

For Lease

# Got Classroom?

PERFECT FOR CLASSROOM, TESTING, OR SEMINAR TENANT

2132 Osuna Rd. NE | Suite A | Albuquerque, NM 87113

*SEQ Osuna Rd. & Chappell Dr. NE*



## AVAILABLE

Suite A: ±1,656 SF



## LEASE RATE

\$16.00/SF Modified Gross

- Located one mile west of I-25
- At the signalized intersection of Osuna Rd. & Chappell Dr.
- 4:1,000 parking ratio
- Common area lobby and restrooms shared with two other tenants
- IDO Zoning: NR-LM

**NA**SunVista

got space™

**Todd Strickland**  
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505 450 1121

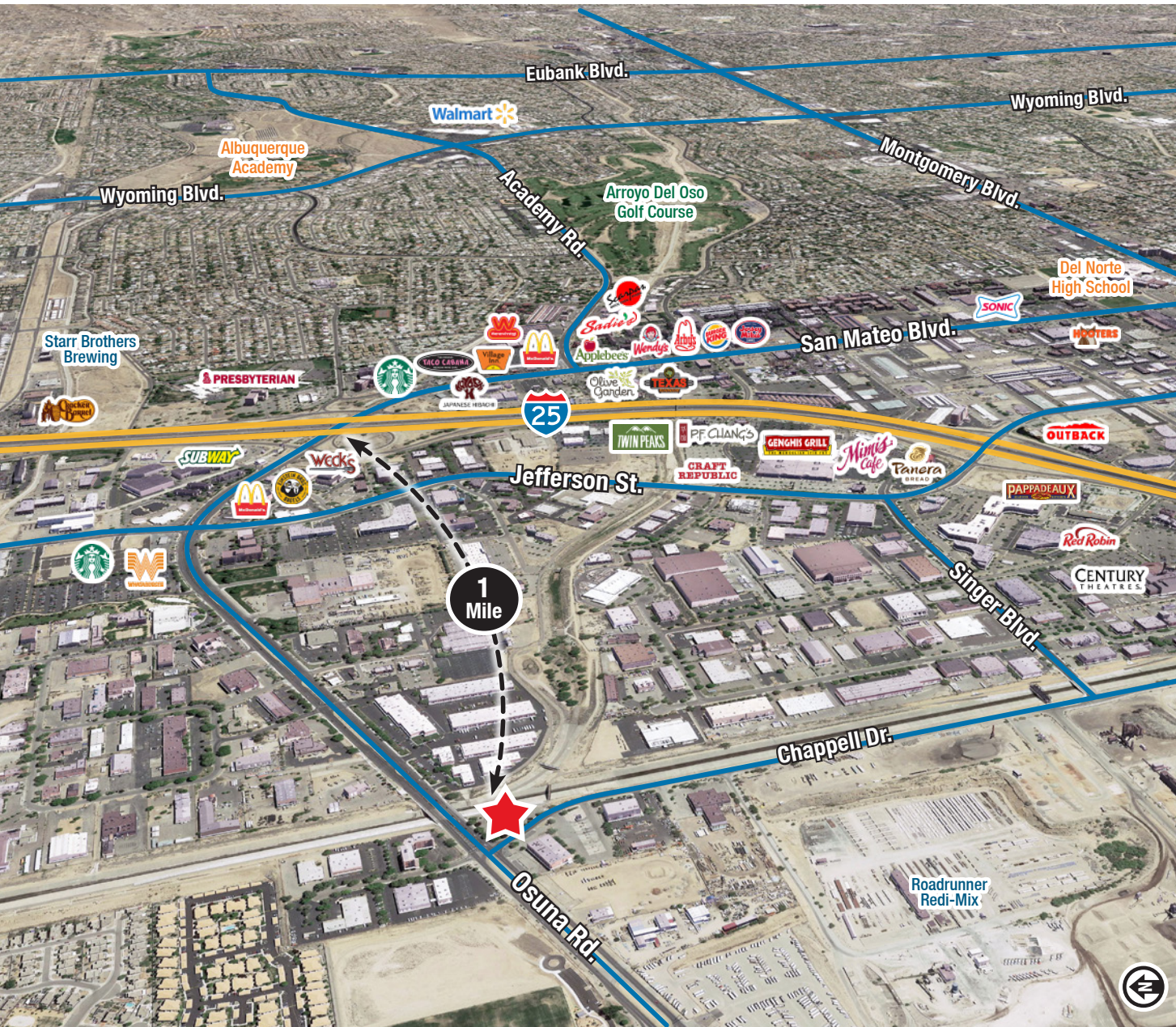
**Rob Bridges**  
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## OPEN OFFICE PERFECT FOR CLASSROOM

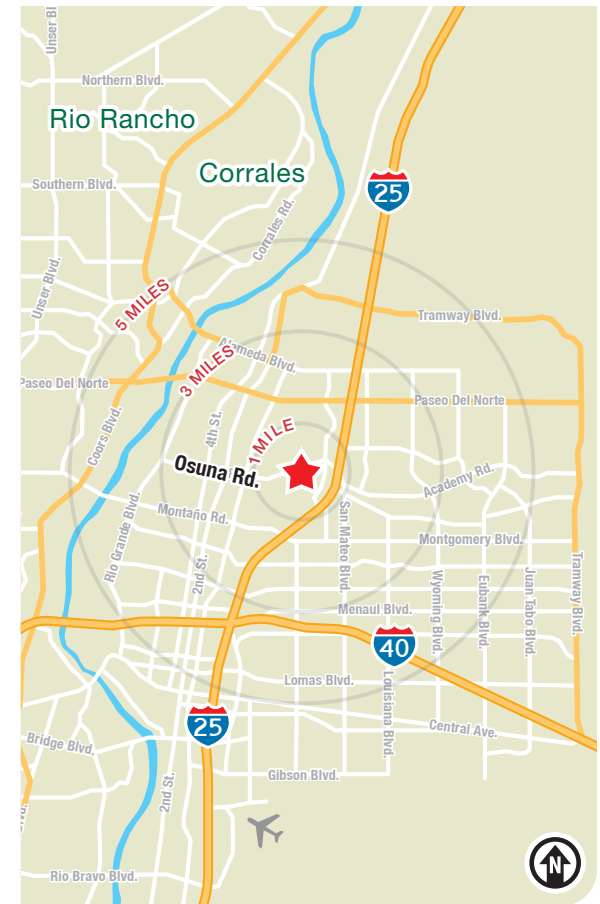
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,777	78,689	226,236
Average HH Income	\$109,581	\$83,983	\$96,138
Daytime Employment	15,011	87,541	190,576

2022 Forecasted by Esri



**NAI**SunVista

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FLOOR PLAN

