

For Lease]

Office/Lab Space with High-Bay Warehouse

10500 Copper Ave. NE | Albuquerque, NM 87123



COPPER POINTE OFFICE PARK
ON I-40 NEAR EUBANK BLVD.



AVAILABLE

Office Space:	±10,700 SF	\$15.50/SF + NNN
Lab Space/Warehouse:	±10,040 SF	\$9.50/SF + NNN

NAISunVista] Got Space

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OFFICE/LAB SPACE WITH HIGH-BAY WAREHOUSE

10500 Copper Ave. NE | Unit 1 | Albuquerque, NM 87123

HIGHLIGHTS

COPPER POINTE OFFICE PARK

UNIT 1

- Central metro area location with easy access to I-40
- Easy access to Sandia National Labs/Kirtland AFB Eubank gate
- Numerous amenities nearby
- 7 climate-controlled lab spaces
- Two "Closed Areas" and one "SCIF Area"
- Fiber optics
- 14' roll-up door with ramp
- 9' dock-high, roll-up door
- 25' ceiling height
- Strong parking ratio: 6:1,000

IDO ZONING

- [NR-BP](#) 



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FLOOR PLAN

UNIT 1

Office Space (First Floor):
±10,700 SF \$15.50/SF + NNN

Lab Space/Warehouse:
±10,040 SF \$9.50/SF + NNN

Total Space: ±20,740 SF

2022 NNN Estimate: \$2.78/SF

OFFICE SPACE

- Built out nicely with lots of hard-wall offices
- Two "Closed Areas" and one "SCIF Area"

LAB SPACE/WAREHOUSE

- 14' roll-up door with ramp
- 9' dock-high, roll-up door
- 25' ceiling height
- 7 climate-controlled lab spaces
- Full air-conditioned space

- Office Space (First Floor)
- Lab Space/Warehouse
- Closed/SCIF Areas
- Common Area



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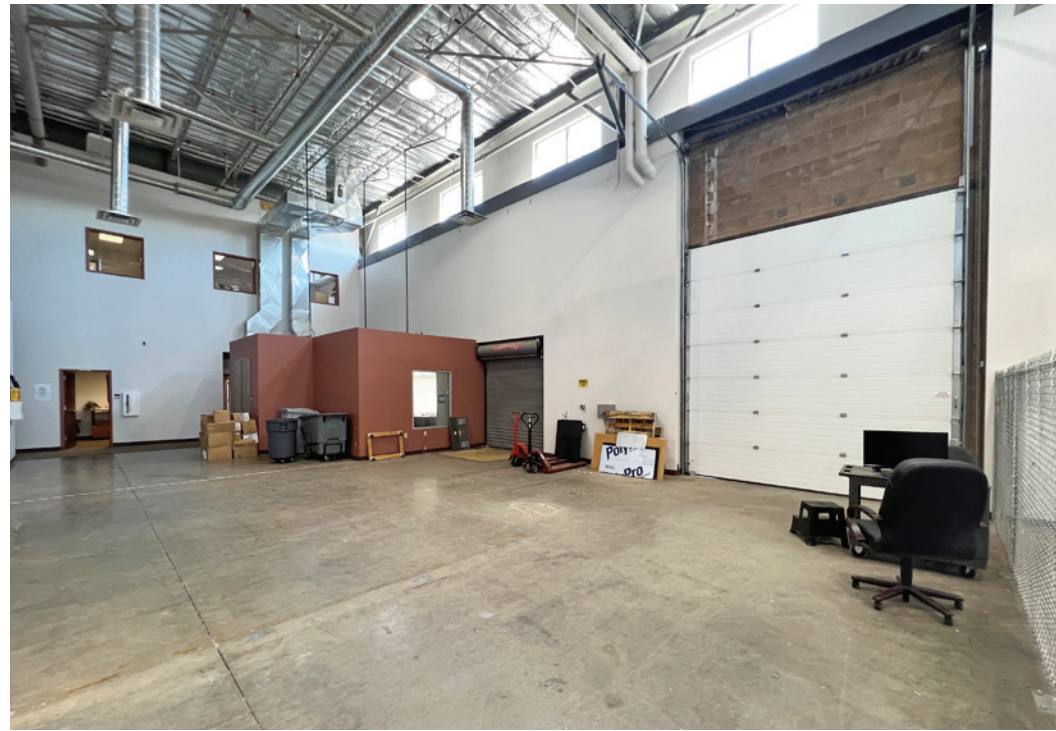
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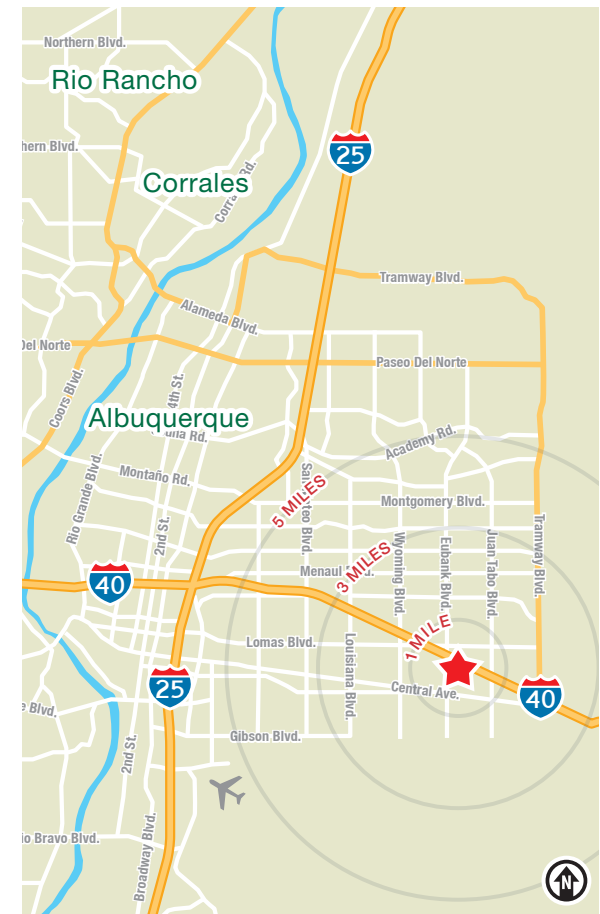
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,659	122,729	227,812
Average HH Income	\$85,822	\$82,372	\$90,033
Daytime Employment	7,481	54,743	104,506

2024 Forecasted by Esri



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