NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE

SEQ OF EUBANK BLVD NE & OSUNA RD NE
4710 Eubank Blvd NE, Albuquerque, NM 87111

FOR LEASE

AVAILABLE SPACE
798 - 5,663 SF

RATE
$2,000 - $4,200 per Month
NNNs* $6.00
* Estimate provided by Landlord and subject to change

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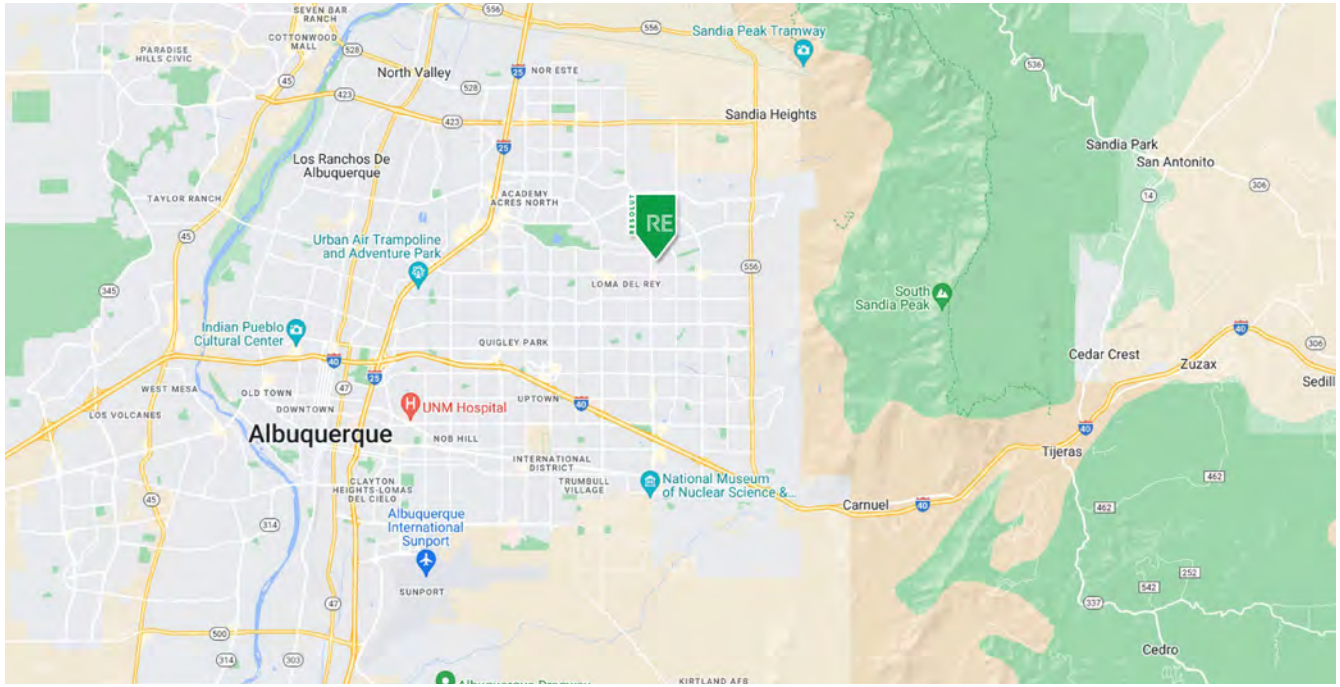
PROPERTY HIGHLIGHTS

- Move-in Ready Office Suites Delivered Early Spring 2027
- 798 - 5,663 SF
- Each Suite Consists of: en-suite ADA restroom, Breakroom, multiple private offices, reception
- $2,000 - $4,200/month
- High-end finishes
- Close Proximity to Established Medical Corridor
- High Income Demographic Area
- Building and Monument Signage Available



AREA TRAFFIC GENERATORS

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DEMOGRAPHIC SNAPSHOT 2025

130,147
POPULATION
3-MILE RADIUS

$122,293.00
AVG HH INCOME
3-MILE RADIUS

92,375
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Eubank Blvd NE: 23,550 VPD
Osuna Rd NE: 4,600 VPD
(STDB 2025)

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PROPERTY OVERVIEW

This state-of-the-art office building will be delivered early Spring 2027 with up to four move-in ready office suites. With its high visibility and strategic location in an area with a shortage of newly constructed office buildings, this is the perfect chance to establish a foothold in a high-income area. The building's modern design and construction will stand out from the surrounding older buildings, making it a prominent and attractive landmark for clients and office-users.

Choose from office suites ranging from 798 - 1,714 SF or lease all four suites for 5,663 SF of office space. Suite C - E each feature (2) ADA compliant restrooms, multiple private offices, conference room and breakroom all with modern high-end finishes. Building and monument signage available. Suite B features (1) ADA restroom, reception and three private offices.

LOCATION OVERVIEW

The location boasts numerous other medical offices, creating a built-in network of healthcare professionals in the area, allowing for referrals and collaboration. The office building has ample parking and customizable interiors, allowing tenants to tailor their space to their needs.

PROPERTY OVERVIEW

Lease Rate:	$2,000 - $4,200 per Month
NNN:	$6.00 PSF
Available SF:	798 - 5,663 SF
Submarket:	Far Northeast Heights
Zoning:	MX-T

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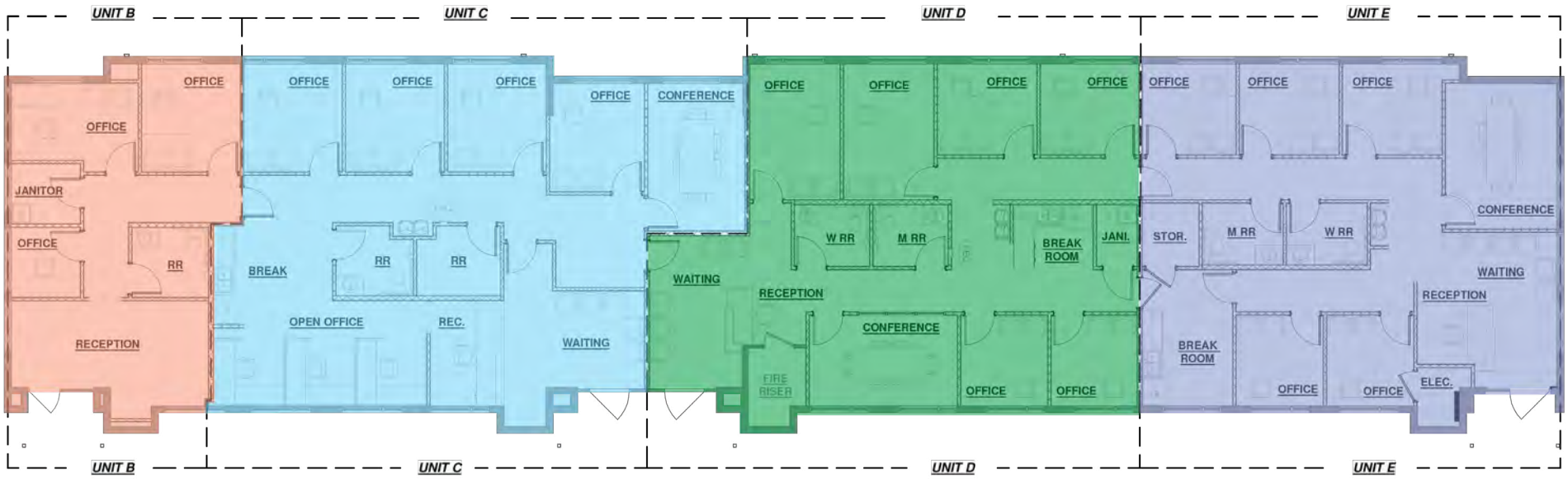
798 - 5,663 SF



798 SF | **1,714 SF** | **1,590 SF** | **1,561 SF**

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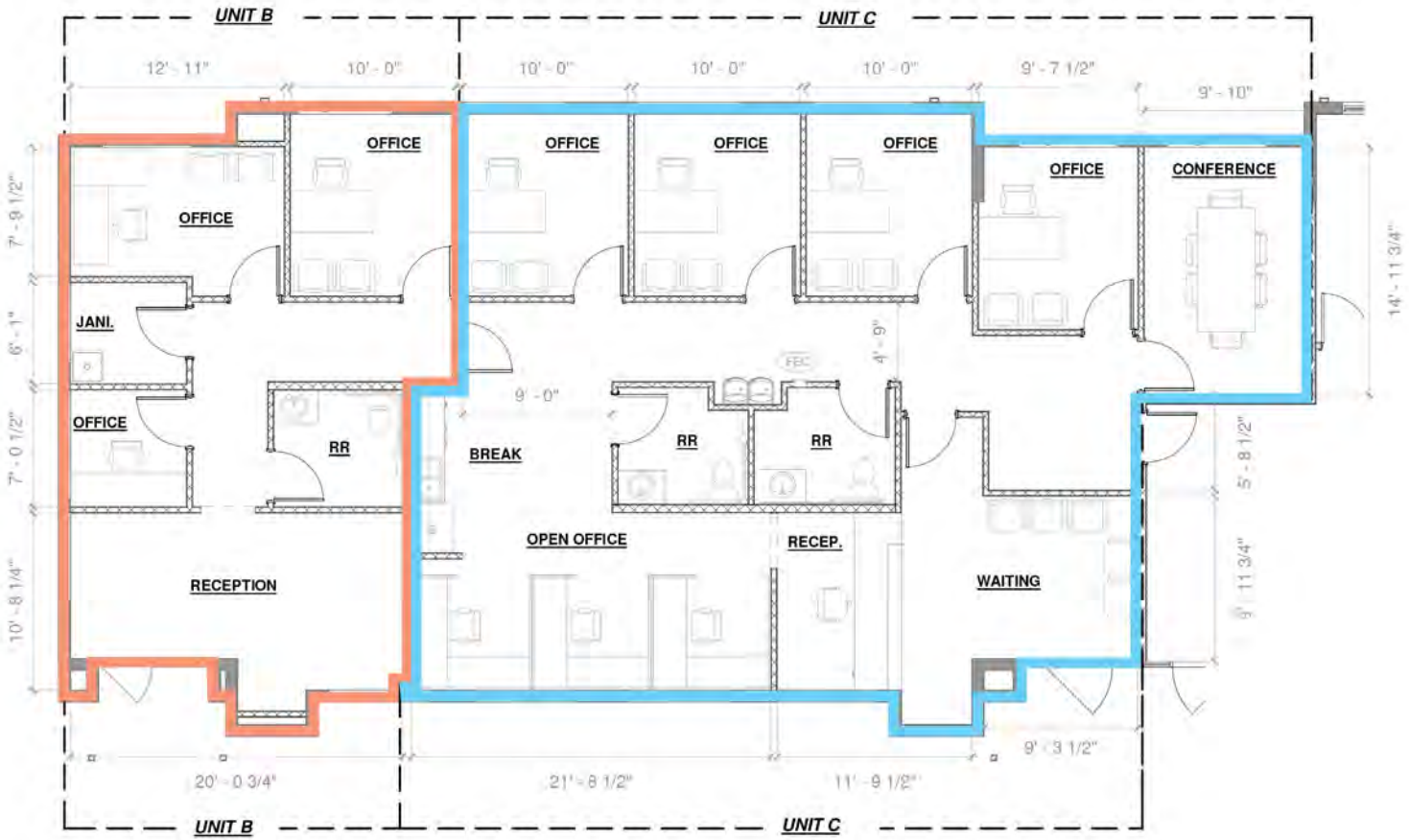
SUITE	SIZE	RENT PSF
Unit B	798	$2,000/Month
Unit C	1,714	$4,200/Month



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SUITE	SIZE	RENT PSF
Unit D	1,590	$3,850/Month
Unit E	1,561	$3,800/Month

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Unit B - E: 798 - 5,663 SF

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Site As of June 2024

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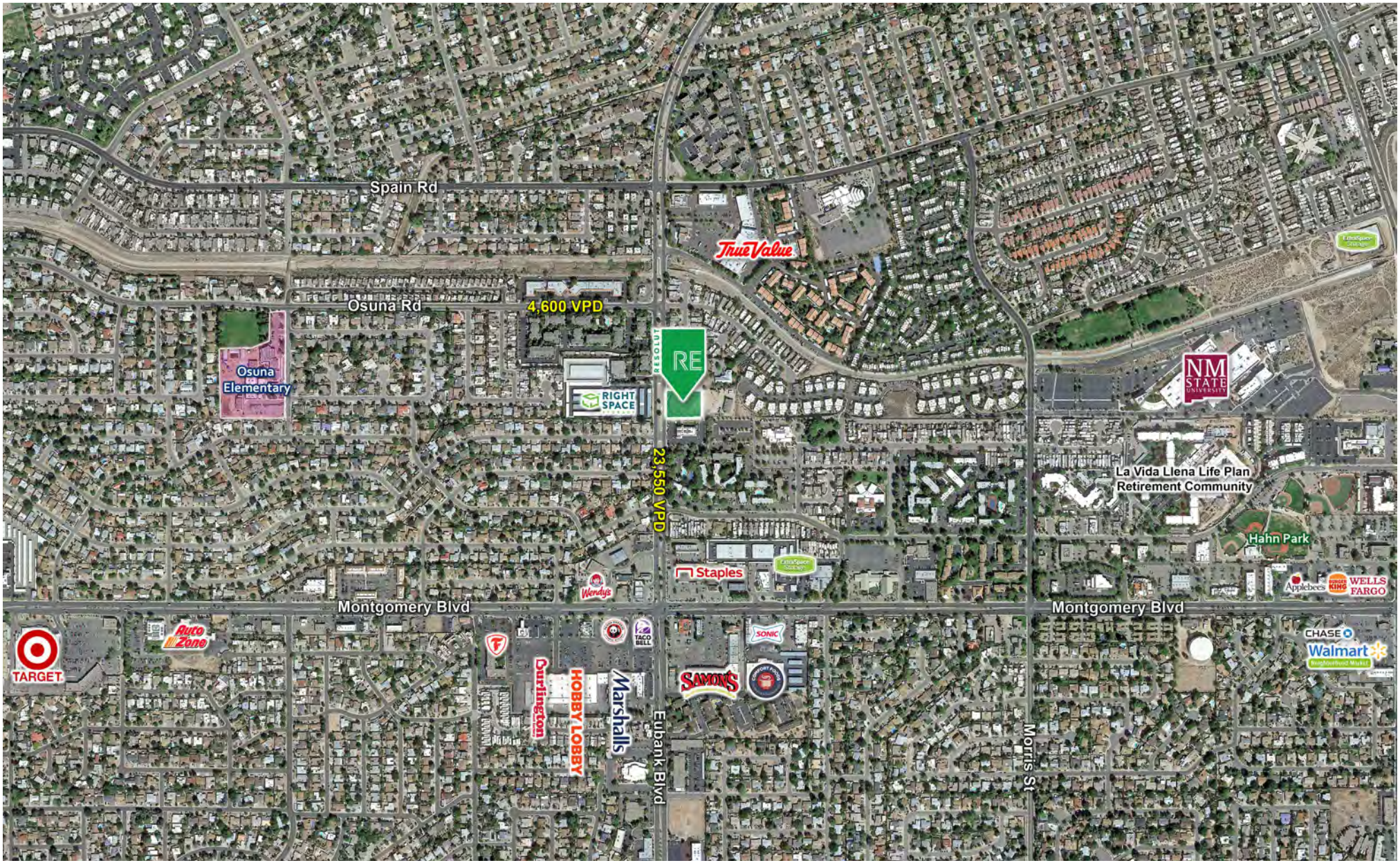

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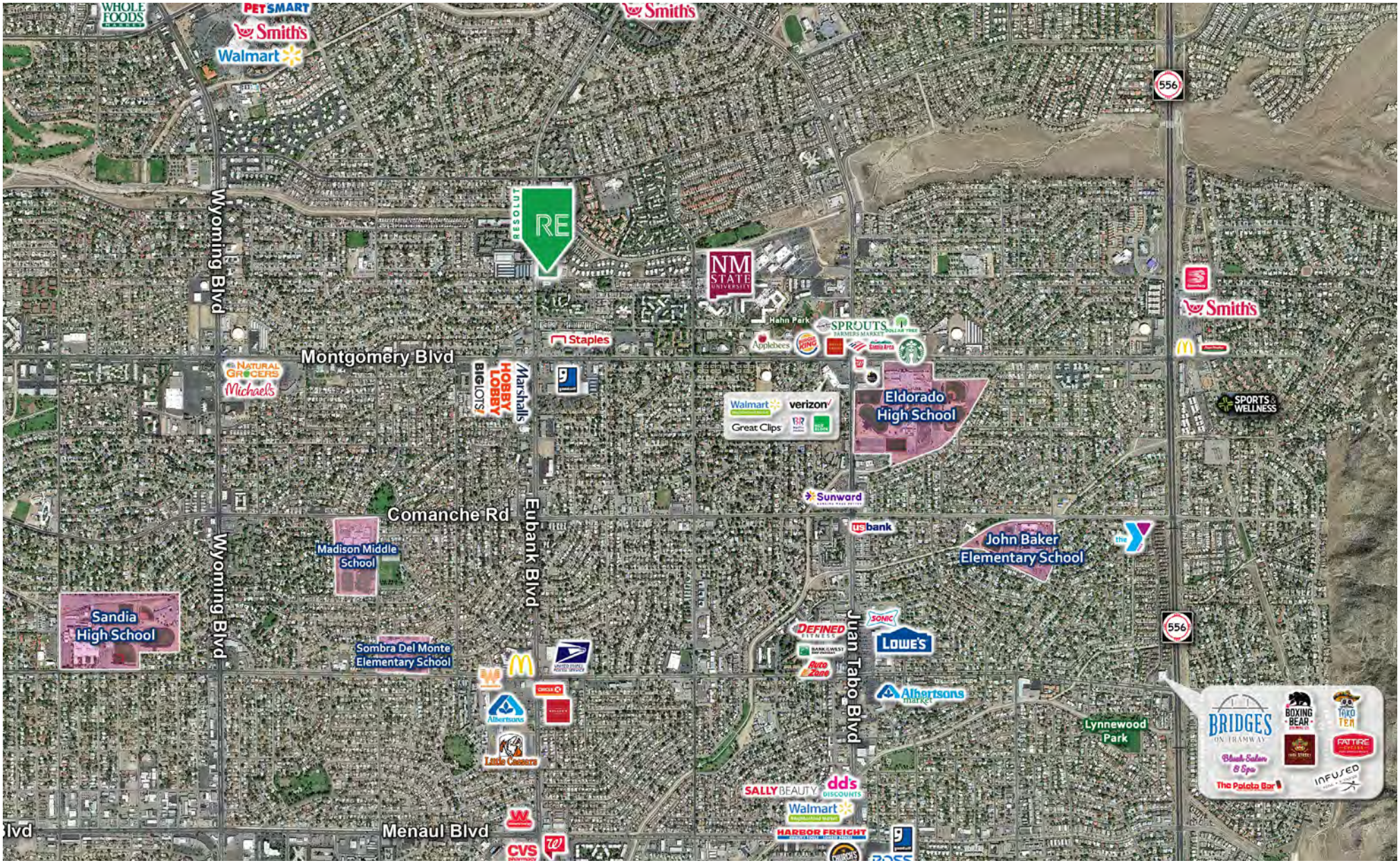

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