

Full Floor Office Sublease Near Uptown

13,871± RSF



4001 Indian School Rd NE
Albuquerque, NM 87110

CBRE

Property Overview

PROFESSIONAL OFFICE AVAILABLE FOR SUBLEASE IN PRIME LOCATION, NEAR BOTH UPTOWN AND NE HEIGHTS AMENITIES

- Rare full floor availability
- Newly renovated office space
- Easy access to Interstate 40 and minutes to I-40/I-25 Interchange
- Excellent location surrounded by amenities
 - Less than 1/2 a mile to Whole Foods, restaurants and coffee shops
 - Less than 3 miles to Uptown submarket with high concentration of shopping, dining, entertainment, fitness and hospitality
- Functional floor plan including:
 - 16 private offices and executive wing
 - Open cubicle areas
 - Two training/board rooms
 - Two conference rooms
 - Two production/workrooms
 - Breakroom/coffee bar
 - Fiber connectivity – Segra Communications/UPN
 - IT/Storage area
 - Outdoor patio



13,871± RSF

Full Floor
Second Floor

\$17.50/RSF

FSG
Lease Rate

03/31/2027

Sublease Termination
Date

4/1,000

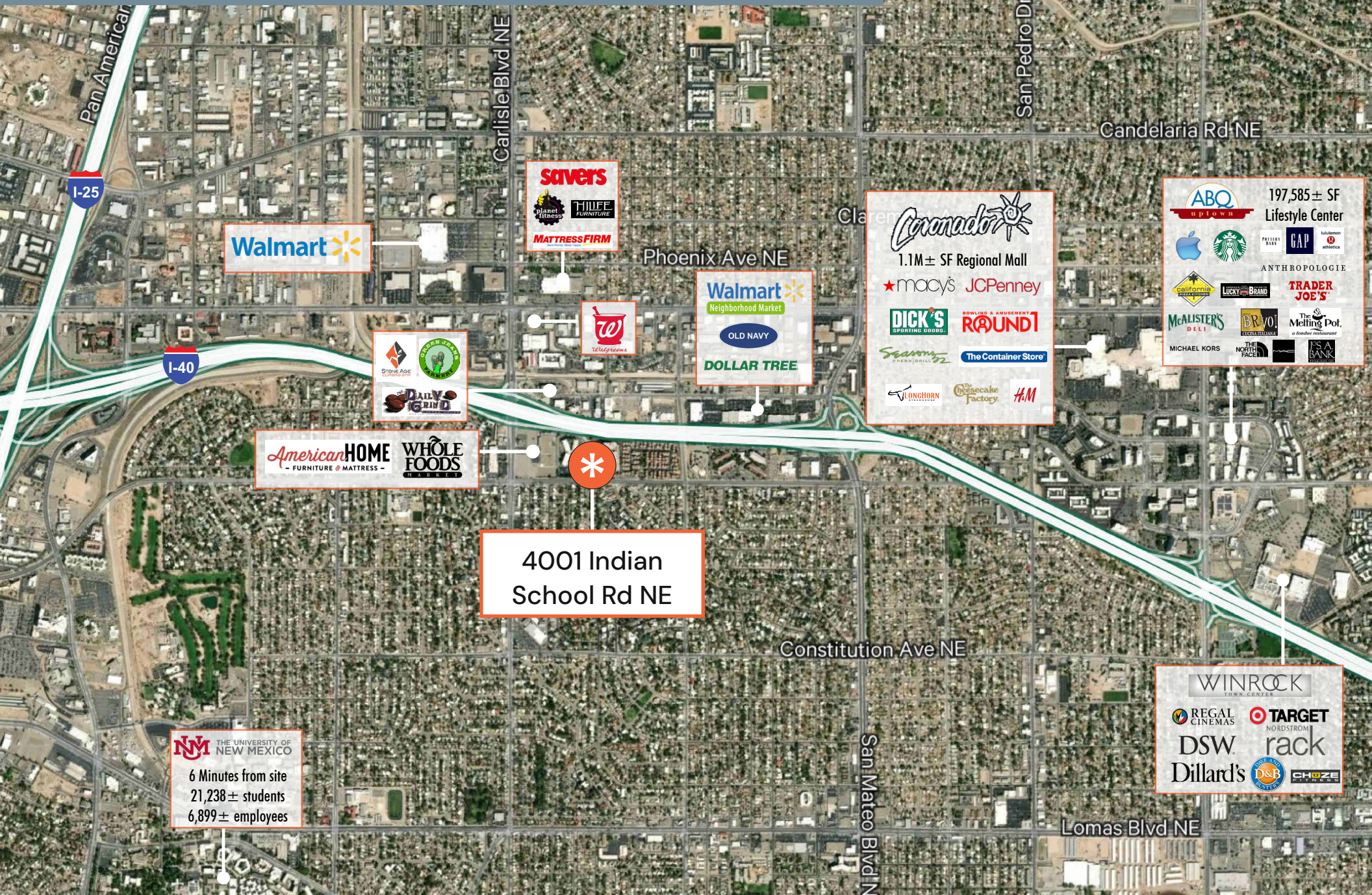
Parking
Ratio

Floor Plan

Second Floor
13,871± RSF



Surrounded by Amenities









4001 Indian School Rd NE

ALBUQUERQUE, NM 87110

FOR SUBLEASE | 13,871± RSF

Debbie Dupes, CCIM

First Vice President

+1 505 837 4921

debbie.dupes@cbre.com

Cheryl Hardt

Senior Vice President

+1 505 837 4925

cheryl.hardt@cbre.com

CBRE

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.