



Colliers

For Lease

Multi-tenant Medical Office Park

3900 Eubank Blvd NE
Albuquerque, NM 87111

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Colliers | Albuquerque-Santa Fe
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Property Profile

Details

| | | | |
|-----------------|-------------------|-----------------------------|--|
| Lease Rate | \$21.00 PSF | | |
| Lease Type | Modified Gross | | |
| Space Available | Building B | Suite 15* Suite 17** | <div>± 641 SF (A) ± 617 SF (B) ± 1,823 SF</div> } ± 1,258 SF |
| Lot Size | 2.2 AC | | |
| Submarket | Northeast Heights | | |
| Zoning | MX-T | | |

*Improvement Allowance

**Dental buildout

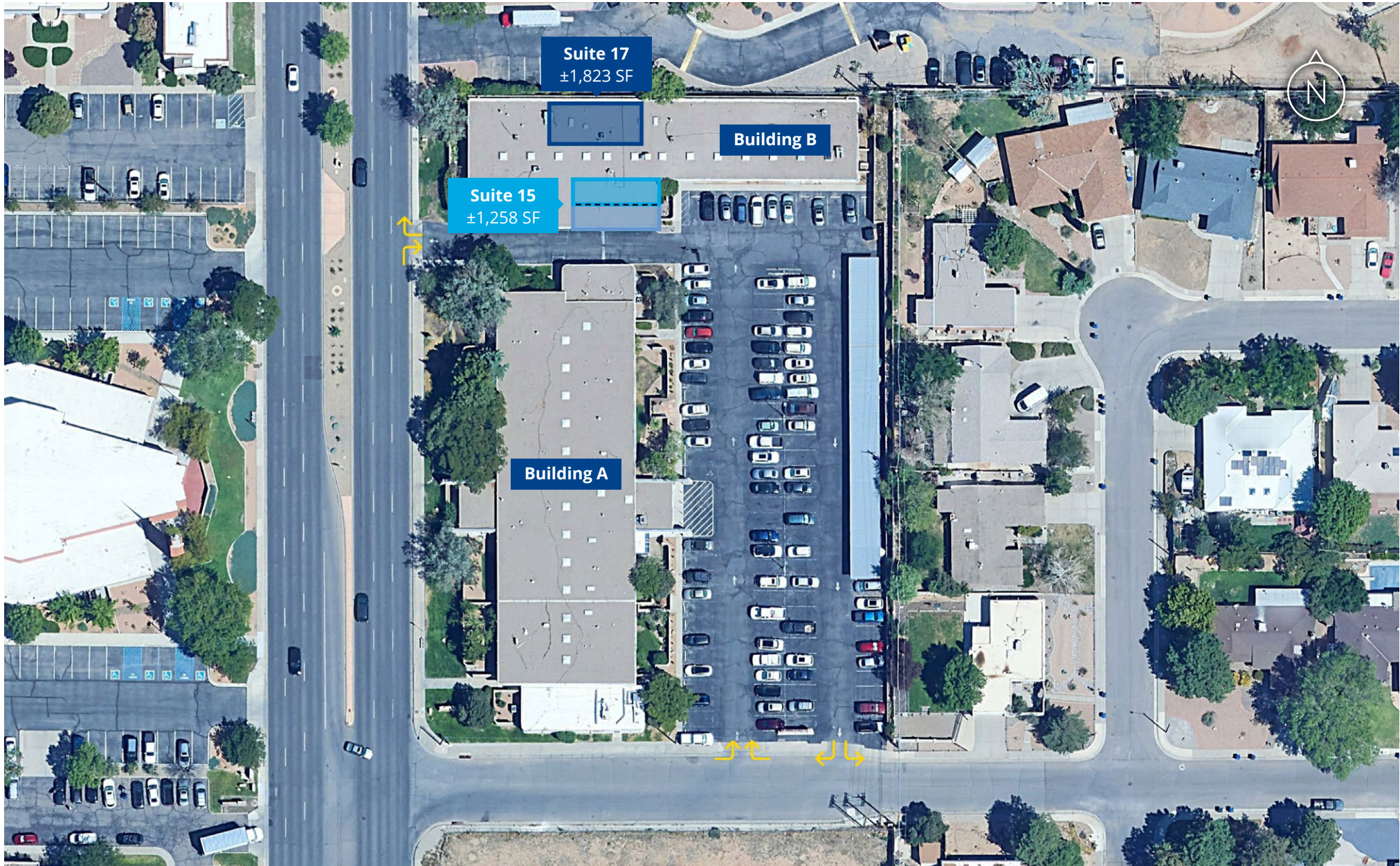
Features

- In-suite restrooms
- HVAC throughout
- Well-maintained by local owner
- Lush landscaping, curb appeal
- Close to amenities and residential neighborhoods
- Spacious atrium with abundant natural light
- High ceilings and raised floors
- Parking (5:1,000) (covered parking available)
- Wayward and directional signage
- Private landscaped courtyard
- At city bus stop



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Property Aerial



Building B Suite 15

Suite 15

±1,258 SF

Suite 15A

±641 SF

Suite 15B

±617 SF

OPEN AREA
41'-4"X14'-1"±
UNFINISHED FLOOR

N.V.

RECEPTION
12'-11"X10'-2"±
WOOD

WORK AREA
30'-9"X12'-1"±
WOOD

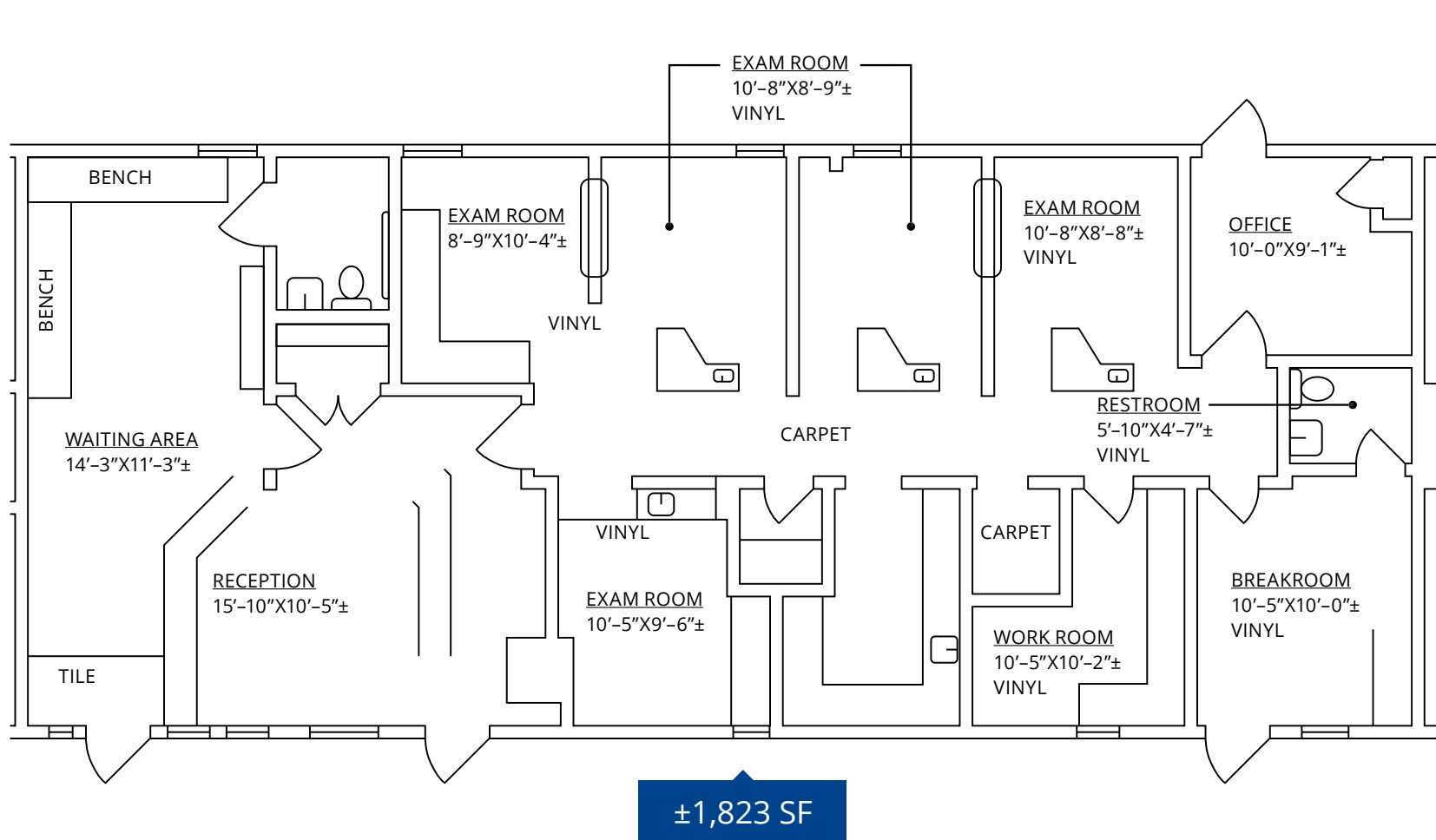
RESTROOM
4'-7"X4'-7"±
WOOD



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Building B Suite 17

Move-in ready dental buildout



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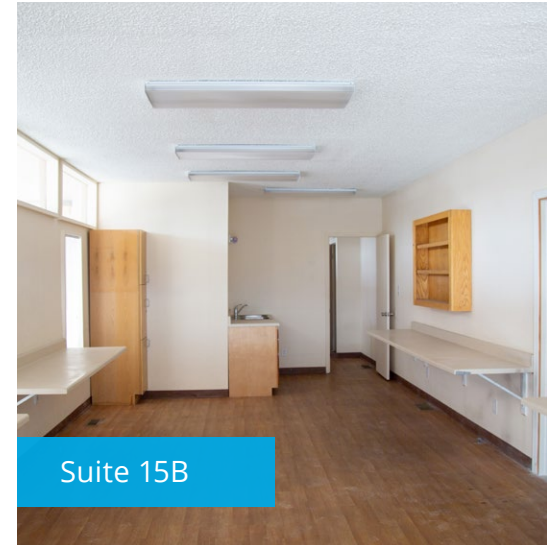
Property Gallery



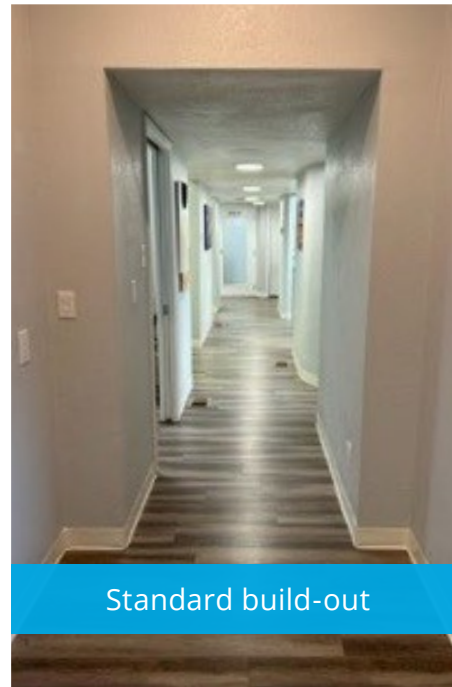
Suite 17 Entrance



Suite 15A



Suite 15B

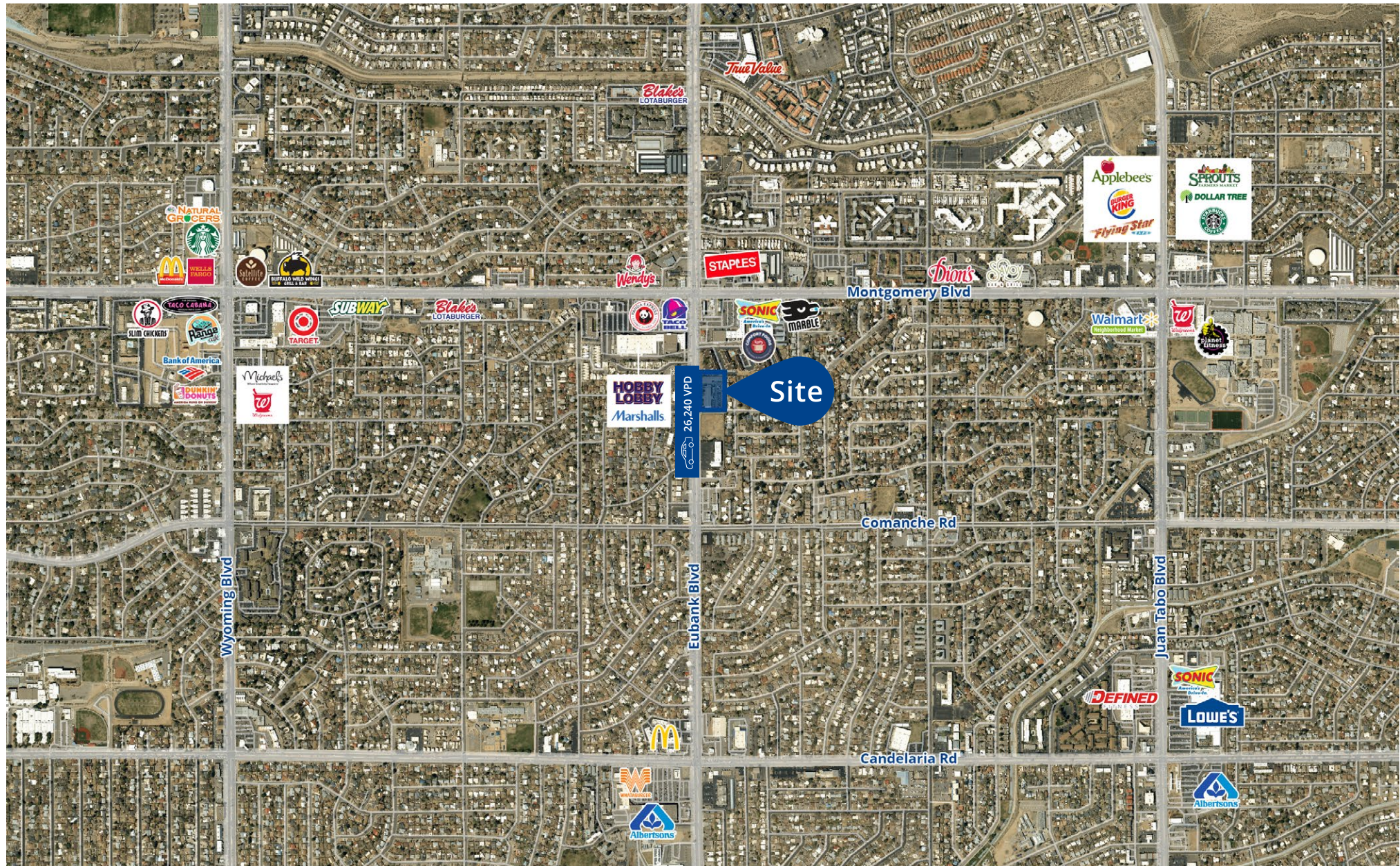


Standard build-out



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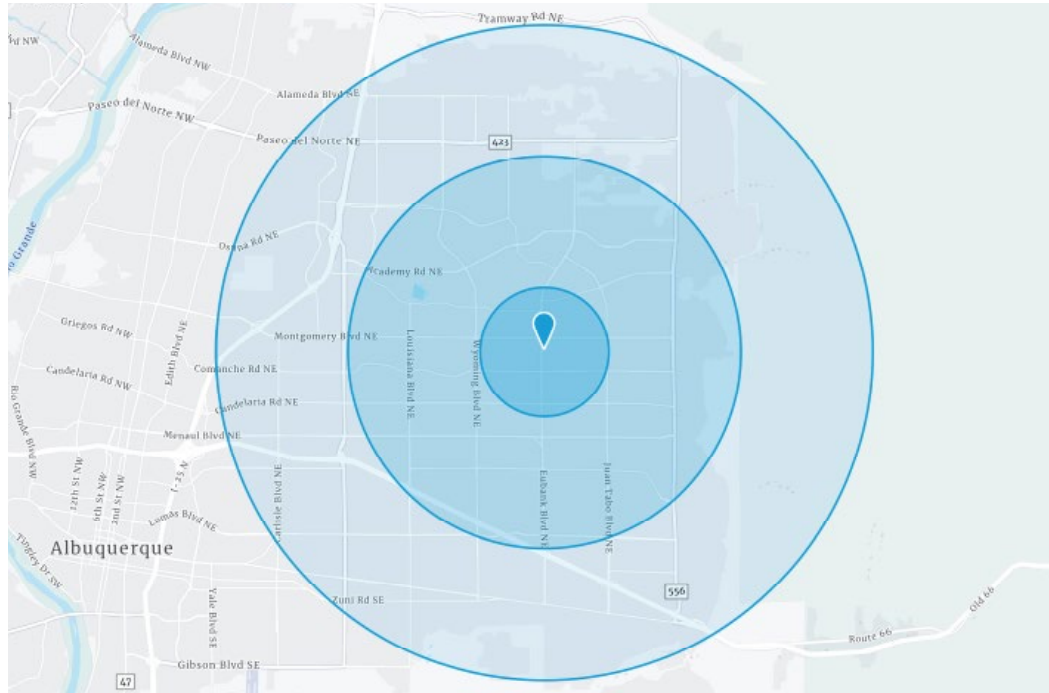
Trade Area Aerial



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Demographics*

* Demographic data derived from esri® 2025



| | 1 Mile | 3 Miles | 5 Miles, |
|--------------------|----------|-----------|-----------|
| Population | 18,182 | 131,618 | 277,000 |
| Households | 8,669 | 60,716 | 125,186 |
| Median Age | 42.8 | 43.5 | 42.0 |
| Average HH Income | \$93,278 | \$105,978 | \$101,709 |
| Per Capita Income | \$43,980 | \$49,033 | \$45,961 |
| Daytime Population | 17,073 | 121,999 | 306,308 |
| College Education | 60.3% | 61.1% | 56.6% |



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