

**5647 JEFFERSON ST. NE**  
ALBUQUERQUE, NM 87109



**SYCAMORE  
ASSOCIATES LLC**  
COMMERCIAL & INDUSTRIAL REAL ESTATE



CONTACT AGENTS:



**GREG LEACH, SIOR**  
**(505)238-6481**  
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**MIKE LEACH, SIOR**  
QUALIFYING BROKER  
**(505)975-3068**  
**MDL@SYCAMORE-ASSOCIATES.COM**

P.O. BOX 90608  
ALBUQUERQUE, NM 87199  
**(505) 345-5075 OFFICE**  
LICENSE #: 7070  
LICENSE#: 20093





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## PROPERTY HIGHLIGHTS

### DETAILS

### FOR LEASE

**PRICE: \$12.50/SF/YR  
MODIFIED GROSS**

**TENANT PAYS BASE RENT + UTILITIES**

### FEATURES

- VISTA WEST BUSINESS CENTER
- CAMPUS SETTING
- 11,400 SF OFFICE/FLEX SPACE
- SECONDS FROM JEFFERSON & I-25 EXIT
- 63 PARKING SPACES PLUS 2 HANDICAP
- 5:1,000 PARKING RATIO
- 20 PRIVATE OFFICES
- BULLPEN/OPEN OFFICE AREA
- CONFERENCE ROOM
- BREAK ROOM
- LAB/FLEX
- IN-SUITE RESTROOMS
- ZONING: NR-BP
- (NON RESIDENTIAL - BUSINESS PARK)
- LEFT IN, LEFT OUT ACCESS.



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## DRONE VIEWS



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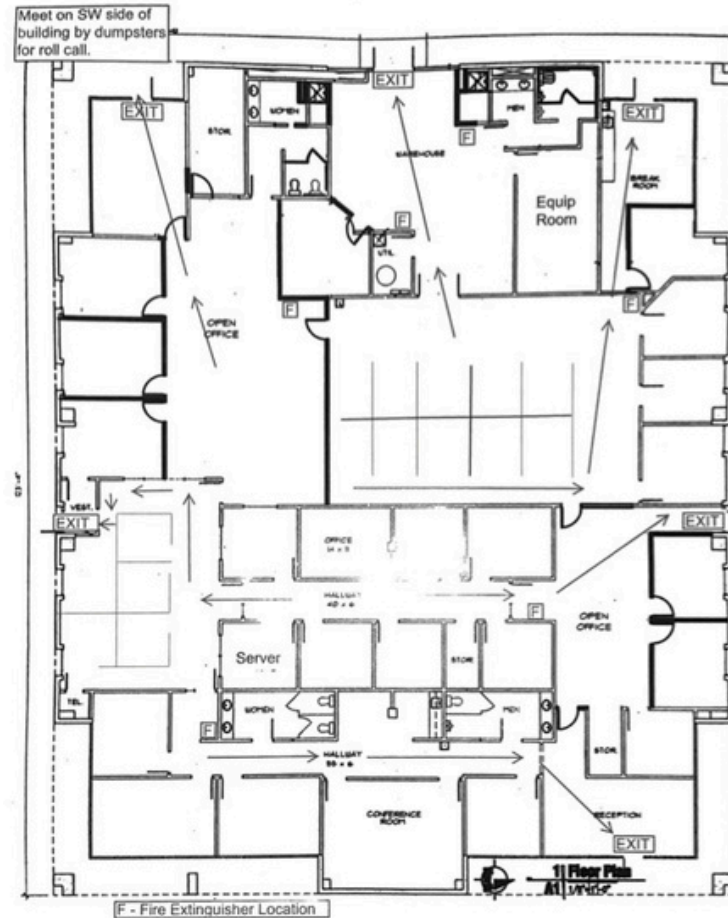
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## FLOOR PLAN



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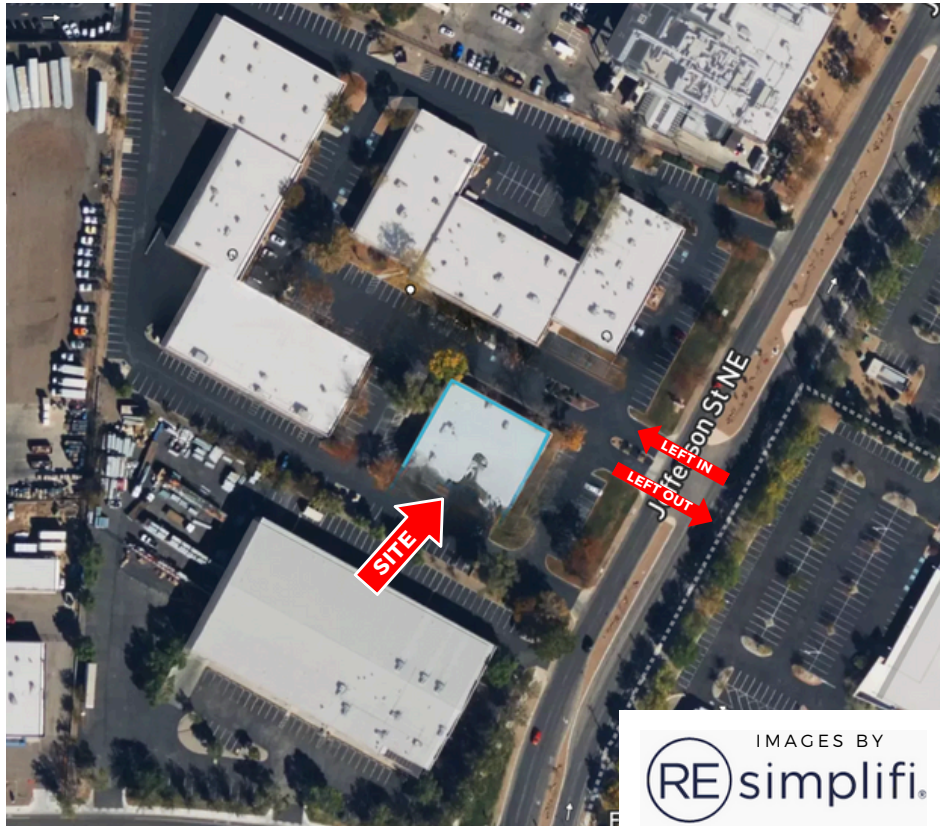


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