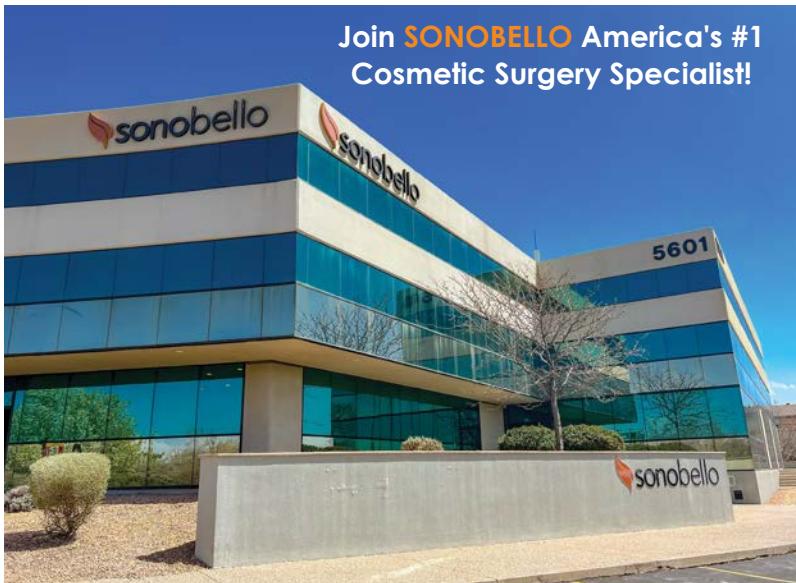
ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



LEASE

» **\$15.00/SF NNN** (NNN's of approx. \$6.54/SF)

Includes NEW office buildout*

*35/SF TI allowance from 5 years to 7 years

» **Total Available Space:**

Up to 8,961 RSF (Space can be divided)

FEATURES

- » Spaces can be combined or divided to fit tenants needs
- » Highly desirable North I-25 sub-market
Suite can be configured for a variety of uses: medical, office, flex, retail showroom, etc.
- » 24' Ceiling height
- » Abundant amenities including restaurants and hotels in walking distance
- » Building and monument signage available
- » Excellent parking

CONTACT

STACEY NENNINGER, CCIM

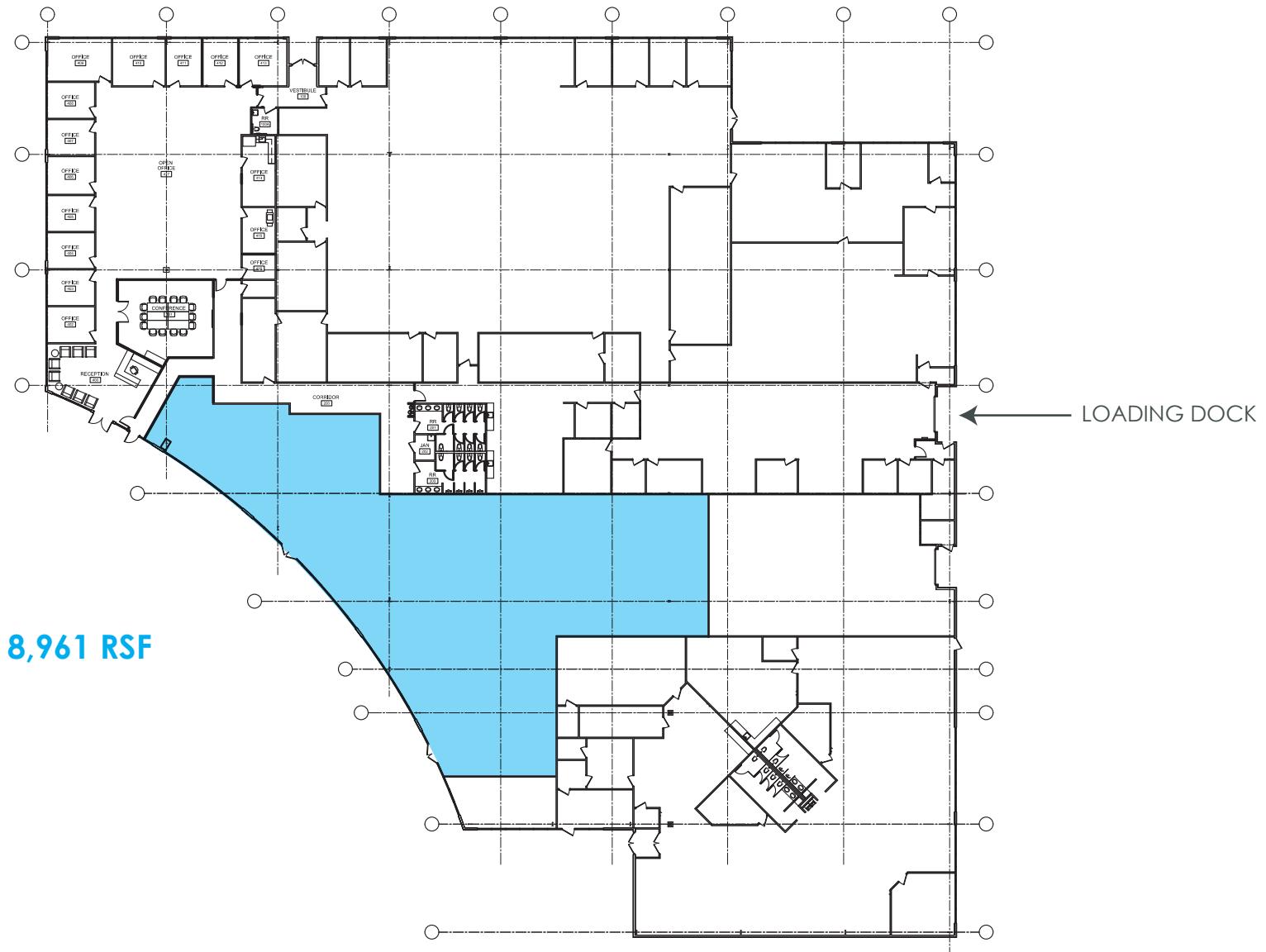
✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

PRIME NORTH I-25 LOCATION

FLOOR PLAN

FOR
LEASE



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PRIME NORTH I-25 LOCATION

FLOOR PLAN - CONCEPTUAL

FOR
LEASE

CURRENT CONDITIONS



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

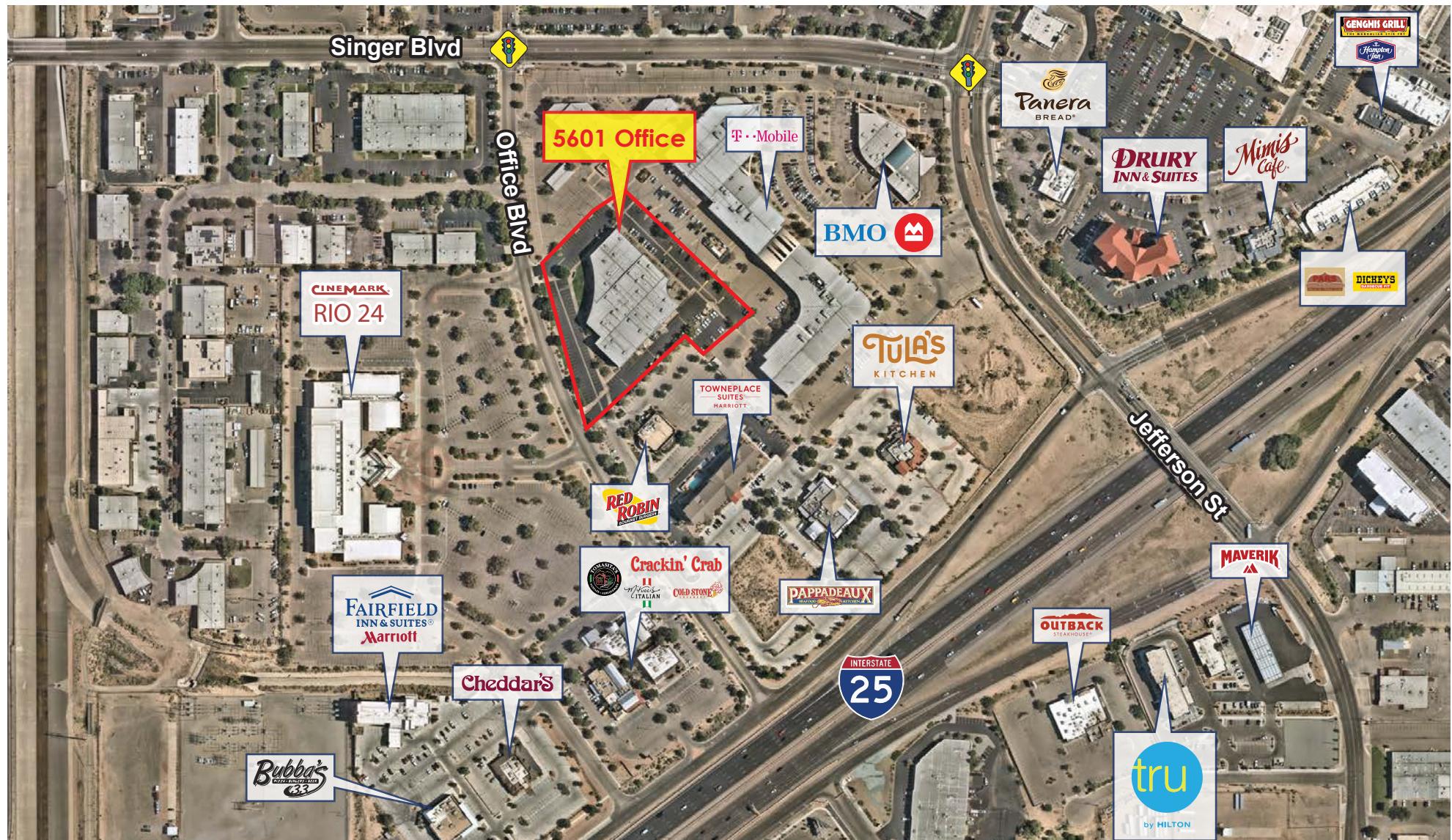
ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE

5 MINUTE DRIVE TIME

Population - 22,332

Avg HH Income - \$55,987

10 MINUTE DRIVE TIME

Population - 120,050

Avg HH Income - \$71,306

15 MINUTE DRIVE TIME

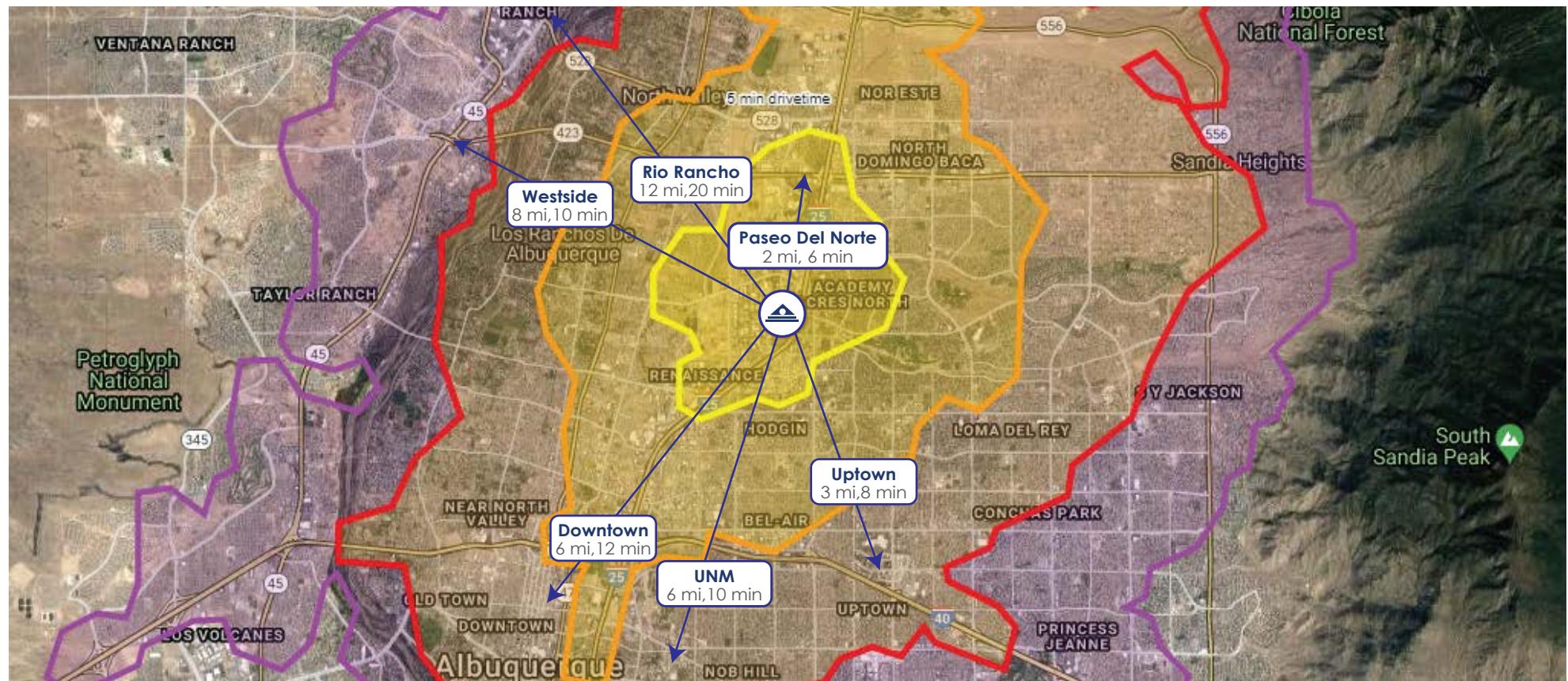
Population - 281,129

Avg HH Income - \$76,827

20 MINUTE DRIVE TIME

Population - 501,380

Avg HH Income - \$76,697



FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY