



# Premier Class A Office in Journal Center

±3,319 - 19,109 SF  
Available

4400 MASTHEAD ST NE | ALBUQUERQUE, NM

**CBRE**





# Property Overview

4400 Masthead is a beautifully designed Class A office located in New Mexico's premier business park - Journal Center. This property boasts LEED EB Silver certification and is an Energy Star Building.

## Property Features:

- Built in 2003
- Easy freeway access and near commuter rail and bike path
- Energy Star Building and LEED EB Silver Certified
- 4:1,000 Parking Ratio
- Multiple fiber providers with DS3 Fiber to the building
- Access to Fitness Center with showers and locker rooms
- Windows along entire exterior perimeter
- Covered secure bike parking
- On-Site Café
- Covered receiving dock and truck access
- Zoning NR-BP (City of Albuquerque)
- HUBZone qualified

## Available

- Suite 145 3,319± SF
- Suite A 6,090± SF
- Suite B 13,019± SF
- Suite A & B - 19,109± SF

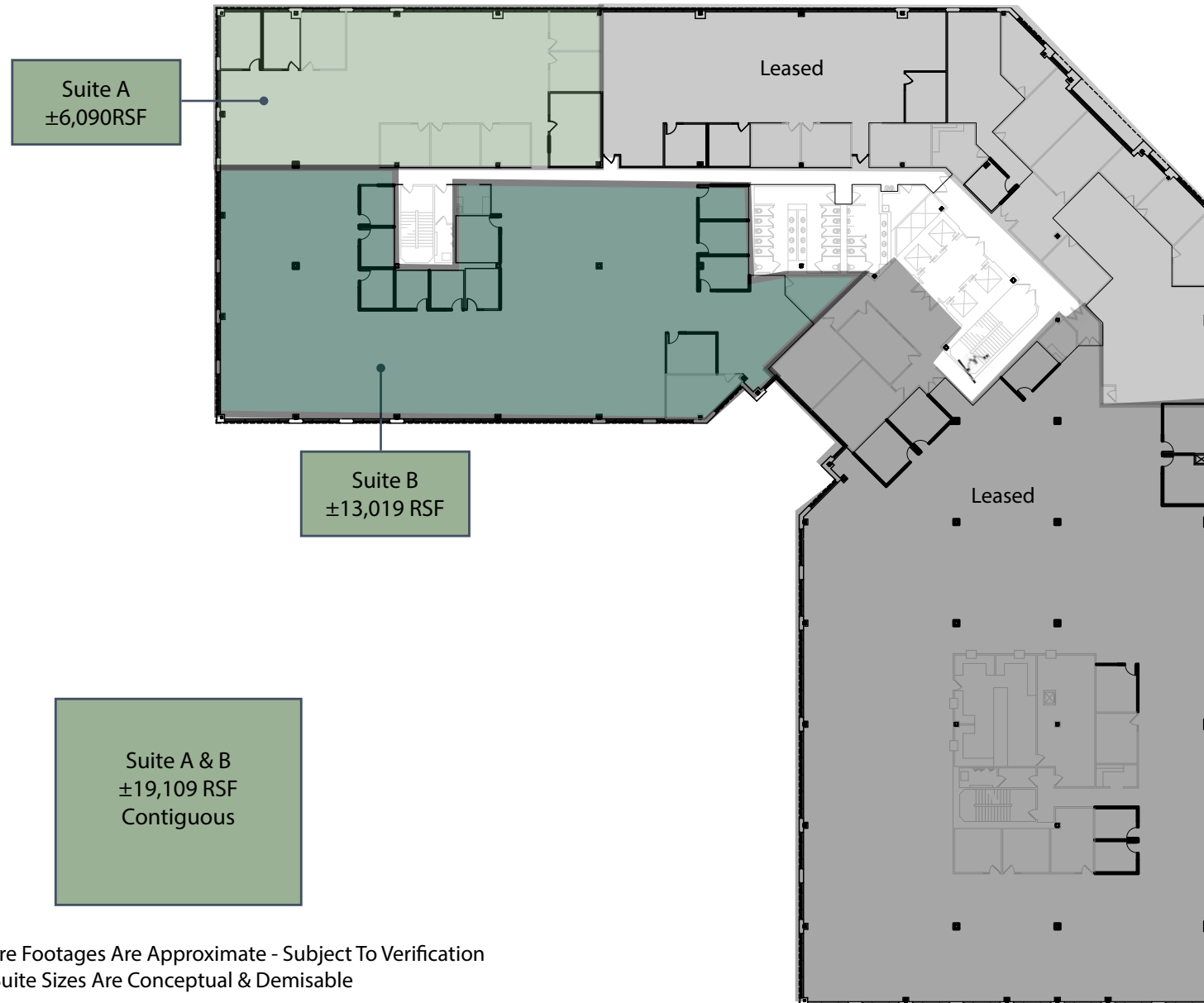
## Lease Rate

- \$23.75/SF  
Full Service

# First Floor Plan



# Second Floor Plan



\* Square Footages Are Approximate - Subject To Verification

\*\* All Suite Sizes Are Conceptual & Demisable







# PASEO DEL NORTE CORRIDOR SURROUNDING AREA RESTAURANTS



PRES Now



PASEO DEL NORTE

147,500 VPD



JEFFERSON ST

JOURNAL CENTER



New Apartment Complex Under Construction



4400 Masthead Rd





# 4400 Masthead Rd NE

ALBUQUERQUE, NM

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