

OFFICE AVAILABLE

4500 ALEXANDER BLVD NE

ALBUQUERQUE, NM 87107

\$13.75 PSF - Lease

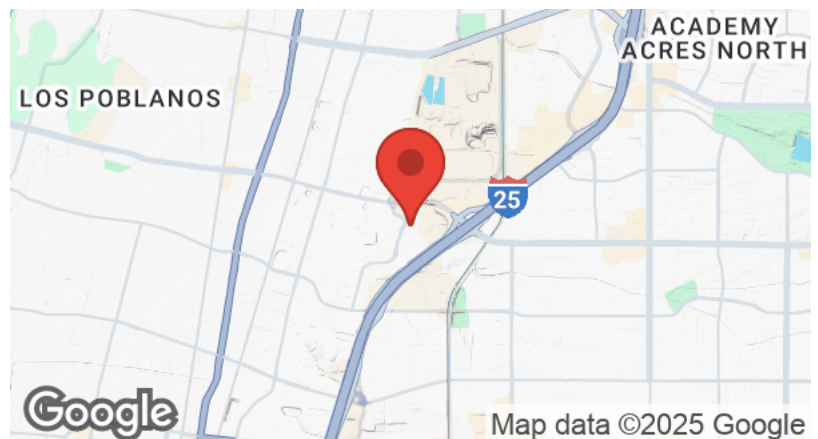


OFFERING SUMMARY

BUILDING SIZE:	101,605 SF
AVAILABLE SF:	13,657-44,287 SF
LEASE RATE:	\$13.75 PSF NNN
LOT SIZE:	7.82 Acres
PARKING RATIO:	4.3:1,000
PARKING:	440
YEAR BUILT:	1986
ZONING:	NR-BP

Property Highlights

- **Excellent Access:** 4500 Alexander located in the geographic center of Albuquerque.
- **Versatile Flex Space:** This 2-story multi-tenant building accommodates both office and industrial uses, offering flexibility for a wide range of business types.
- **Ample Parking:** With approximately 432 parking spaces, the building ensures convenience for tenants and visitors.
- **Flexible Space Options:** The building spaces are readily divisible, accommodating a wide range of tenant sizes.



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REA | REAL ESTATE ADVISORS

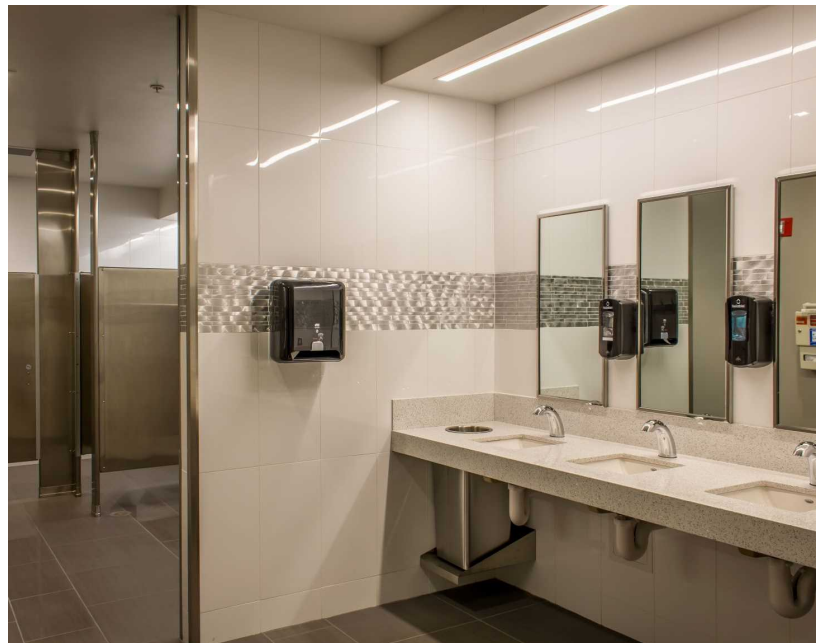
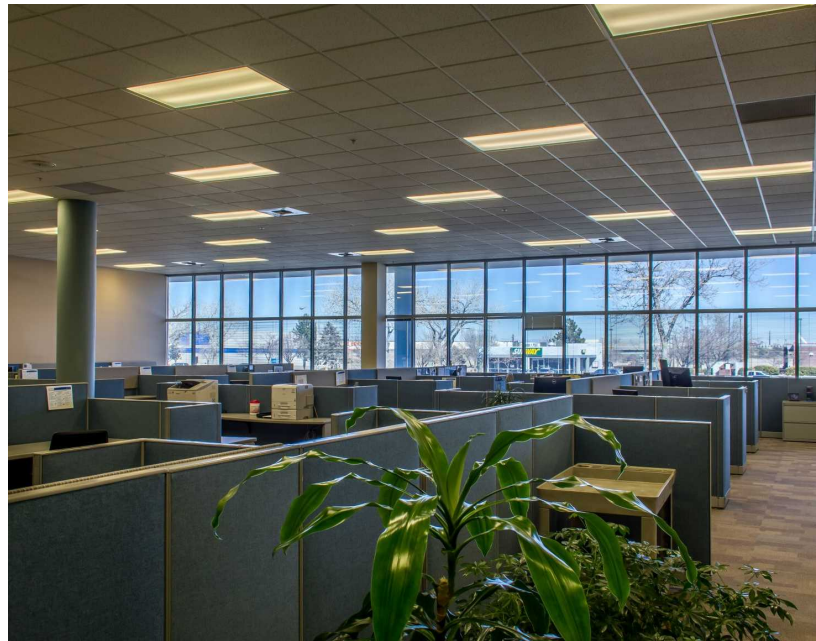
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

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PROPERTY PHOTOS

Flex Building
4500 Alexander Blvd NE | Albuquerque, NM 87107

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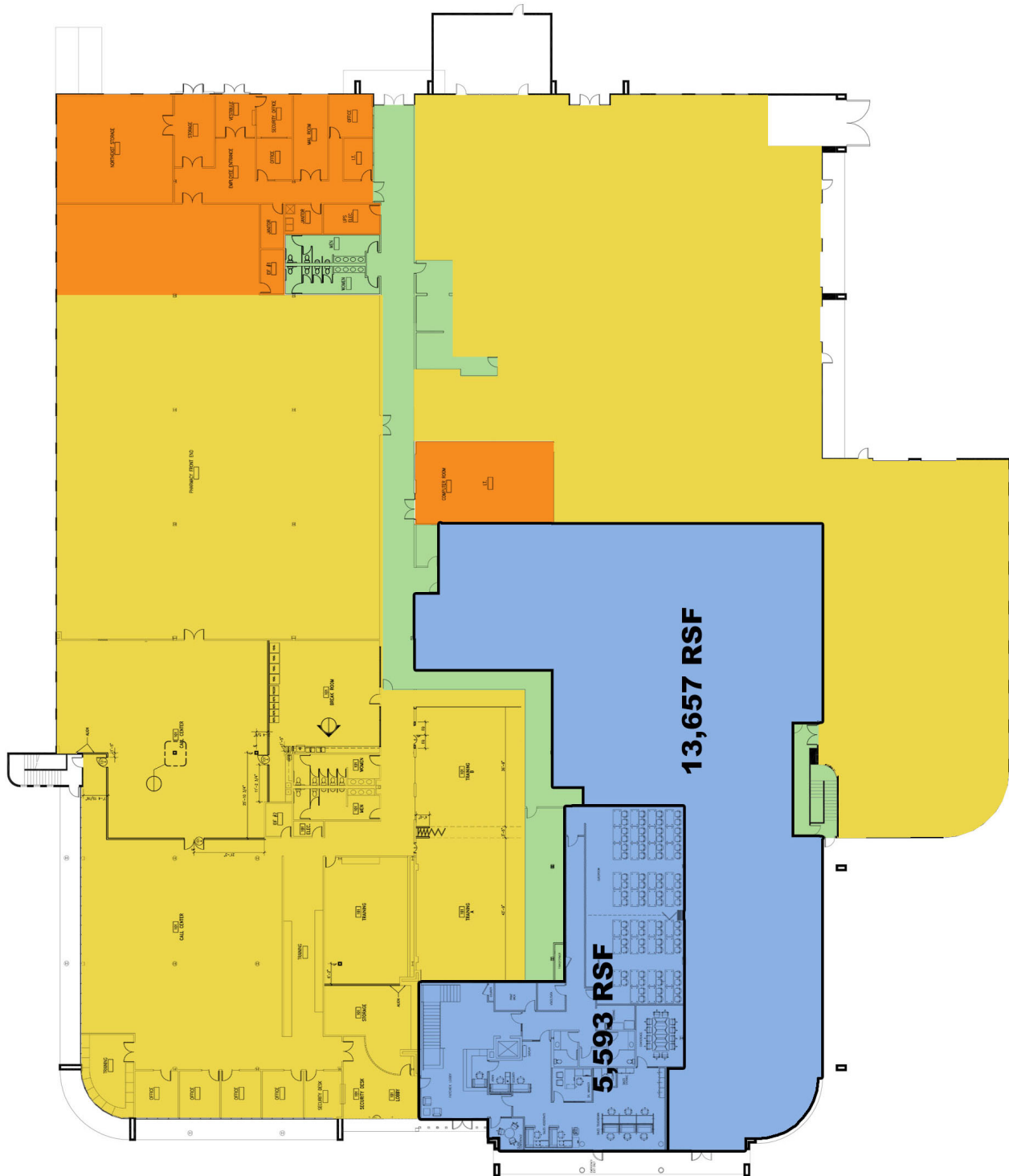


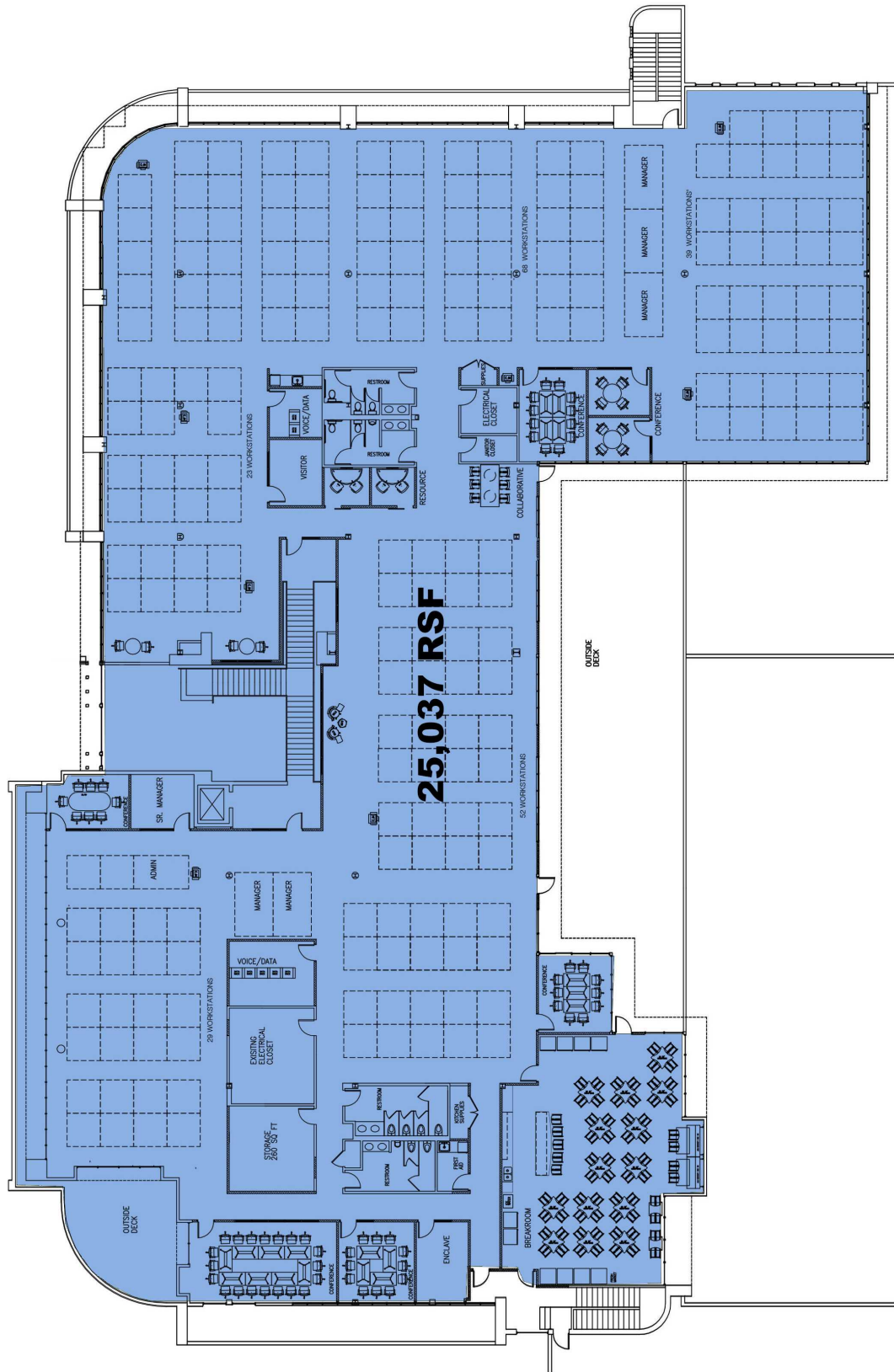
FIRST FLOOR - FLOOR PLAN

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03

- Long-Term Lease
- Leased Until 3/31/2026
- Common Area
- Available



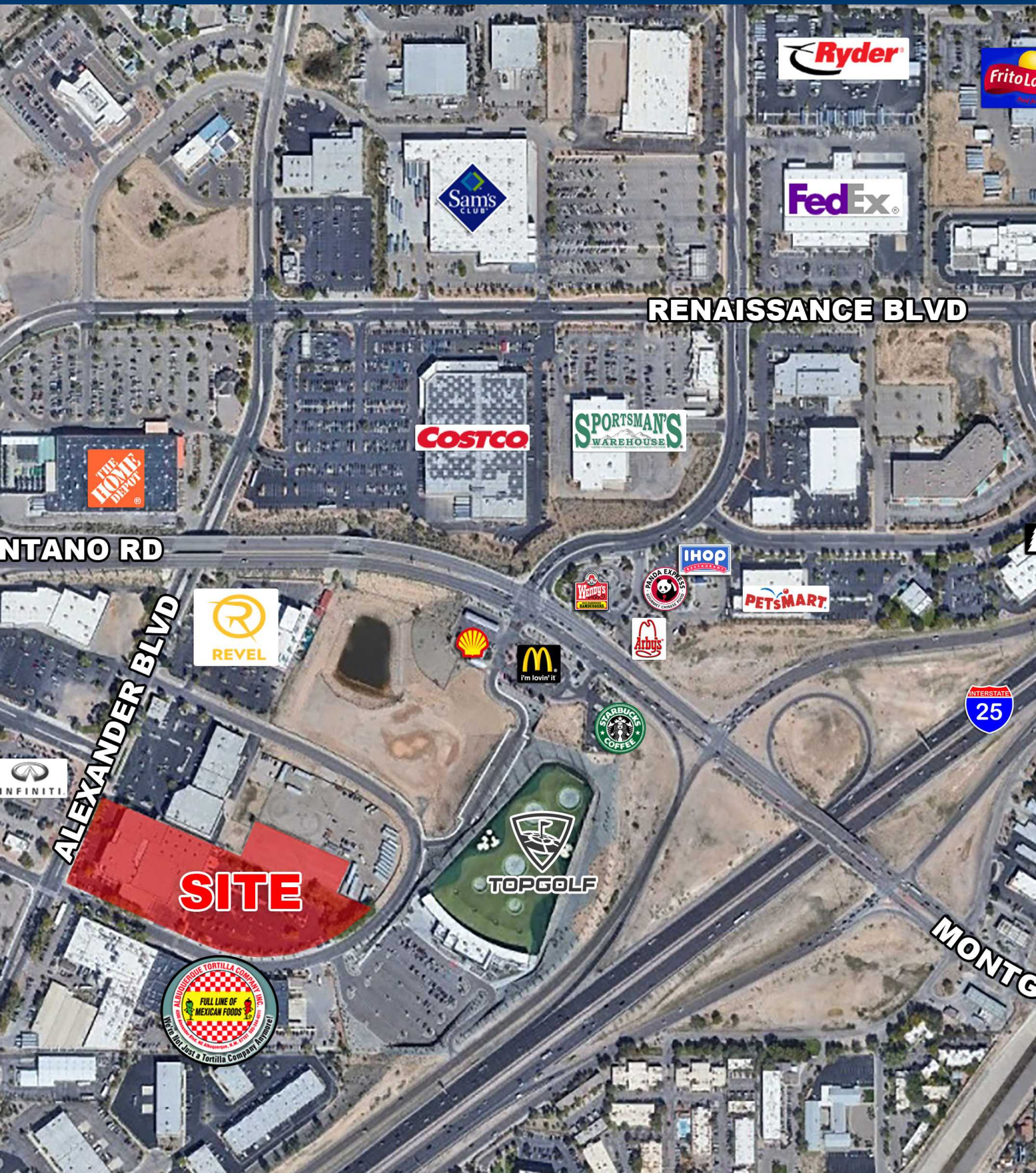


NOT TO SCALE

AMENITIES AERIAL

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4500 Alexander Blvd NE | Albuquerque, NM 87107

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