

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



\$15.00/SF NNN
Includes NEW office buildout*

Your NAME Here

New Path
Coming Soon

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

ARGUSINVESTMENTREALTY.COM



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» **\$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*

» **Available Space: 4,020 RSF**

FEATURES

- » 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

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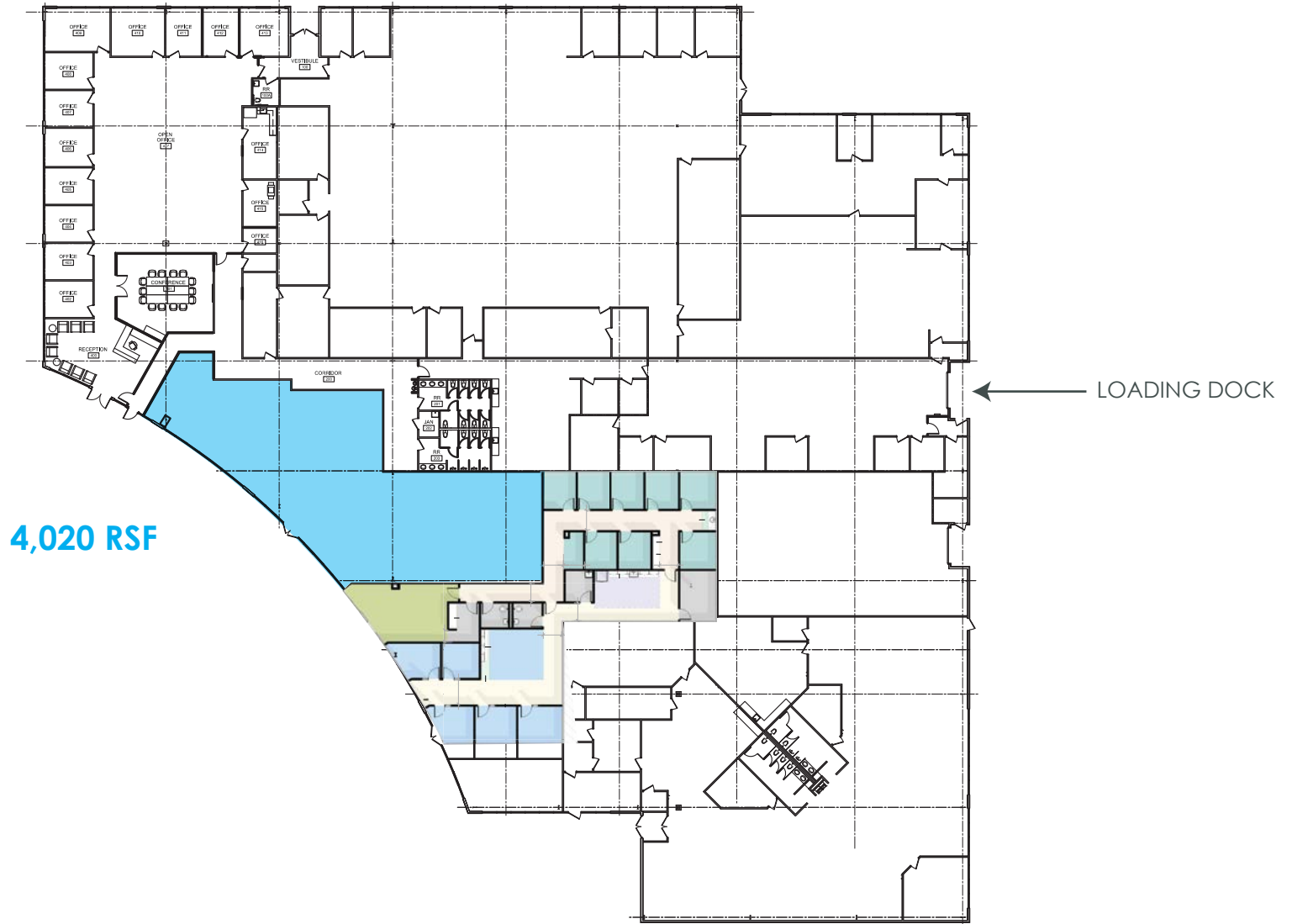
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PRIME NORTH I-25 LOCATION

FLOOR PLAN

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FOR
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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



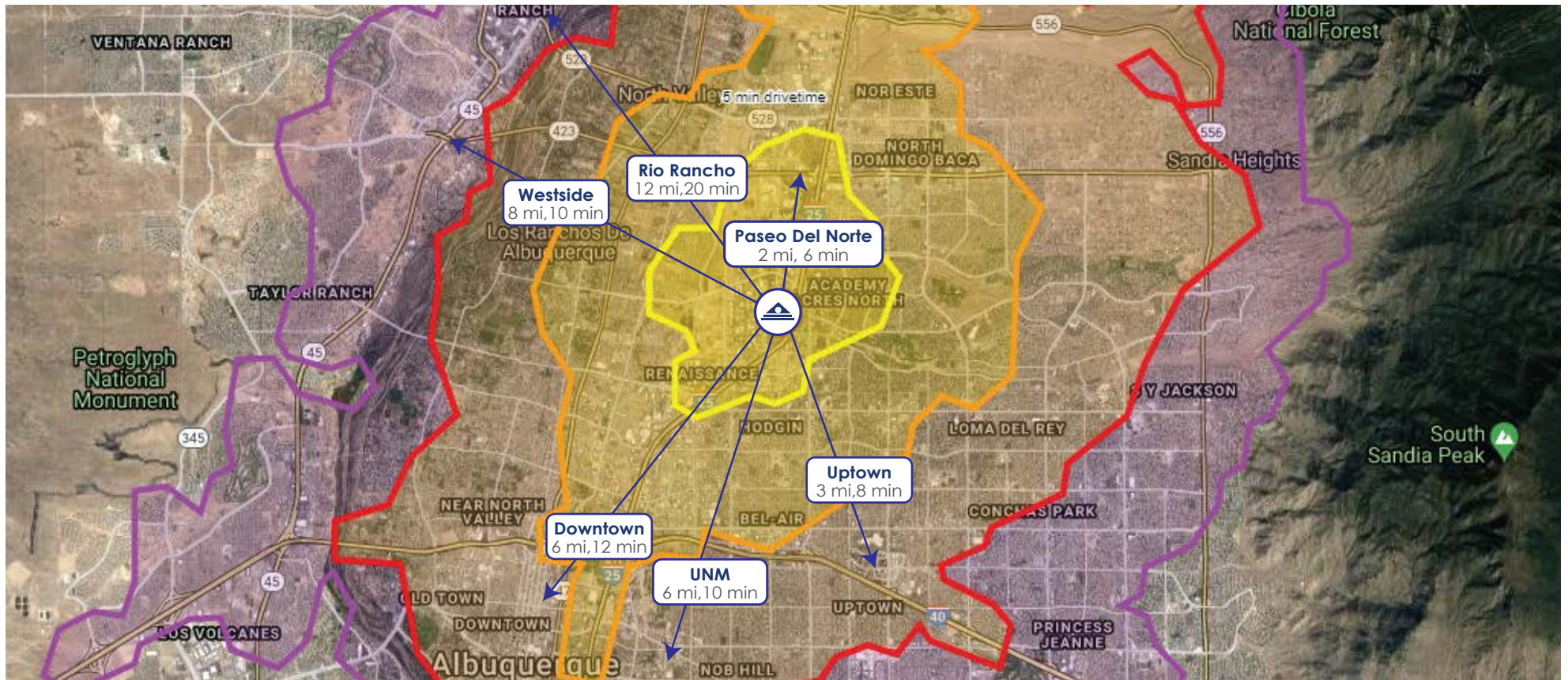
20 MINUTE DRIVE TIME



Population - 501,380



Avg HH Income - \$76,697



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