

FOR LEASE | OPPORTUNISTIC SALE ALSO AVAILABLE

4373 ALEXANDER BLVD NE

ALBUQUERQUE, NM

RENAISSANCE BUSINESS CENTER | NORTH I-25 CORRIDOR

103,951 SF | 7.96 ACRES

FLEXIBLE INDUSTRIAL | OFFICE | FLEX | OPPORTUNITY ZONE

500 PARKING SPACES



INSTITUTIONAL OFFERING MEMORANDUM

A modular marketing package for corporate real estate decision-makers evaluating large-block, single-story requirements in Albuquerque, NM.

A STRATEGIC BUSINESS SOLUTION

Not simply available real estate: a facility that saves time, reduces capital risk, and accelerates occupancy



www.reanm.com

ALBUQUERQUE

☎ (505) 539-3200

📍 101 D Sun Ave NE Suite # 2A | Albuquerque, NM 87109

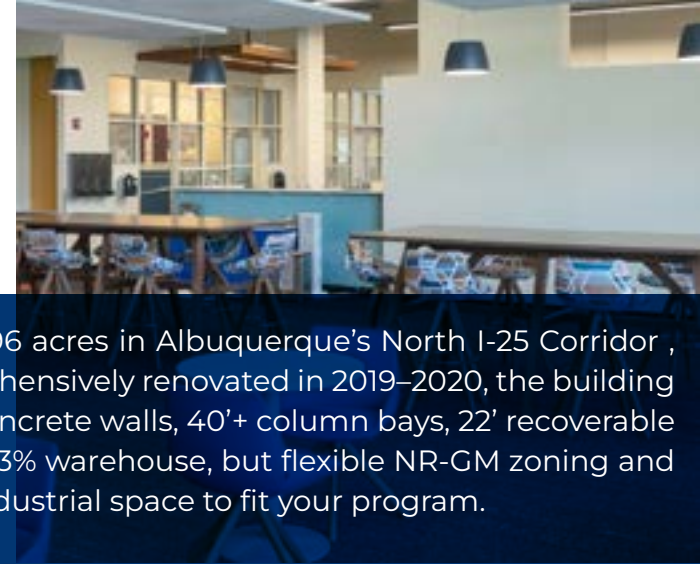
SANTA FE

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EXECUTIVE SUMMARY

WHY THIS IS THE BEST BUSINESS DECISION AVAILABLE IN THE NORTH I-25 CORRIDOR



4373 Alexander Blvd NE is a 103,951 SF single-story industrial/office flex building on 7.96 acres in Albuquerque's North I-25 Corridor, The Renaissance Business Center, ready for you to move in and start operating. Comprehensively renovated in 2019–2020, the building pairs institutional-grade office finishes with industrial-grade structural bones: tilt-up concrete walls, 40'+ column bays, 22' recoverable clear height, and a heavy reinforced slab. It's currently finished at roughly 87% office / 13% warehouse, but flexible NR-GM zoning and the underlying structure let you shift that ratio toward more warehouse, lab, or light-industrial space to fit your program.

WHY IT MATTERS

If your team needs 75,000–105,000 SF of contiguous, single-floor, operations-capable space in this corridor, this building is your only option today. Construction costs are up more than 50% over five years, and there's no new large-block, single-story product planned for North I-25, waiting for something better to get built isn't a realistic strategy.

WHAT YOU GET ON DAY ONE

- 500 PARKING SPACES:** ▶ 4.8 / 1,000 SF: room for staff, visitors, and shift changes without a crunch
- LOCATION:** ▶ Geographic & demographic center of the metro: an easy commute for your whole workforce
- ZONING:** ▶ NR-GM: flexible enough for office, flex, industrial, or data center use, so your use case isn't boxed in
- OPPORTUNITY ZONE:** ▶ Federal designation: capital gains deferral eligible for a qualifying owner-user purchase
- STRUCTURE:** ▶ Industrial-grade bones, office-finished today, reconfigurable to your program
- INFRASTRUCTURE:** ▶ Redundant fiber · backup generator · raised-floor IT, already built, already paid for
- TIMELINE:** ▶ Available now: no build cycle standing between you and move-in
- SCARCITY:** ▶ Only 1 of 4 MSA properties with 75,000+ SF single-floor

PROPERTY HIGHLIGHTS & BUILDING SPECIFICATIONS

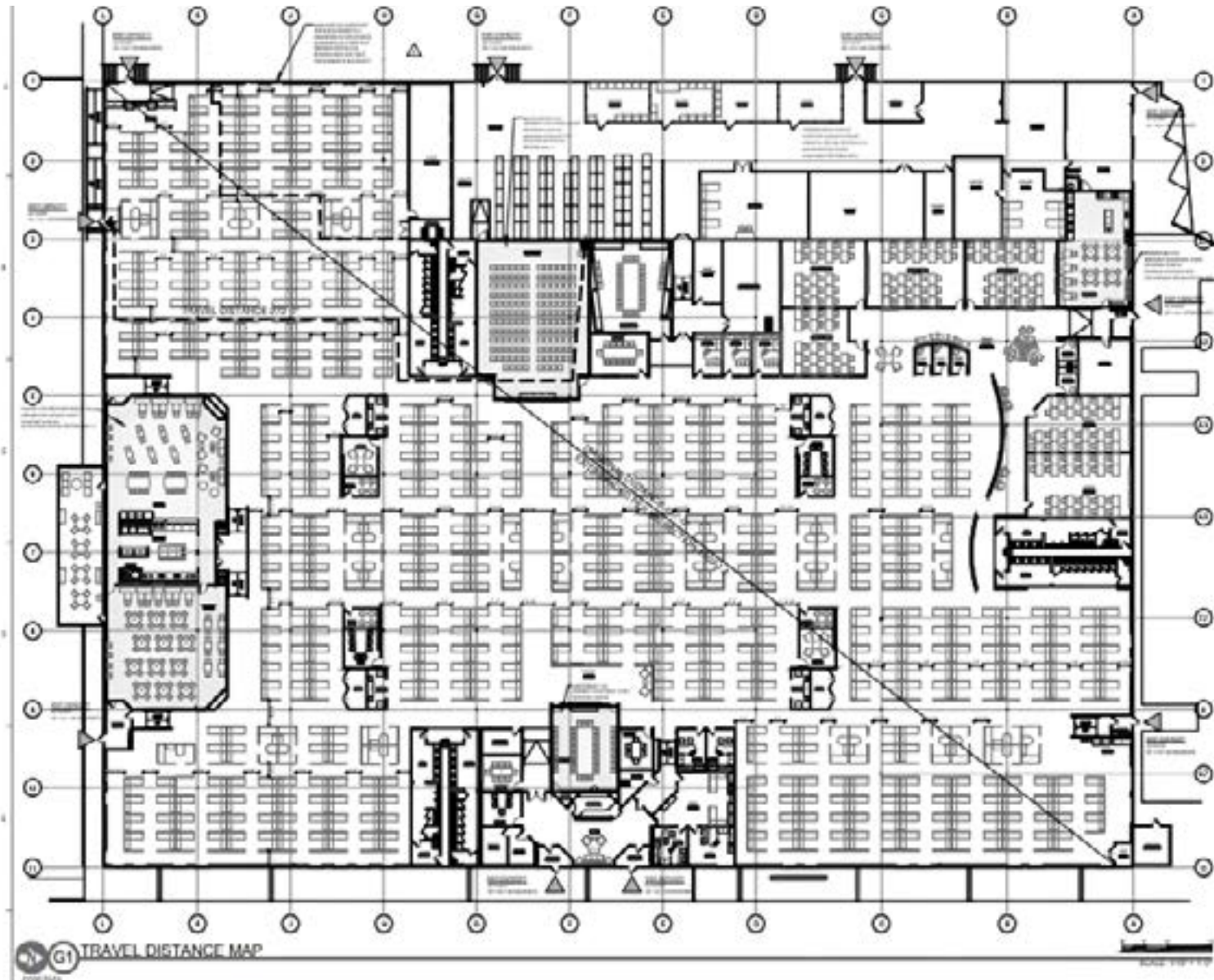
EVERY FIGURE YOU NEED TO KNOW IF THIS BUILDING FITS YOUR PROGRAM

Rentable Area	103,951 SF	Year Built	1987 · Renovated 2019–2020
Office SF	~90,000 SF (~87%) — reconfigurable	Warehouse SF	13,951 SF (~13%) — expandable
Site	7.96 Acres · Frontage on 3 sides	Configuration	Single-story · office/warehouse ratio adjustable
Structure	Tilt-up concrete perimeter walls	Roof	Webbed steel joist, resurfaced 2020
Clear Height	22 Feet	Column Bays	40'+ spacing
Slab	Heavy reinforced concrete	Zoning	NR-GM — Non-Residential General Mfg.
Opportunity Zone	Yes — Federal designation	Condition	Very Good
Parking	500 spaces (4.8/1,000 SF)	Loading	Dock + 13,951 SF warehouse, operational
Power	1600 AMPS (Diesel backup generator)	Fiber	Redundant connectivity (carrier pending)
IT Infrastructure	Raised-floor IT room	HVAC	Fully replaced 2019–2020
Windows	New cuts into tilt-up walls (2019)	Economic Life	25+ years remaining
Availability	Now	Security	Single-story, controlled access

Office/warehouse split reflects the current finish; flexible NR-GM zoning and structural design allow the ratio to shift toward more warehouse, lab, or light-industrial space. Generator amperage and fiber carrier detail are pending — see Technology, Sustainability & Incentives.

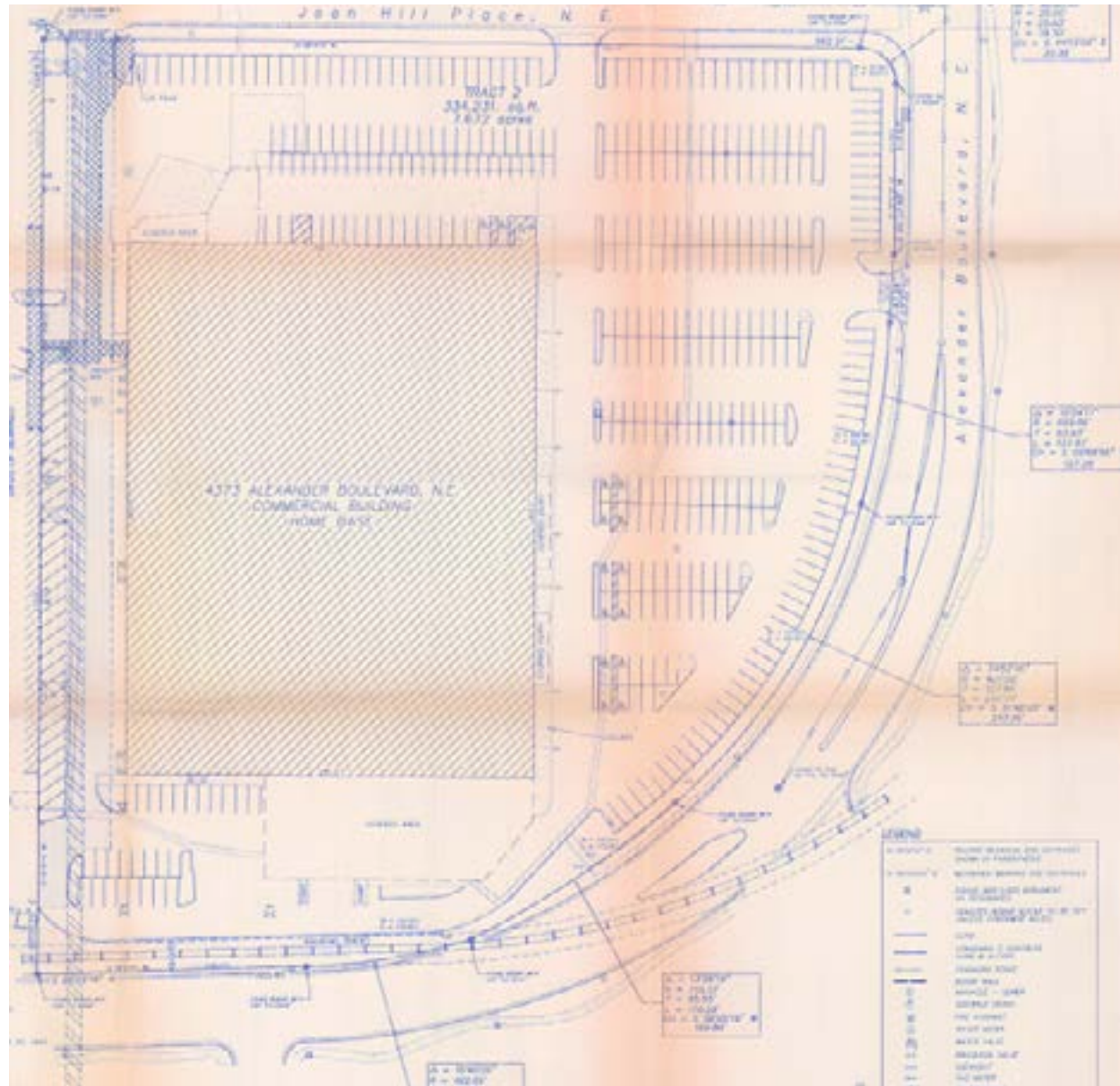
FLOOR PLANS & SITE PLAN

FLOOR PLANS



FLOOR PLANS & SITE PLAN

SITE PLAN



PHOTOGRAPHY

GROUND-LEVEL PHOTOGRAPHY



PHOTOGRAPHY

AERIAL VIEWS



NEARBY AMENITIES

THE EVERYDAY CONVENIENCE THAT HELPS YOU RECRUIT AND RETAIN A TEAM



RESTAURANTS & ENTERTAINMENT

Revel Entertainment Center (56,000 SF food hall, sports bar, beer garden, 3,000-person concert hall); Topgolf Albuquerque; Century Rio 24 IMAX; Nexus Brewery; Chama River Brewing — all within 1–2 miles.



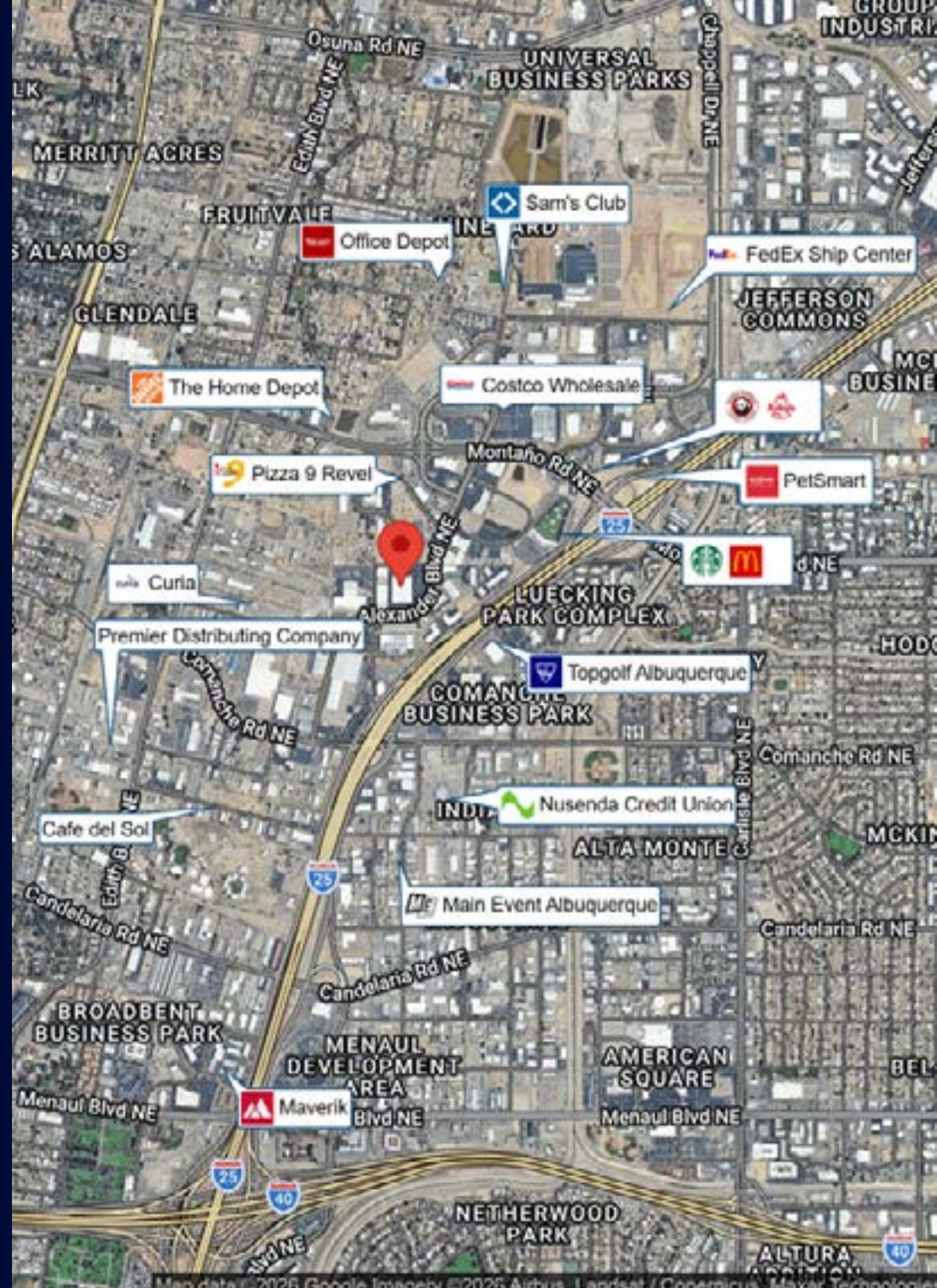
RETAIL

Costco, Home Depot, Sam's Club, Sportsman's Warehouse, REI, PetSmart, Office Depot, and Cavender's, all within the Renaissance Center; Starbucks, Panda Express, Wendy's, McDonald's, IHOP, and Fuddruckers nearby.



HOTELS

Three branded hotels within a half mile: Hampton Inn & Suites Albuquerque North/I-25 (immediately adjacent), Holiday Inn & Suites Albuquerque North I-25, and Residence Inn Albuquerque North (extended-stay).





REAL ESTATE
ADVISORS

4373 ALEXANDER BLVD NE

ALBUQUERQUE, NM



CONTACT FOR MORE INFO

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