



Premier Class A Office in Journal Center

*±3,319 - 47,813 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
- Covered receiving dock and truck access
- Zoning NR-BP (City of Albuquerque)
- HUBZone qualified

Available

Second Floor

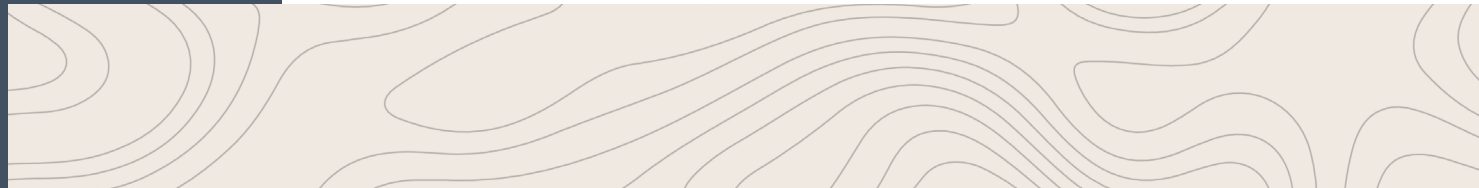
- Suite 210 13,019± SF
- Suite 230 6,090± SF
- Contiguous - 19,109± SF

Third Floor

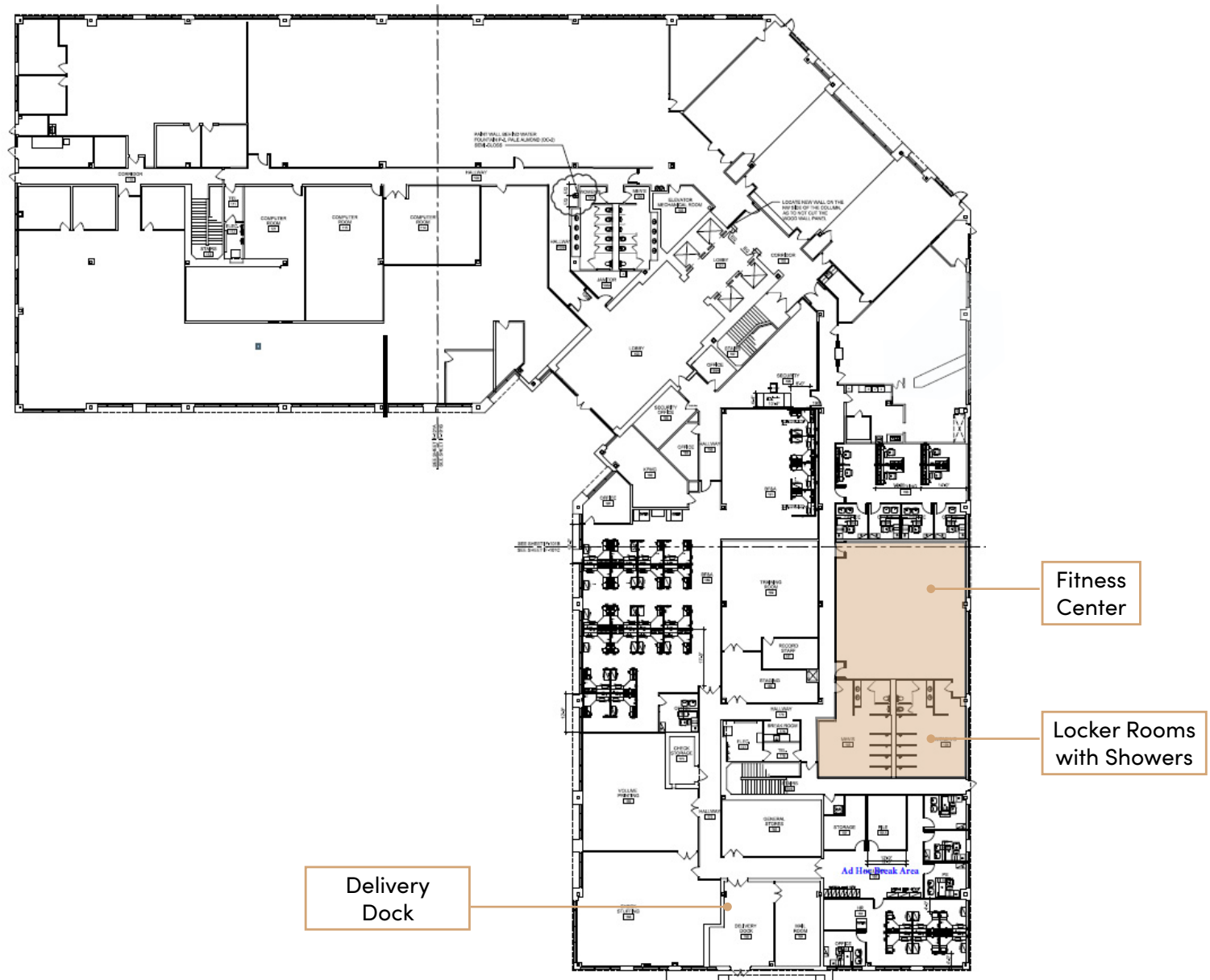
- Suite 301 28,704± SF

Lease Rate

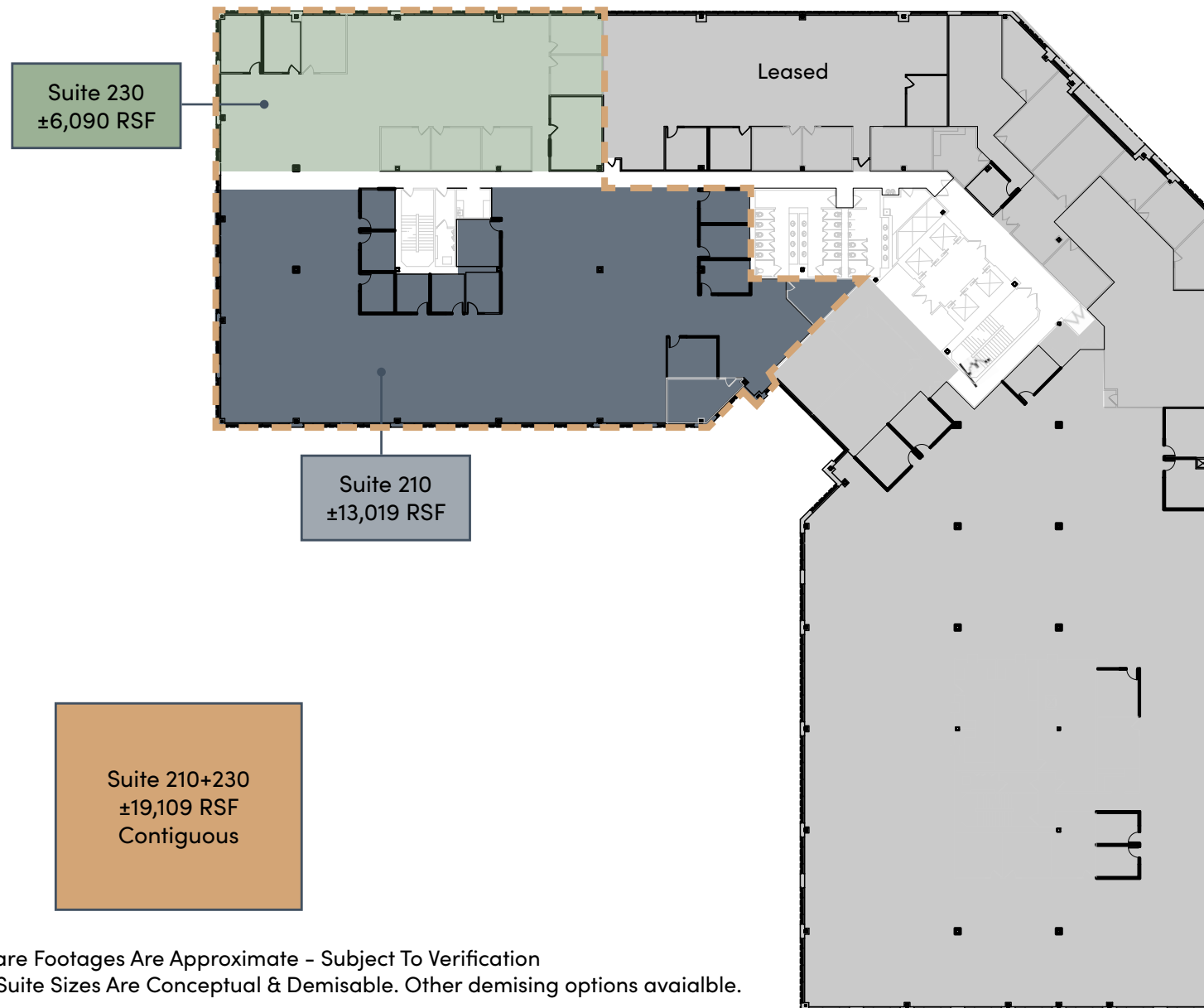
- \$24.50/SF
Full Service



First Floor Amenities



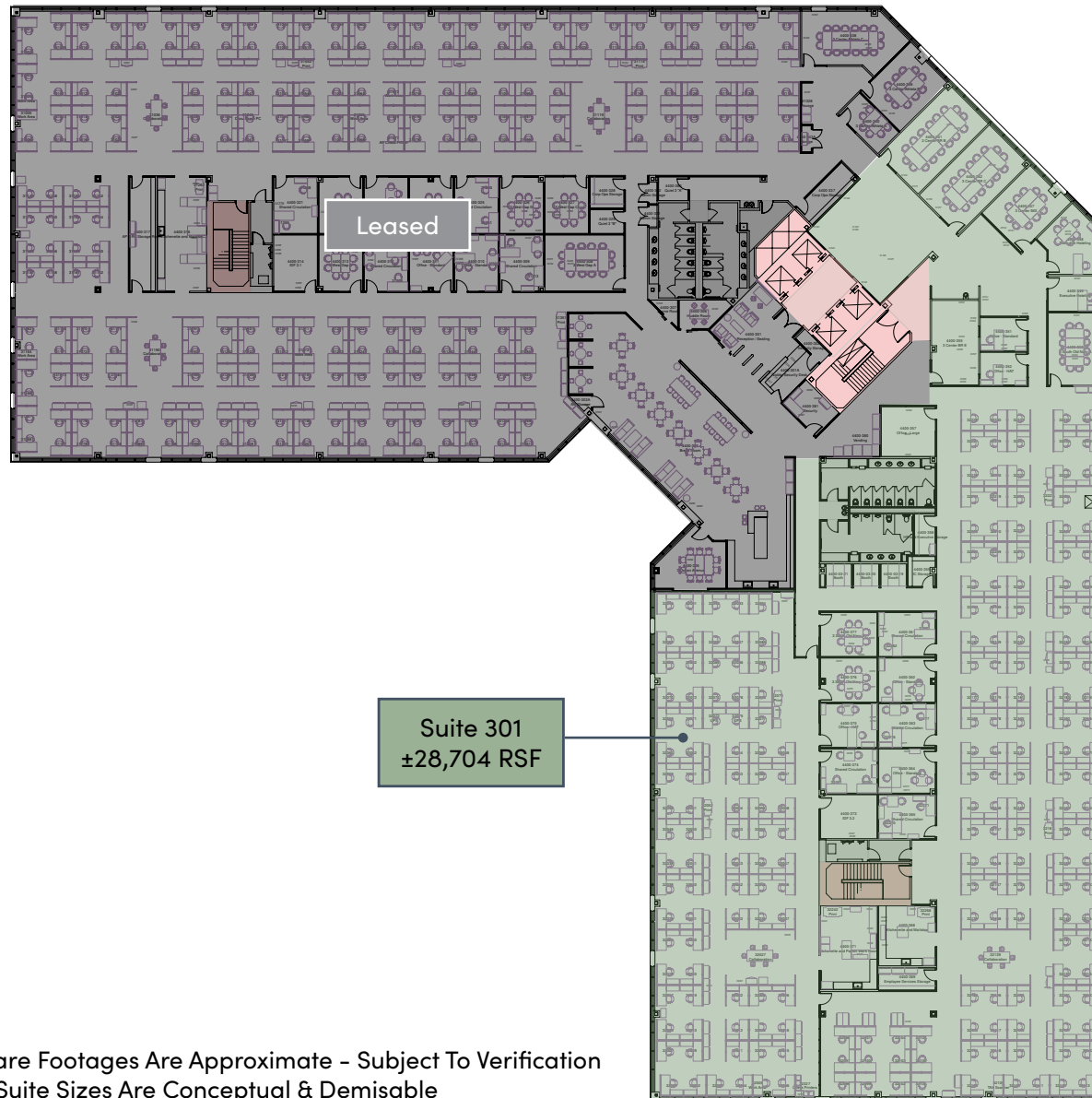
Second Floor Plan



* Square Footages Are Approximate - Subject To Verification

** All Suite Sizes Are Conceptual & Demisable. Other demising options available.

Third Floor Plan



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Space Highlights

- Available furnished/unfurnished
- Available with/without cabling





PASEO DEL NORTE CORRIDOR SURROUNDING AREA RESTAURANTS



PRES Now



PASEO DEL NORTE

147,500 VPD



New Apartment Complex Under Construction



4400 Masthead Rd

JOURNAL CENTER

JEFFERSON ST



4400 Masthead Rd NE

ALBUQUERQUE, NM

CONTACTS

JASON LOTT

Vice President

+1 505 837 4910

jason.lott@cbre.com

MARGUERITE HAVERLY

Vice President

+1 505 837 4902

marguerite.haverly@cbre.com

CBRE, Inc.
6565 Americas Parkway, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
cbre.com/abq

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