±18,083 - ±37,183 RSF
LAB/OFFICE SPACE FOR LEASE



2425 RIDGECREST DR SE
ALBUQUERQUE, NM 87108

LOVELACE BIOMEDICAL BUILDING

CBRE

FOR LEASE: LAB + OFFICE

The Right Combination

The second and third floors of the Lovelace Biomedical building are a mixture of traditional lab and office space with a variety of amenities inside a secure building. With close proximity to Kirtland Airforce Base, Sandia National Labs, Gateway Center, and Veterans Affairs, the building has ample parking, on-site security, and key-card access.

Both the second and third floor spaces comes equipped with:

- 3 Phase Power with three feeds: 277/480 volt 300 amps, 277/480 volt 150 amps, and 120/208 volt 100 amps (equipped with Diesel Generator Back-up Power)
- Gas, compressed air, vacuum and water lines in the lab spaces
- Hard Duct Chemical Fume Hoods available in several labs
- Common loading dock and freight elevator access

FOR LEASE:
±18,083 - ±37,183 RSF

LEASE RATE: $19.50/RSF
MODIFIED GROSS




EXIT



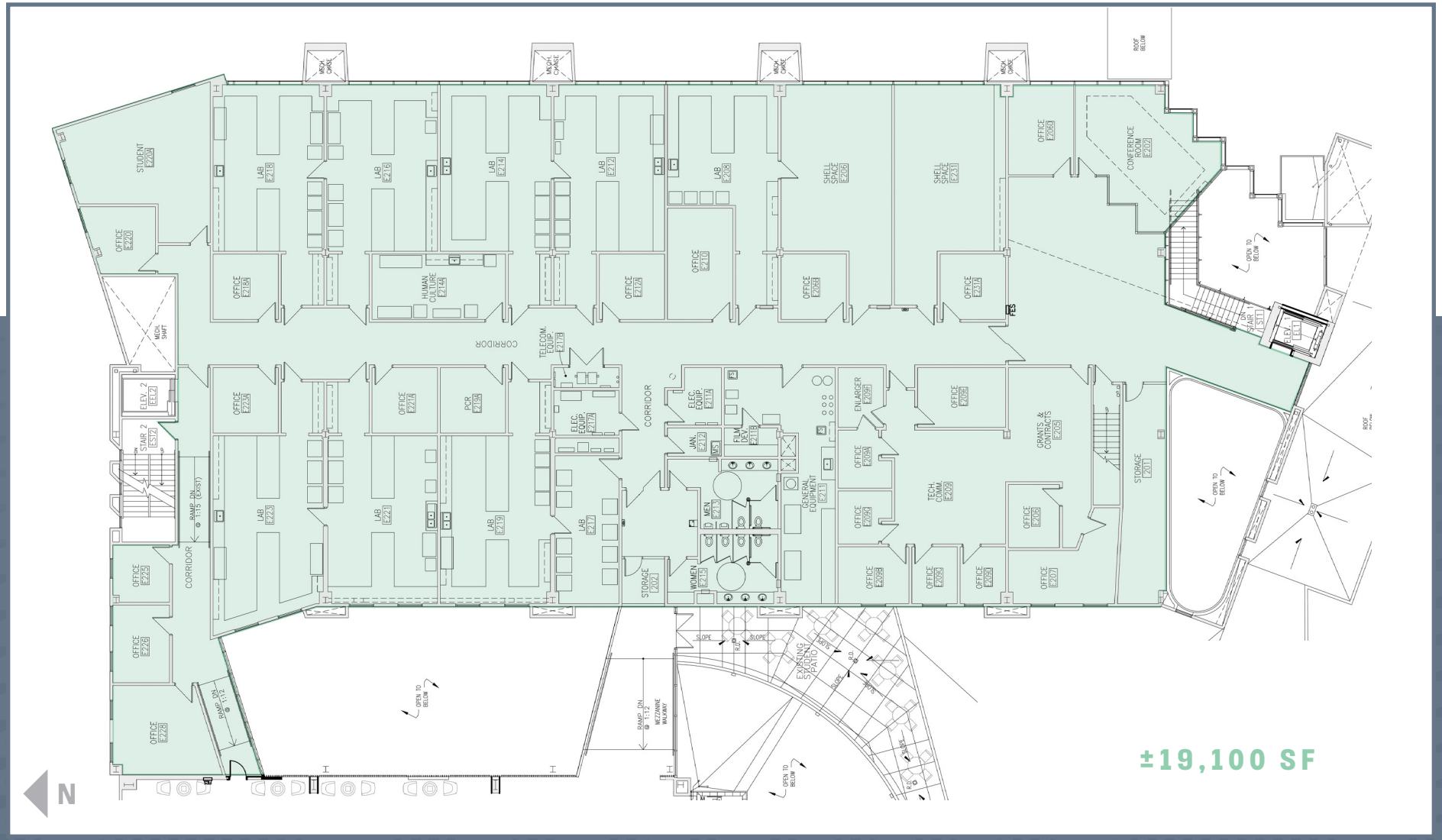





FLAMMABLE
KEEP FIRE AWAY

SECOND FLOOR PLAN

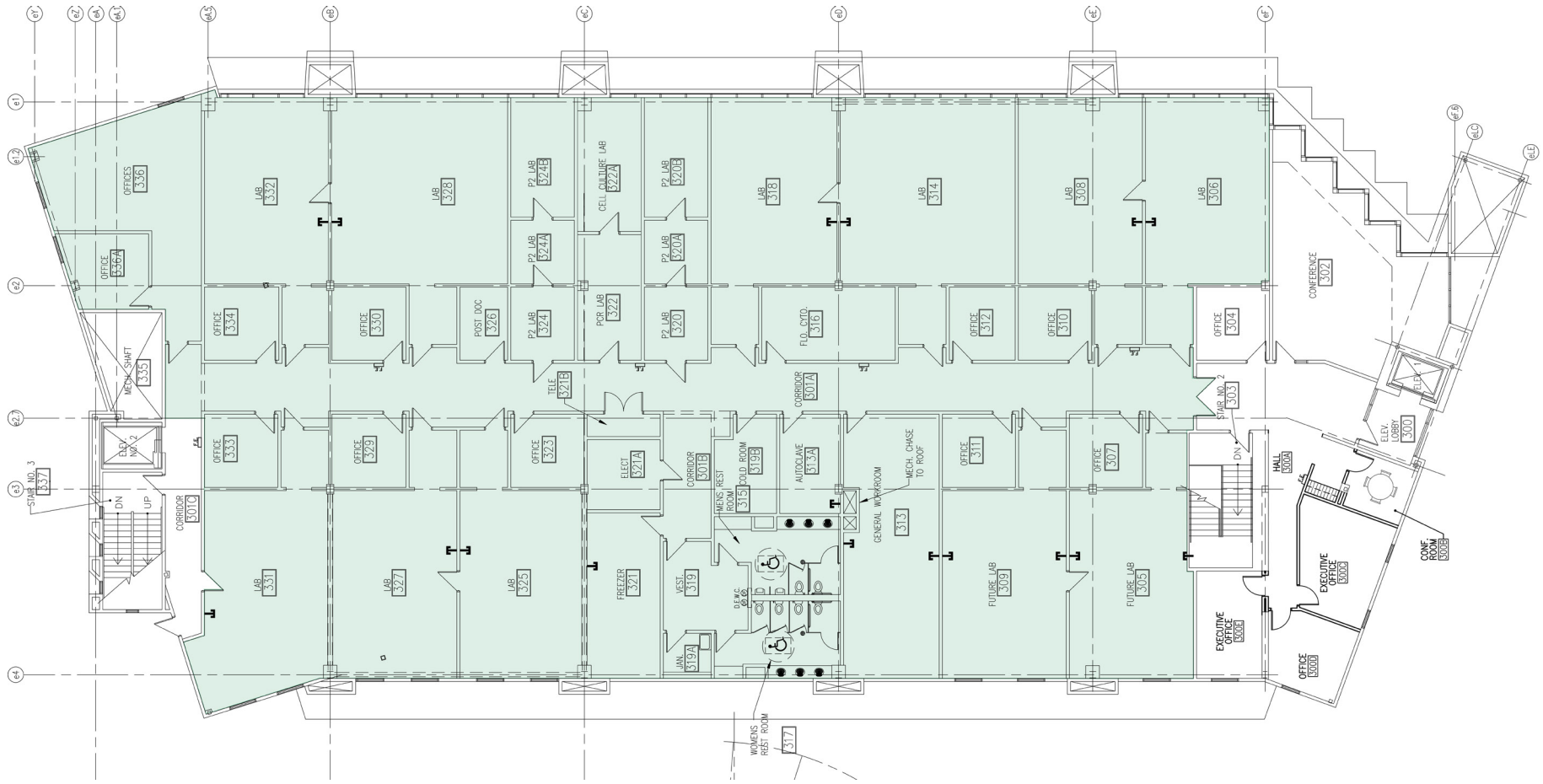
This floor is available beginning in April, 2027.



±19,100 SF

THIRD FLOOR PLAN

This floor is available immediately, and has access to the following amenities:
- 1 Walk-In Cooler
- 1 GETINGE Lander/LSS, Model LSS275
- Vacuum Steam Sterilizer



±18,083 SF


Bally




CAUTION
FLAMMABLE
KEEP FIRE AWAY




FLAMMABLE
KEEP FIRE AWAY

AERIAL MAP


THE DOWNS
Racetrack & Casino
Central Ave NE
Coal Ave SE
WELLS FARGO
AutoZone
WING STOP
Little Caesars
TALIN MARKET
Alvarado Dr SE
San Pedro Blvd SE
Ridgecrest Dr SE
DQ
Grill & Chill
SONIC
TACO BELL
BURGER KING
BURGERS TWISTERS BURRITOS
STRIPES BURRITO CO. U.S.A
planet fitness
SUBWAY
TANTRUM BARBECUE
Cervantes
A Tradition Since 1976
Gibson Blvd SE
DUNKIN'
KIRTLAND CREDIT UNION
MAX @kirtland
KIRTLAND AIR FORCE BASE
Carlisle Ave SE
Randolph Rd SE
N











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LAB/OFFICE SPACE FOR LEASE

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