

# UNM AREA MEDICAL SUITE

NEC OF CENTRAL AVE NE AND I-25  
200 Oak Street Northeast Albuquerque, NM 87106



**FOR LEASE**

**AVAILABLE**

Ste 1 - 4: 2,500 - 4,700 SF  
Ste 6: 1,988 SF

**RATE**

\$16.00  
Modified Gross

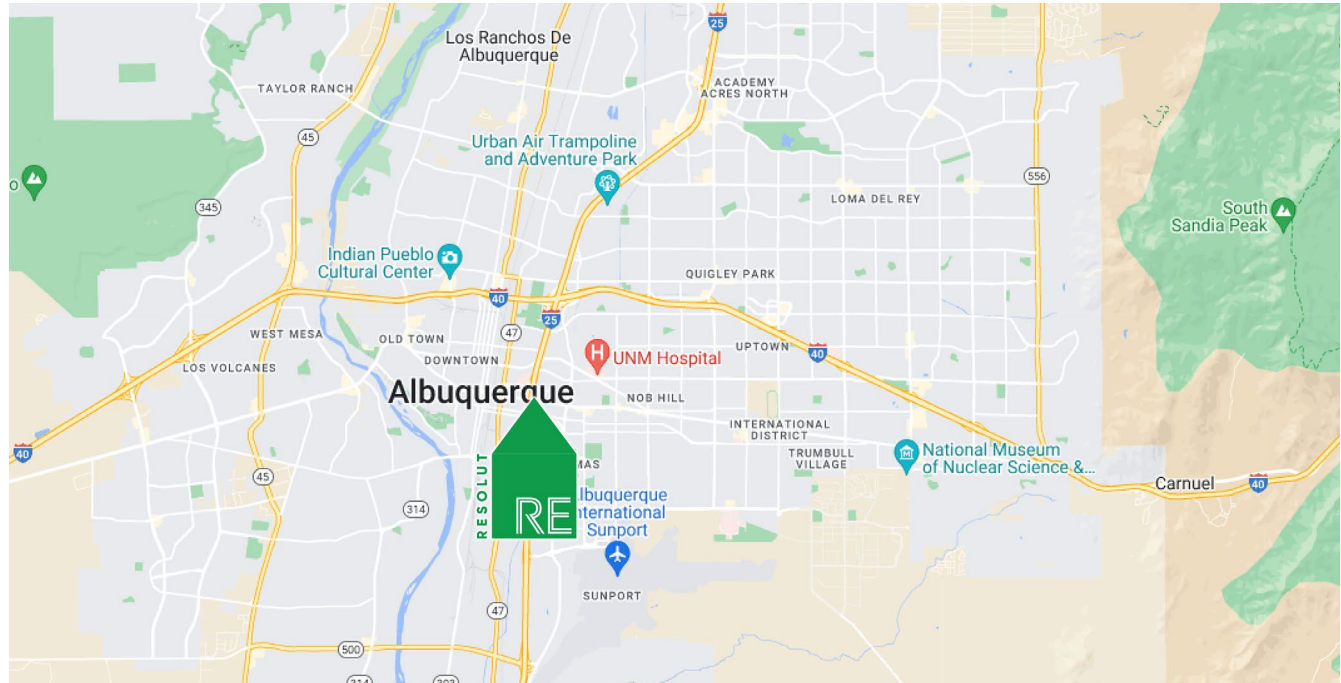
**Jeremy Salazar**

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## PROPERTY HIGHLIGHTS

- Ste 1 - 4: ±4,700 SF, divisible to ±2,500 SF
- Ste 6: 1,988 SF
- New HVAC and electrical systems
- Prime medical corridor location near all major hospitals
- Quick access to I-25
- Build-to-suit potential with landlord concessions
- Monument signage available



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2025



**91,297**  
**POPULATION**  
3-MILE RADIUS



**\$82,035.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**121,568**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Oak St NE: 8,210 VPD  
(Sites USA 2025)

## PROPERTY OVERVIEW

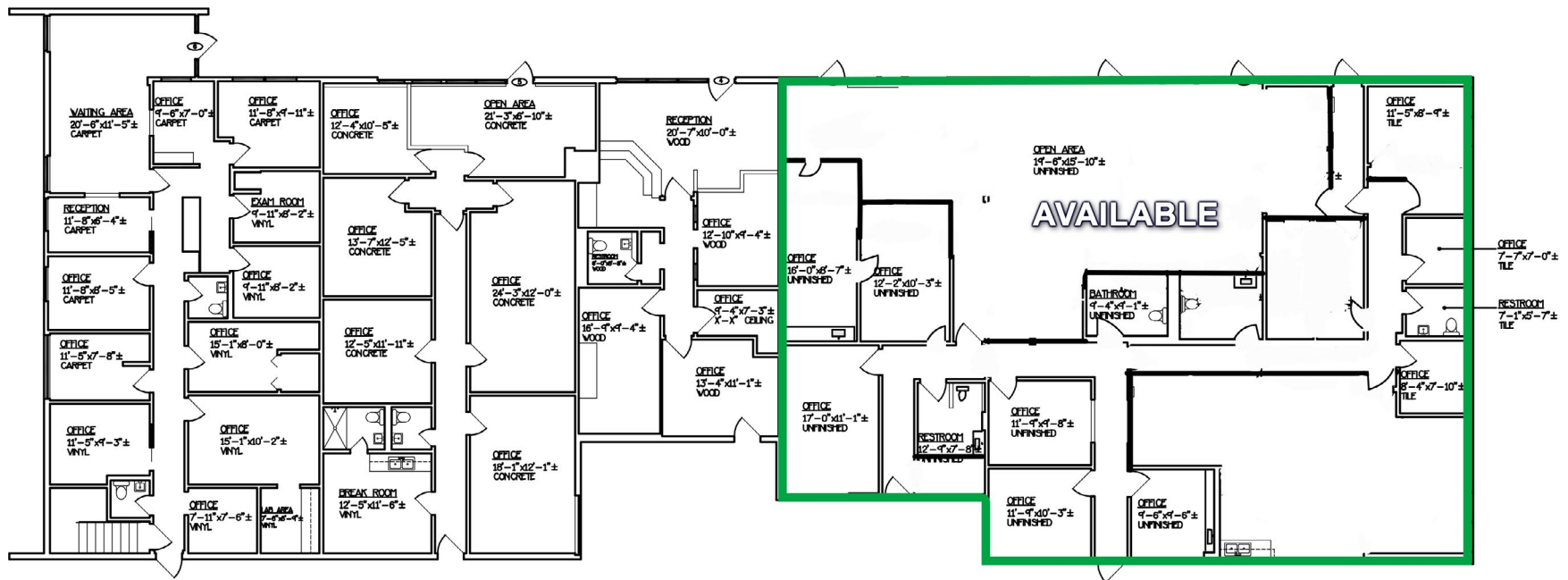
Located in the heart of Albuquerque's premier medical corridor, 200 Oak St NE offers an exceptional leasing opportunity for healthcare providers. This  $\pm 4,700$  SF former medical office is strategically positioned near all three major hospital groups and surrounded by numerous medical specialists, creating a built-in referral network. With easy access from I-25, the property provides convenience for both patients and staff. The space can be demised to as little as  $\pm 2,500$  SF to meet a tenant's specific space requirements. Recent improvements include new HVAC systems and updated electrical throughout, ensuring reliability and comfort. The previous outdated medical build-out has been completely removed, leaving a fresh, open canvas for a new tenant to design a modern, efficient medical suite tailored to their needs. To assist with build-out costs, the landlord is offering competitive rent concessions. Additional features include prominent monument signage for excellent visibility and the flexibility to create a patient-friendly environment in a prime healthcare location.

## PROPERTY HIGHLIGHTS

Lease Rate:	\$16.00 Modified Gross
Available SF:	Ste 1-4: 2,500 - 4,700 SF Ste 6: 1,988 SF
Zoning:	MX-M
Submarket:	University

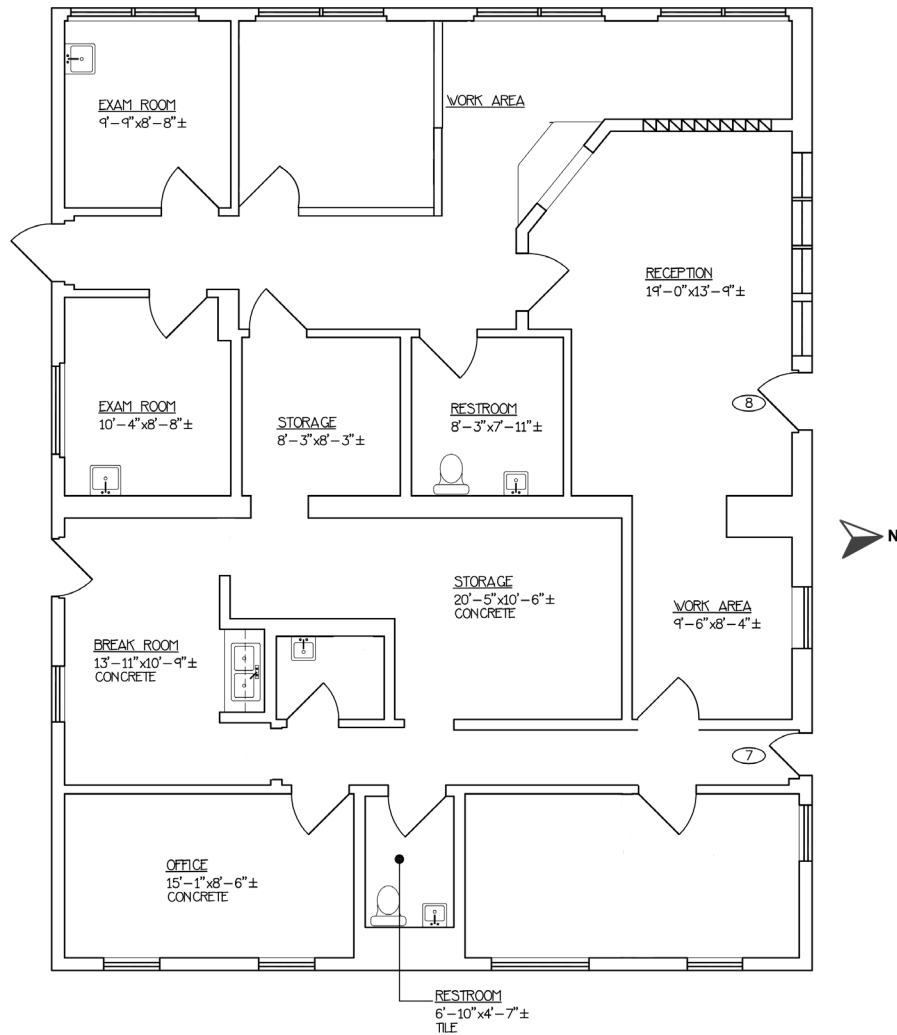


## STE 1 - 4 FLOOR PLAN: 2,500 - 4,700 SF





## STE 6 FLOOR PLAN: 1,988 SF





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**UNM AREA MEDICAL SUITE | 200 Oak Street Northeast Albuquerque, NM 87106****STE 1 - 4 INTERIOR PHOTOS**



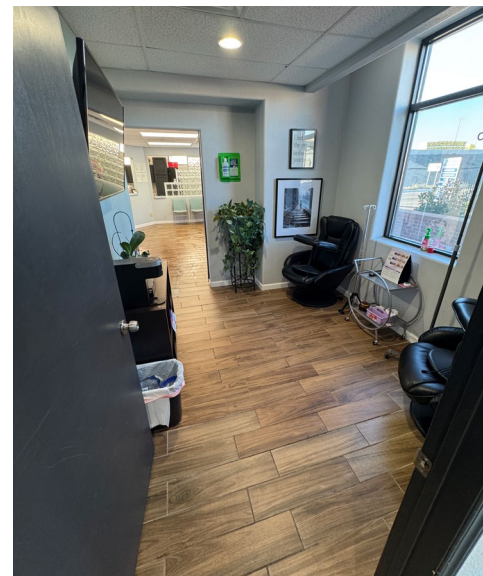
STE 6 INTERIOR PHOTOS





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## STE 6 INTERIOR PHOTOS





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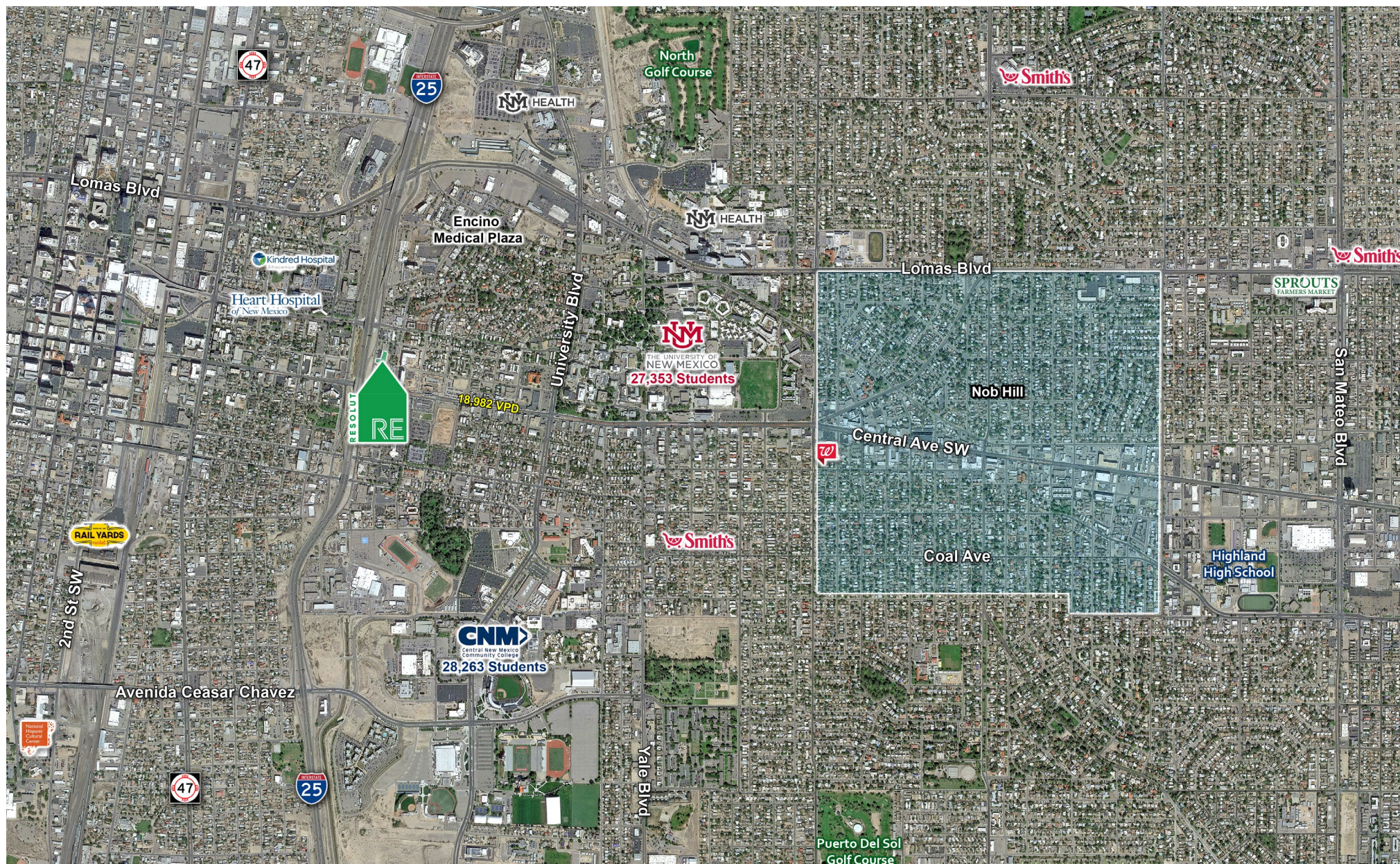


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