

**For
Lease**



North I-25 Warehouse/Flex Space

PROMINENT FAR NORTHEAST HEIGHTS LOCATION



5501 Wilshire Ave. NE | Albuquerque, NM 87113

N SunVista **]** Got Space™

Opening the Door to Commercial Real Estate Excellence

±9,805 RSF Available

Shelly Branscom CCIM

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Martha Carpenter

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Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

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PROPERTY

AVAILABLE

Suite 6 Office:	±3,000 RSF
Suite 6 Lab Area:	±6,805 RSF
Suite 6:	±9,805 RSF

LEASE RATE

\$13.50/SF + \$5.25/SF NNN

(Includes taxes, insurance, CAM & electric.
Tenant pays gas and in-suite janitorial.)

Lease expires November 30, 2025

HIGHLIGHTS

- Highly-visible location with easy access from Alameda Blvd. and Paseo del Norte
- Free-standing building with shared exercise room
- Direct entrance
- Building signage
- Suite 5 and Suite 6 share a loading dock
- Near restaurants and other amenities
- 4.1:1,000 parking ratio

ZONING NR-LM 

LOCATION

- SWC Alameda Blvd. & Pan American Fwy. NE



NAISunVista

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Albuquerque, NM 87110

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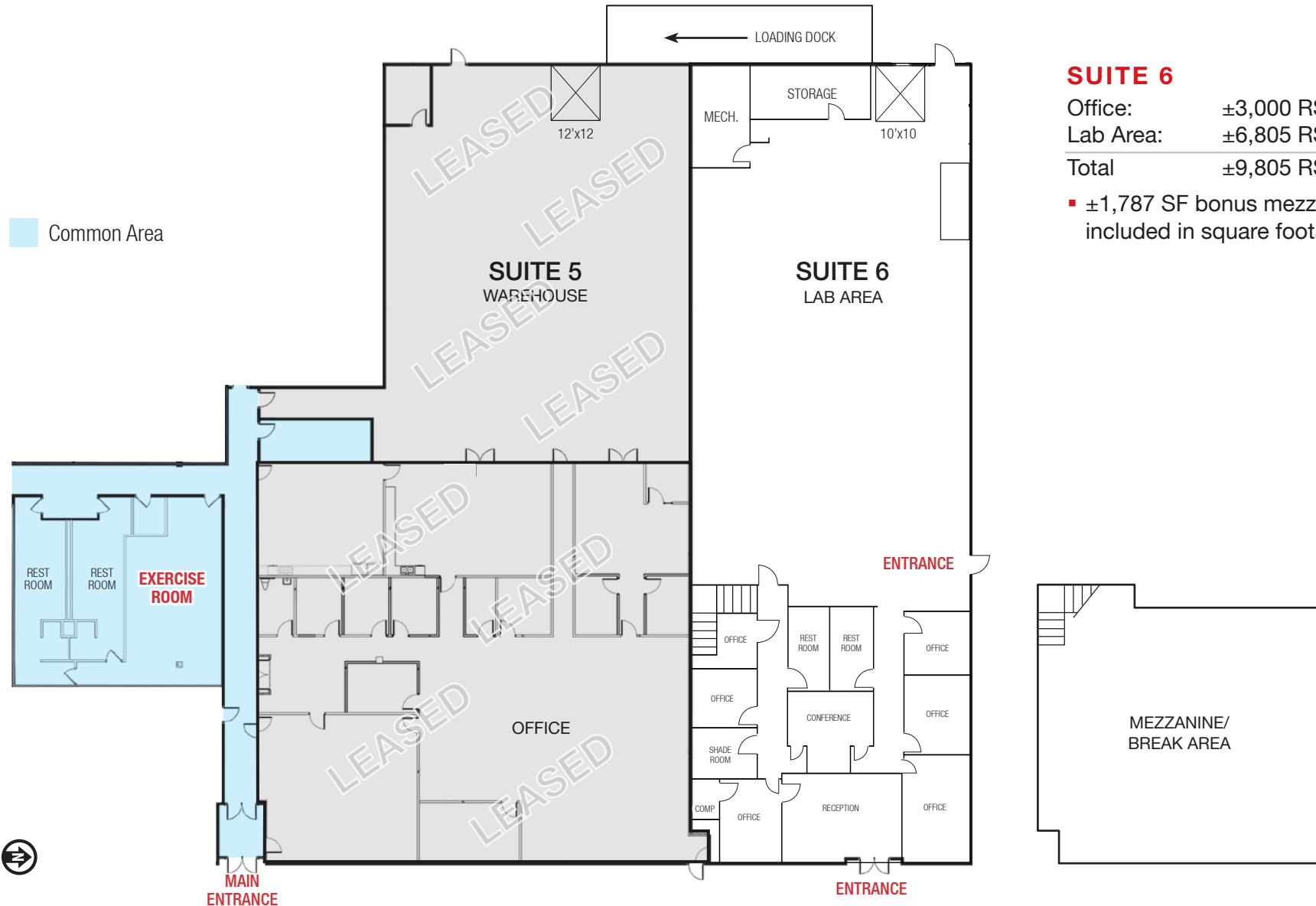
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FLOOR PLAN



SUITE 6

Office: ±3,000 RSF

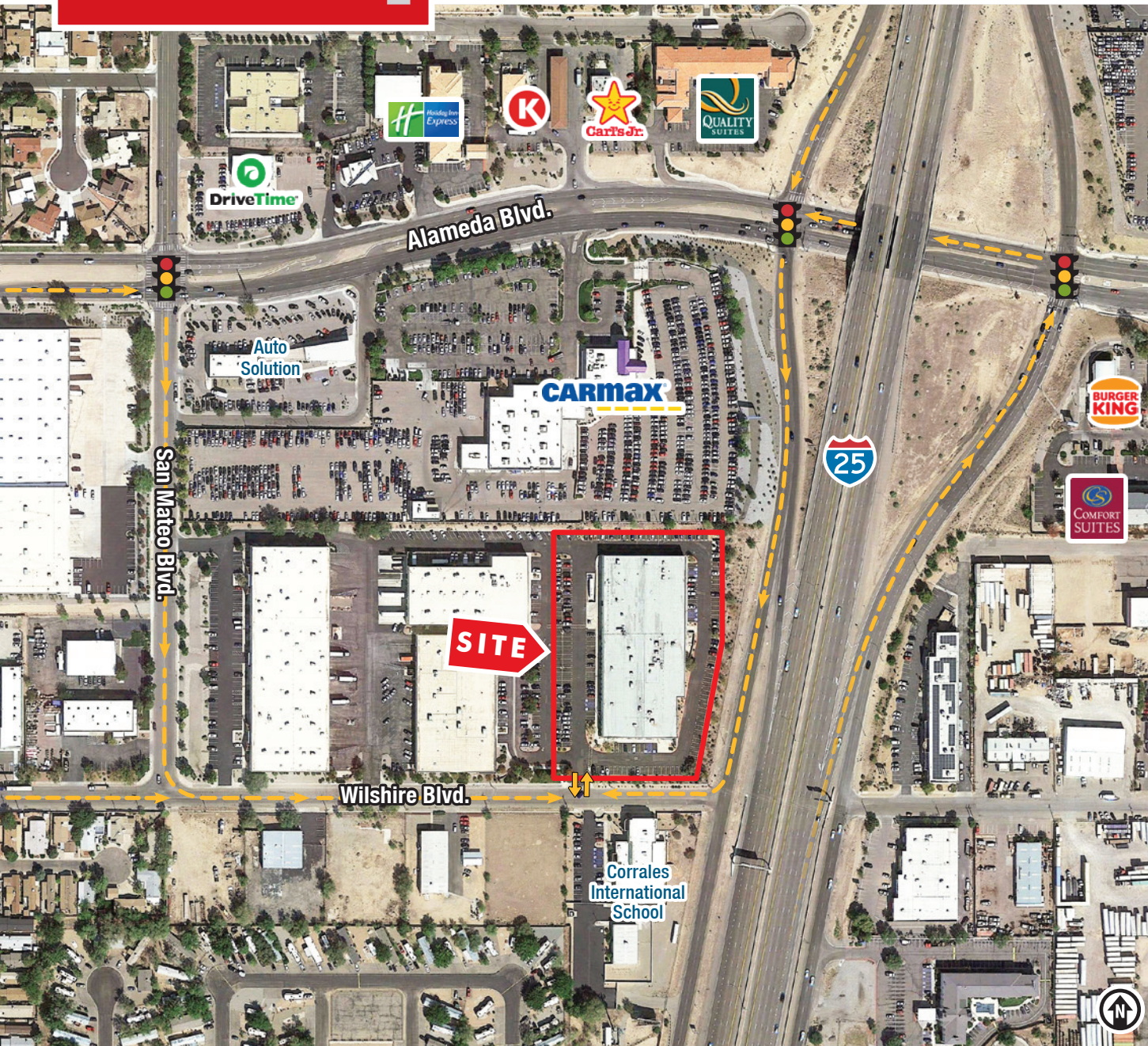
Lab Area: ±6,805 RSF

Total ±9,805 RSF

- ±1,787 SF bonus mezzanine not included in square footage

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,829	57,113	162,059
Average HH Income	\$120,064	\$115,218	\$111,258
Daytime Employment	14,769	58,165	114,027

2024 Forecasted by Esri



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