

Turn-key Offices for Lease

10832 Prospect Ave. NE Albuquerque, NM 87112



Andrea Hankins
505.948.1885

Andrea.Hankins@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

eXp Realty LLC One Sun Plaza NE Suite 650, Albuquerque, NM 87109, 505-554-3873

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PROPERTY SUMMARY



Lighthouse Building Second Floor

Price:	\$12-\$14 SF
Suite 202:	± 1721 SF
Suite 203:	± 1183 SF
Max Contiguous:	2,904 SF
Zoning:	MX-L
Parking:	3:1,000

Features:

- New paint, carpet, and light fixtures
- Updated bathroom and recent roof repairs
- Modified gross lease plus utilities
- Located near Menaul and Juan Tabo
- Each suite has separate heating and cooling
- Two indoor staircases
- Two exterior patios
- Vivint security system
- Fenced parking area
- 19,200 VPD on Menaul
- 29,300 VPD on Juan Tabo

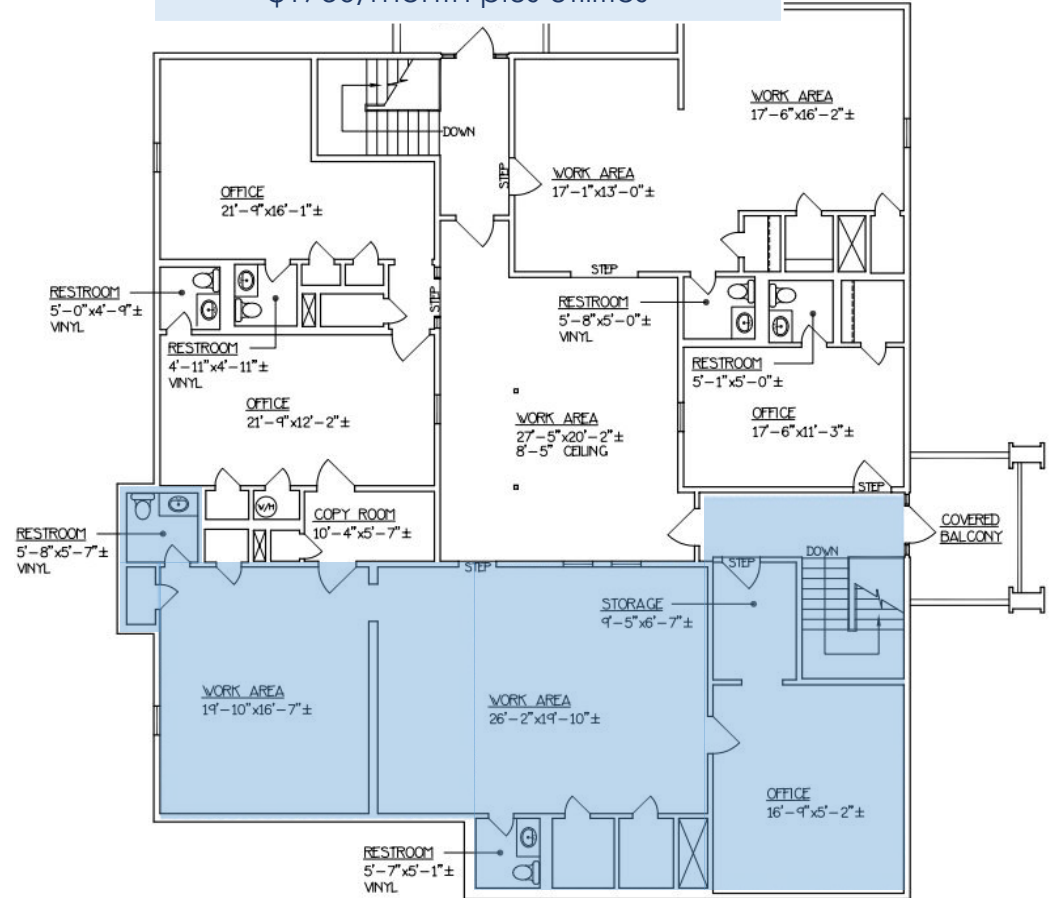


SUITE 202

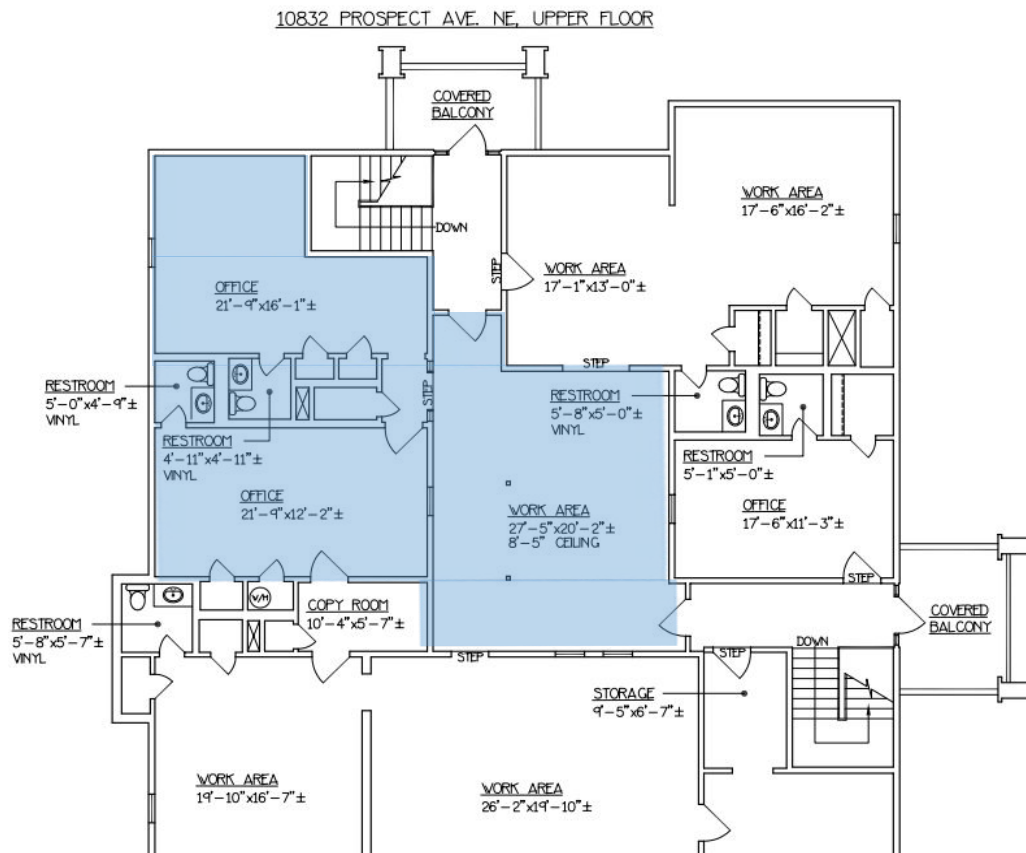


Suite 202 +/-1721 SF

- 3 large offices/work areas
- Two restrooms; storage closets
- \$1750/month plus utilities



SUITE 203



Suite 203 +/- 1183 SF

- Includes two offices with separate entrances
- Large open workspace with skylights
- Two restrooms; storage closets
- \$1200/month plus utilities

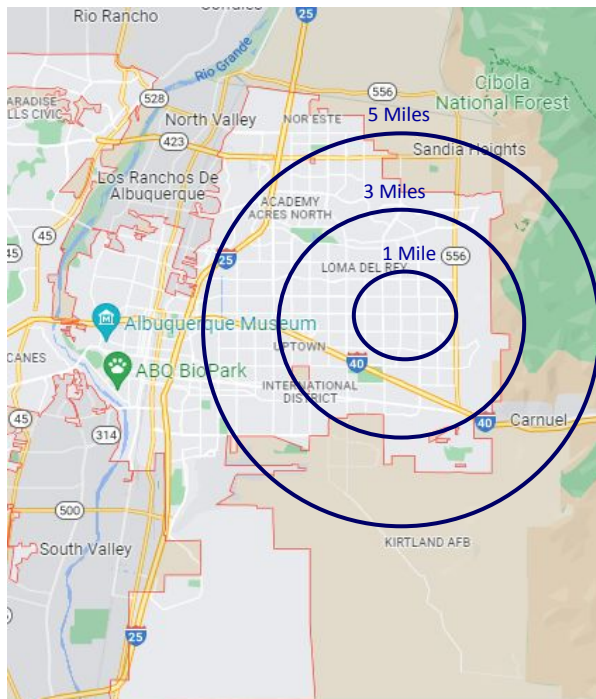
TRADE AREA



Trade Area Highlights:

- Located in the heart of Albuquerque's NE Heights on Menaul and Juan Tabo east of Uptown.
- Close to both Eubank and Juan Tabo commuter corridors.
- 127,454 housing units within 5 miles.
- Average Household Income of \$55,660.

DEMOGRAPHICS



The Albuquerque metro area's population totals 916,528 residents. Historically, the area has grown at a steady pace of 1-2% per year. The city is one of the most culturally diverse in the nation.

Commute Times

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69% of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	23,755	162,239	287,629
Households	10,299	71,920	127,454
Avg Household Income	\$55,660	\$58,385	\$62,207

LOCATION OVERVIEW: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)