

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

Your Name Here

# For Lease

9400 Holly Ave NE  
Building 1  
Albuquerque, NM 87122

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# Property Profile

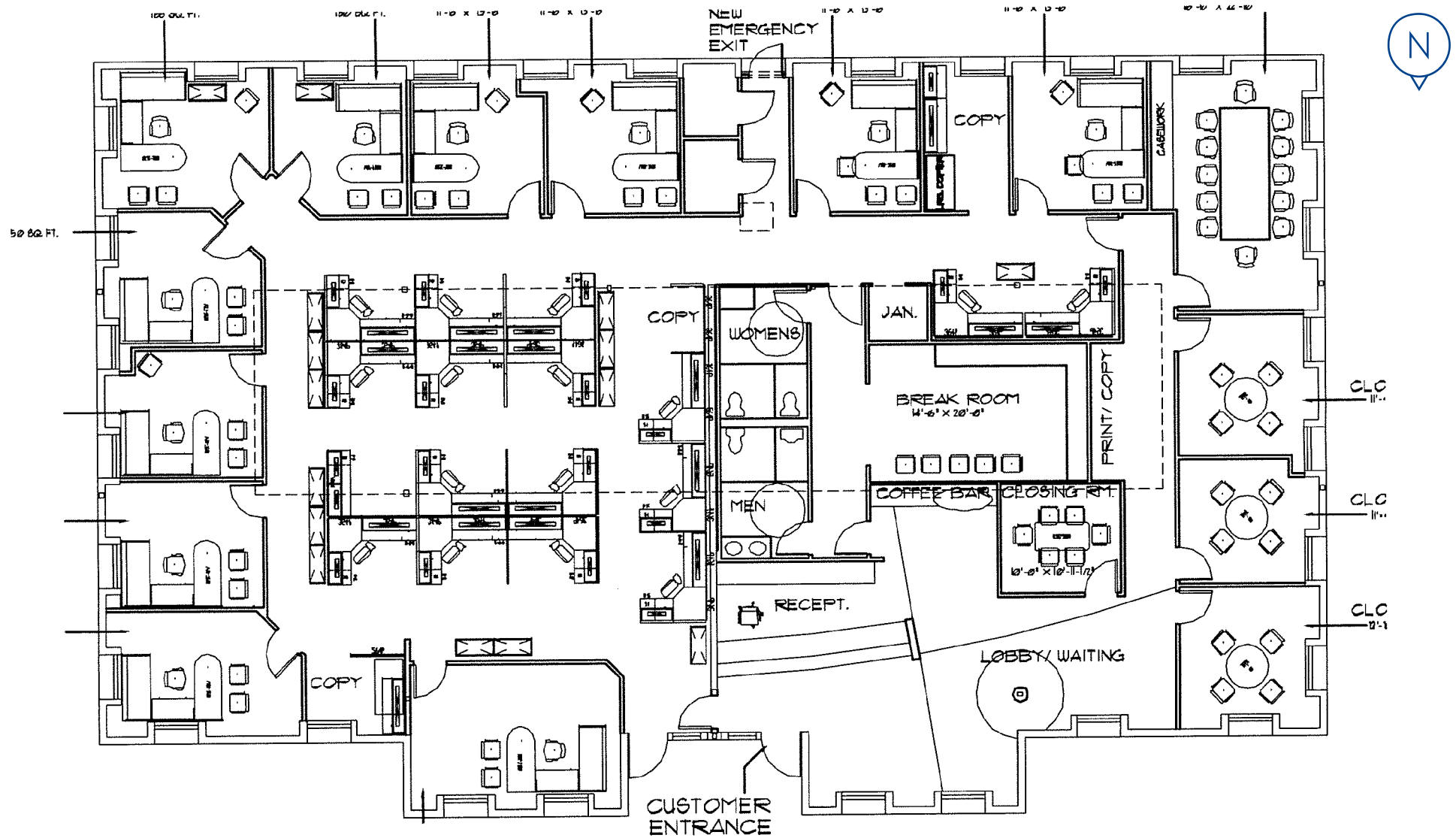
## Details

Lease Rate	\$22.50 PSF
Lease Type	Modified Gross (Tenant pays G, E, & J)
Space Available	± 7,222 SF
Submarket	Far Northeast Heights
Zoning	MX-L (Mixed-Use - Low Intensity)

## Features

- Class A office finishes
- 14 perimeter offices with windows, conference rooms, break room, open work area
- Excellent Far NE Heights location
- Building signage visible from Paseo Del Norte, with over 28,000 VPD
- Freestanding, professional office building located within the 4-building Desert Ridge Office Park
- LED lighting
- In Spring 2025, buildings in the park will receive new elastomeric stucco painting. Parking lot will also be re-sealed and restriped.
- Available September 1, 2025 (unless current tenant vacates sooner)

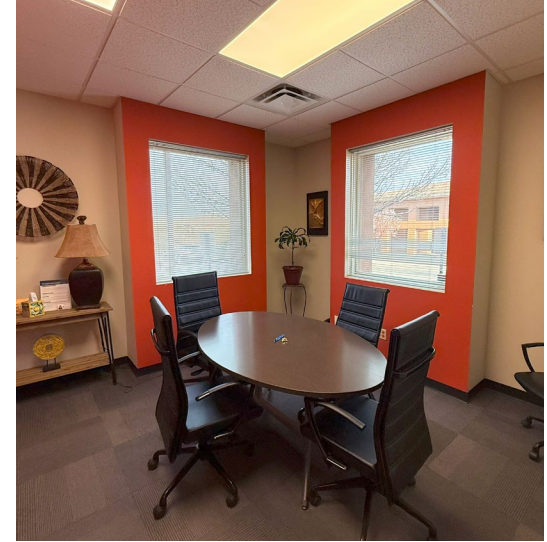






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# Property Gallery





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# Property Gallery





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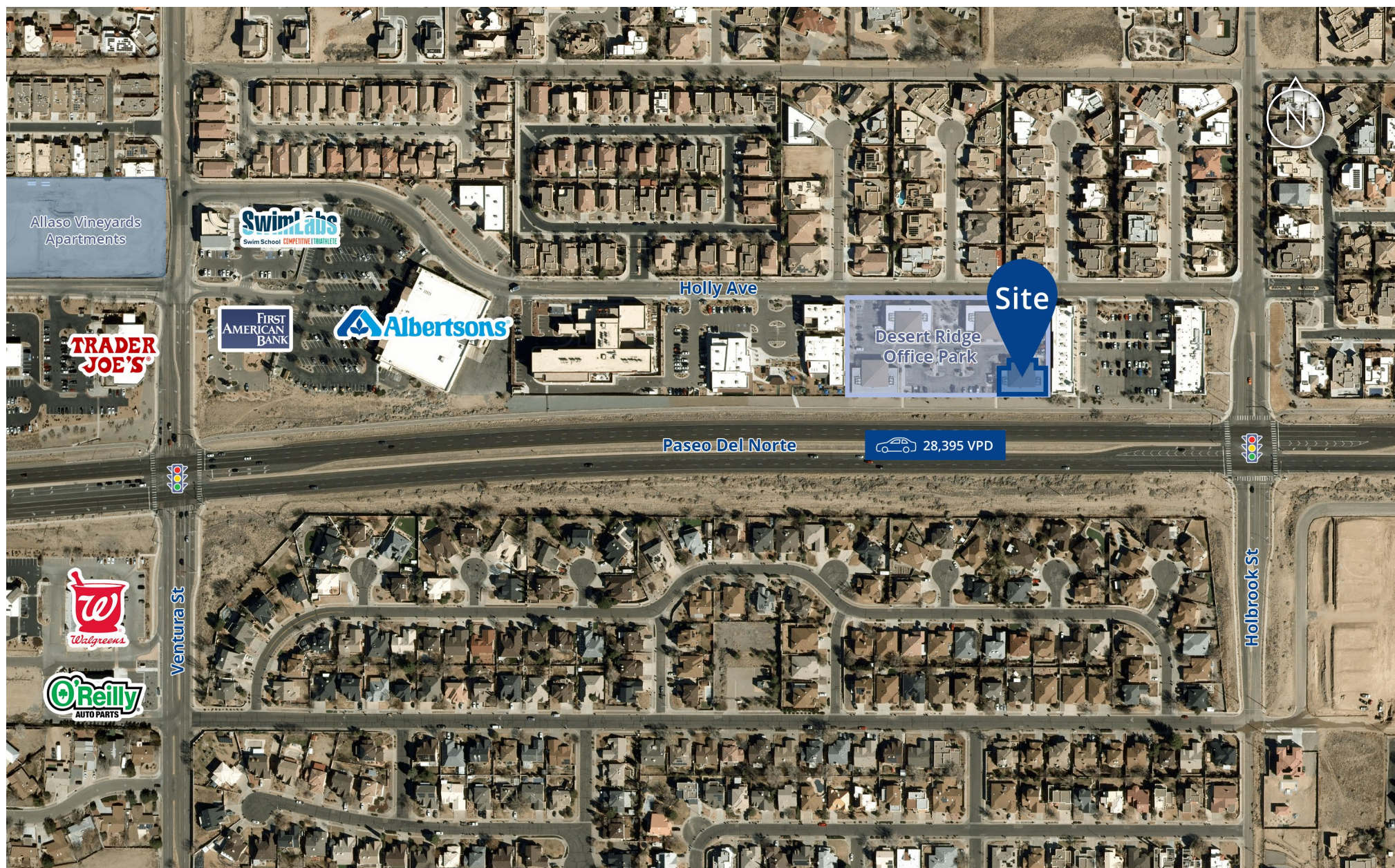
# Trade Area Aerial





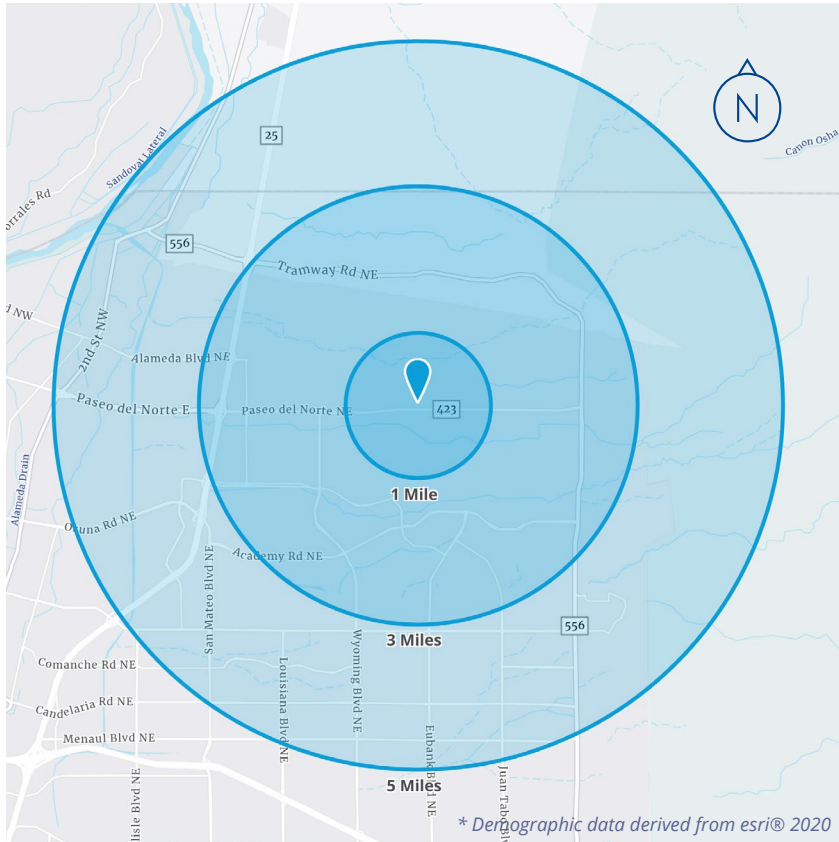
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# Intersection Aerial





# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	9,609	76,751	162,556
Households	3,660	34,240	73,604
Median Age	44.6	45.2	43.4
Average HH Income	\$181,465	\$137,657	\$115,386
Per Capita Income	\$71,345	\$61,531	\$52,269
Daytime Population	7,281	70,341	182,708
College Education	73.7%	67.6%	60.8%





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