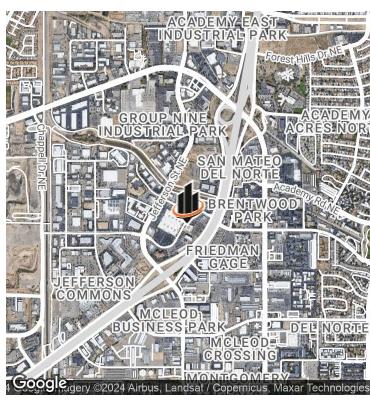


PROPERTY SUMMARY





OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/yr (MG)
BUILDING SIZE:	47,805 SF
AVAILABLE SF:	23,903 SF
LOT SIZE:	4.48 Acres
YEAR BUILT:	1970
RENOVATED:	2000
ZONING:	NR-BP
MARKET:	Albuquerque
SUBMARKET:	North I-25

PROPERTY OVERVIEW

Experience the perfect workspace at 4420 The 25 Way. This expertly managed property offers an open floor plan concept, providing the opportunity for your space to reflect your vision. Enjoy a host of amenities and a prime location in the heart of Albuquerque. With professional management, you can focus on your business while we take care of the rest. Ideal for businesses seeking a centrally located, high-quality lease opportunity.

PROPERTY HIGHLIGHTS:

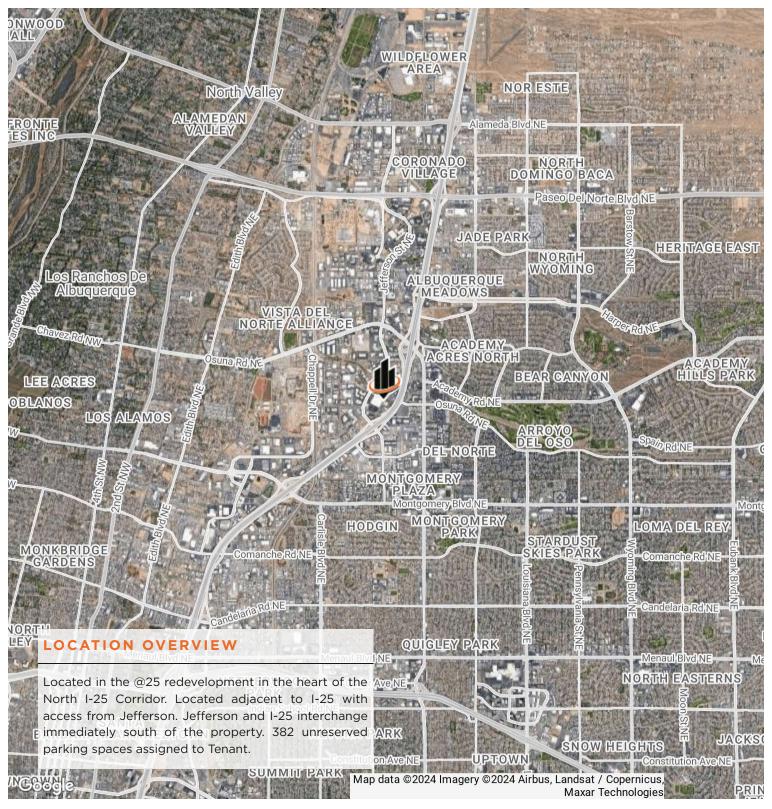
- Ideal open floor plan concept / conductive to call center users
- Expert professional management
- · Abundant on-site amenities
- Prime centralized location
- Modern and well-maintained property

WALT ARNOLD, CCIM, SIOR

Managing Director
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KELLY SCHMIDT, SIOR, MICP

HIGH-UP AERIAL



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CLOSE IN AERIAL



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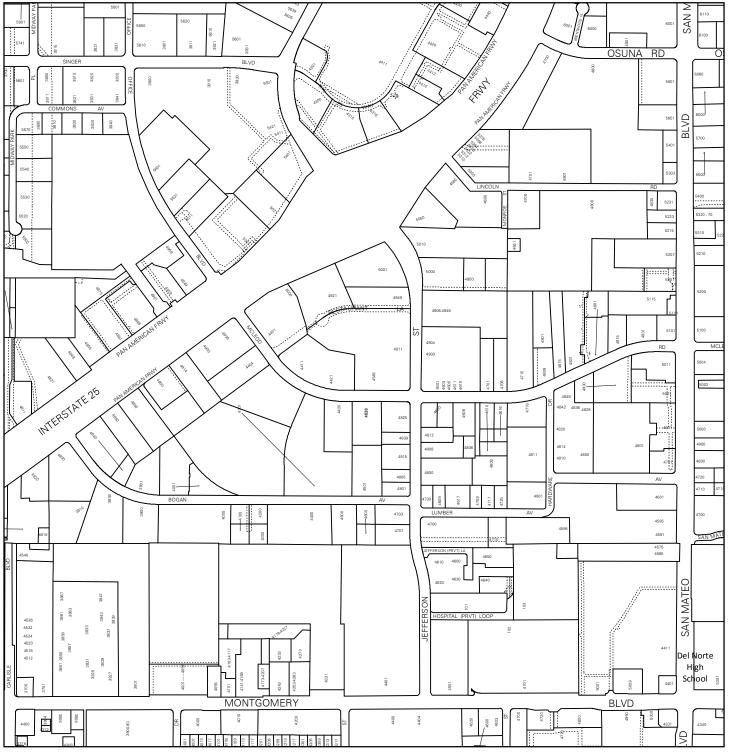
RETAILER MAP



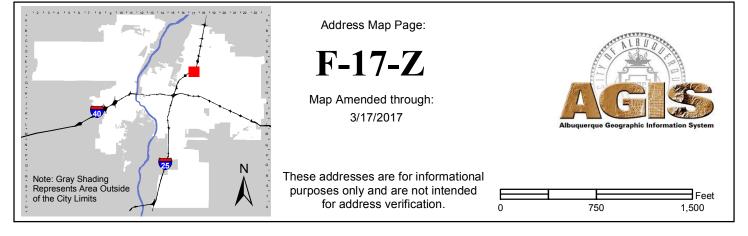
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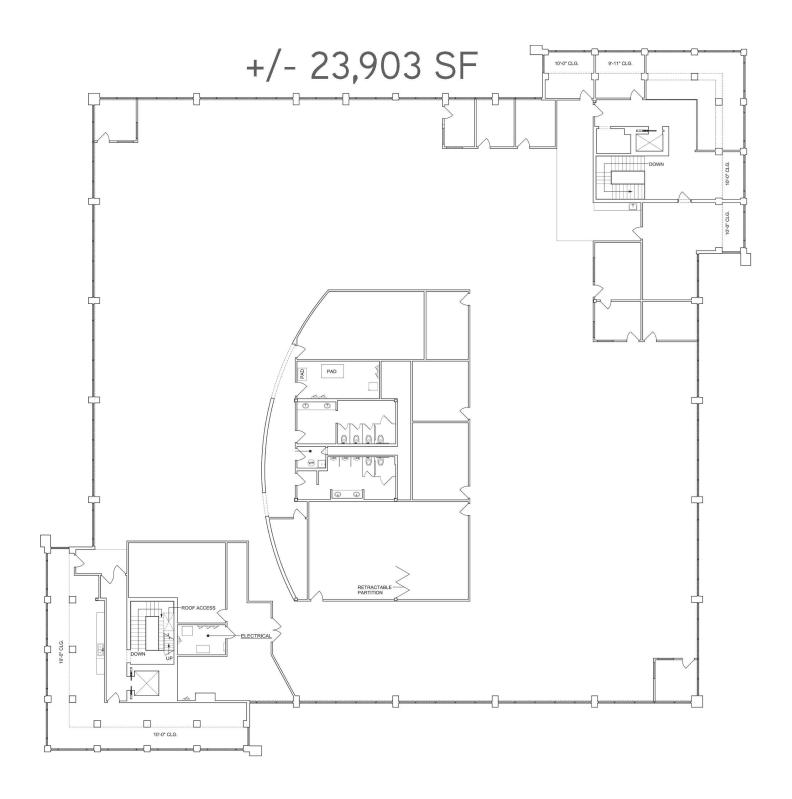
For more current information and details visit: www.cabq.gov/gis





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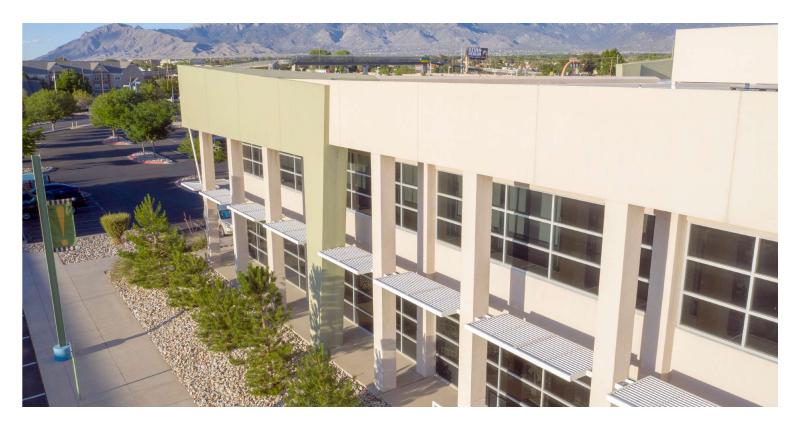


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EXTERIOR PHOTOS





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INTERIOR PHOTOS









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