



ABU PROFESSIONAL BUILDING

SEC OF PHOENIX AVE AND MADEIRA DR
5400 Phoenix Avenue Northeast Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
1,547 - 5,235 SF

RATE
2nd Floor: \$13.00-15.00 PSF

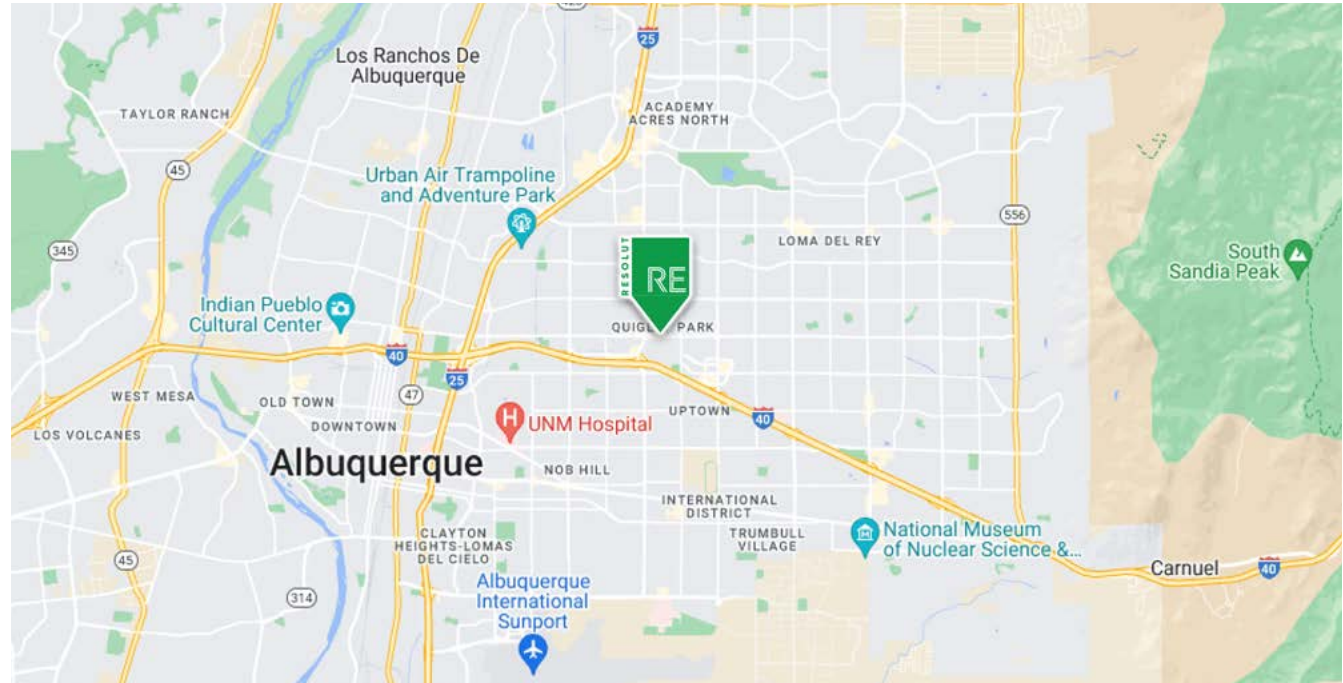
Remsa Troy
rtroy@resolutre.com
505.337.0777

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

- **Flexible Space Options:**
Offers a range of office sizes to accommodate different business needs, with the entire 2nd floor available
- **Central Location:**
Situated near the intersection of San Mateo and Menaul, providing easy access to major roads and public transportation.
- **Ample Parking:**
Provides sufficient parking spaces for tenants and visitors.
- **Affordable Leasing Rates:**
Competitive pricing suitable for various business budgets.
- **Conference Rooms:**
Availability of meeting spaces for tenant use.



AREA TRAFFIC GENERATORS



Remsa Troy

rtroy@resolutre.com | 505.337.0777

Jeremy Salazar

jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



120,531
POPULATION
3-MILE RADIUS



\$84,157.00
AVG HH INCOME
3-MILE RADIUS



143,588
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Phoenix Ave (W): 160 VPD
Madeira Dr (S): 156 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Located near the intersection of San Mateo and Menaul, 5400 Phoenix Ave NE provides flexible office leasing options to accommodate a variety of business needs. The property features a spacious 5,235-square-foot upstairs unit with private access at the rear of the building. Highlights include conference rooms, multiple offices, several bathrooms, and ample parking.

LOCATION OVERVIEW

Situated in the heart of Albuquerque, 5400 Phoenix Ave NE offers a strategic location near the intersection of San Mateo and Menaul. This central area provides convenient access to major roadways, including I-40, and is well-served by public transportation. The property is surrounded by a variety of amenities, including restaurants, shopping centers, and service providers, creating a convenient environment for businesses and their clients. Its location ensures high visibility and accessibility, making it an ideal choice for professionals seeking to establish or expand their presence in a thriving commercial area.



PROPERTY OVERVIEW

| | |
|---------------|-------------------|
| Lease Rate: | \$13.00-15.00 PSF |
| Available SF: | 5,235 SF |
| Zoning: | MX-T |

ABU PROFESSIONAL BUILDING | 5400 Phoenix Avenue Northeast Albuquerque, NM 87110



Second Floor - 5,235± SF

SUITE 2A

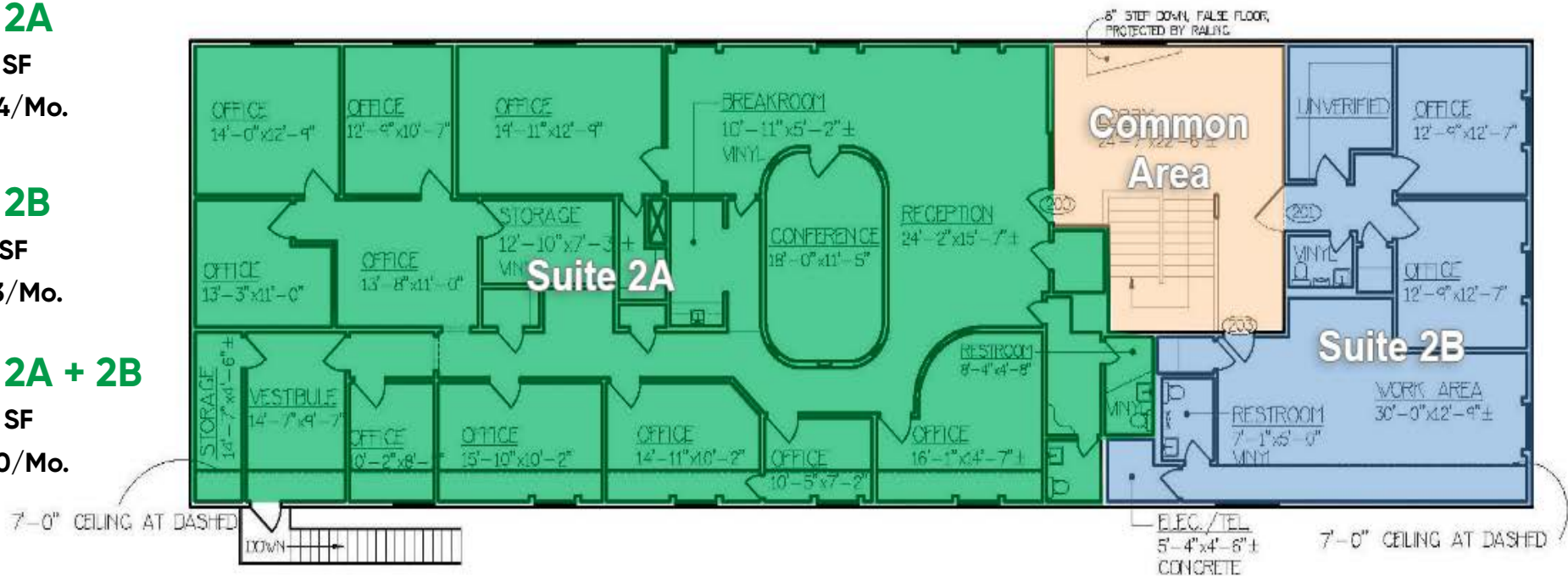
- 3,687 SF
- \$3,994/Mo.

SUITE 2B

- 1,547 SF
- \$1,933/Mo.

SUITE 2A + 2B

- 5,234 SF
- \$5,670/Mo.









ABU PROFESSIONAL BUILDING | 5400 Phoenix Avenue Northeast Albuquerque, NM 87110



