



FAR NE HEIGHTS MULTI USE OFFICE

EUBANK BLVD NE, NORTH OF SPAIN RD NE
5528 EUBANK BOULEVARD NORTHEAST, ALBUQUERQUE, NM 87111



FOR LEASE

AVAILABLE SPACE
Suite 6: 2,200 - 3,712 SF

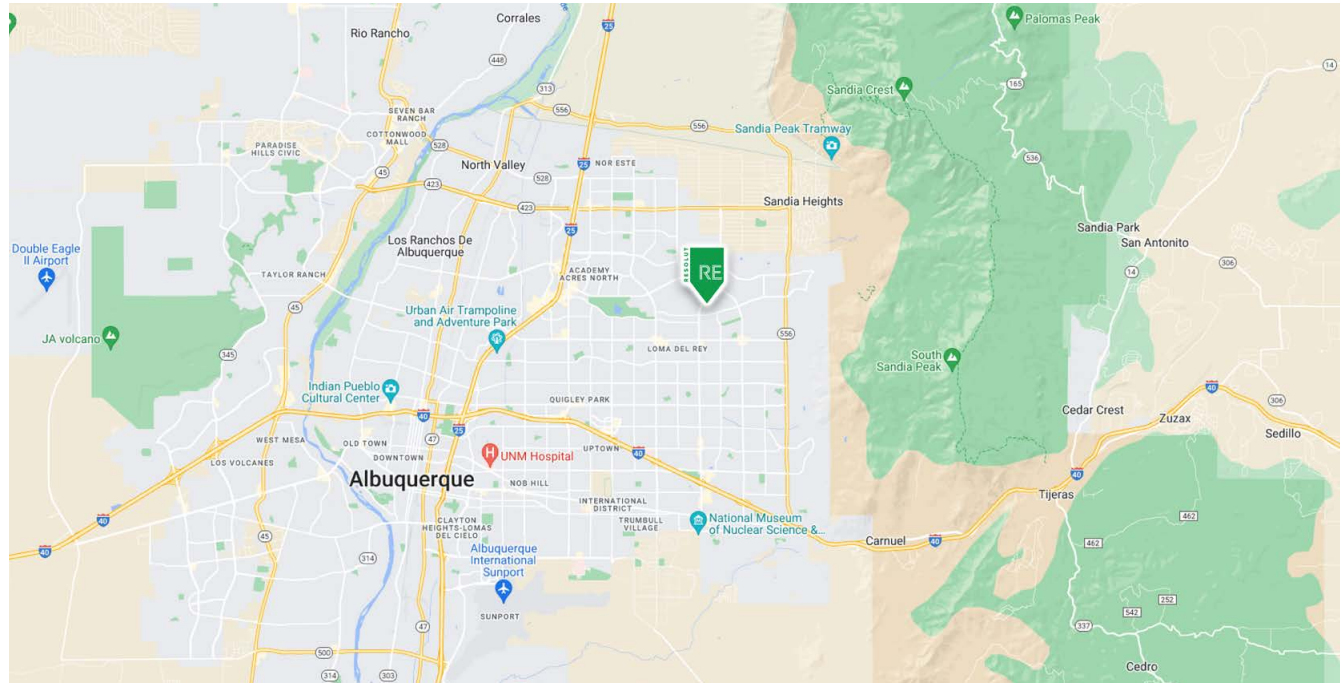
RATE
\$16.36 PSF
Modified Gross

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PROPERTY HIGHLIGHTS

- Excellent Visibility in Desirable Far Northeast Heights
- Highly adaptable building; suitable to many uses
- Classroom Style Suite
- Tenant improvements available
- Monument signage available
- Modified Gross Lease: base rent plus utilities



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



121,246
POPULATION
3-MILE RADIUS



\$125,334.00
AVG HH INCOME
3-MILE RADIUS



81,250
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Eubank Blvd NE: 26,109 VPD
(Sites USA 2023)

FAR NE HEIGHTS MULTI USE OFFICE | 5528 Eubank Blvd NE, Albuquerque, NM 87111**PROPERTY OVERVIEW**

Located in the highly desirable Far Northeast Heights, this unique property is highly adaptable to many uses from educational, small fitness, conference center, and traditional office. Monument and building signage is available to provide your business with excellent visibility for customers and guests.

Currently available is Suite 6 consisting of 2,200 SF in an open, classroom style floor plan. Suite 6 features two restrooms, front and rear entrance, and plentiful cabinet storage space. This is nearly a turn-key suite for tenants needing an educational or large, open meeting space. Private or semi-private offices can be constructed by the tenant or negotiated in the lease. If more space is needed two additional rooms are available at an increased rent.

LOCATION OVERVIEW

5528 Eubank Blvd NE is a highly visible property situated between Spain Rd NE and Juan Tabo Blvd NE. Co-tenants include Balanced Physical Therapy, Ambrose Barber and Styling, Roadrunner Driver's Education, Pegasus Massage, A Tax Solutions, Mayberry Senior Services, and New Mexico Early Learning Academy.

PROPERTY OVERVIEW

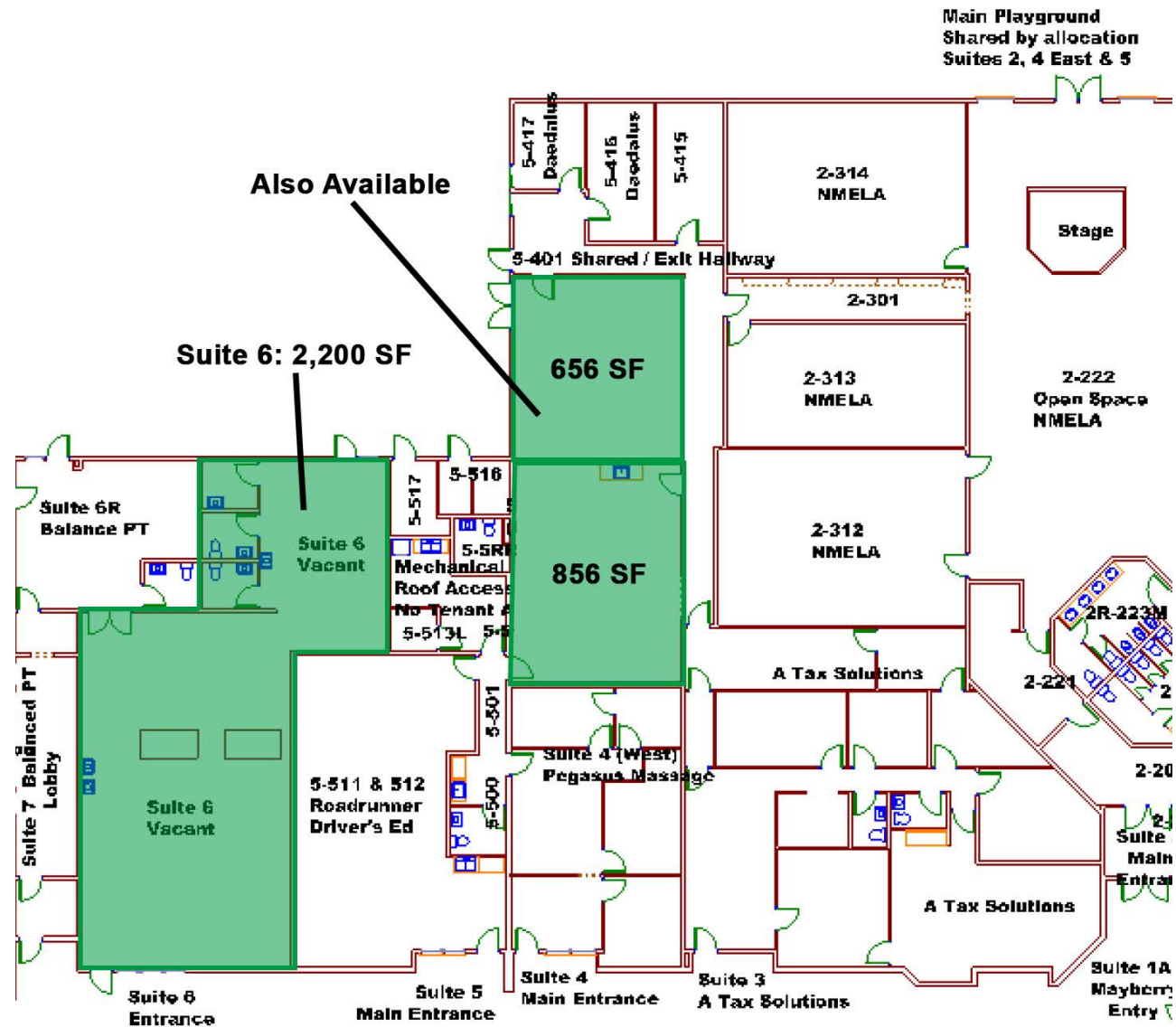
SF:	2,200 - 3,712 SF
Zoning:	MX-T
Submarket:	Far Northeast Heights



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SUITE 6

- 2,200 SF
- Large Classroom Style Floor Plan
- Two Restrooms
- \$2,999/Month Plus Utilities
- Two additional rooms available with increased rent



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