

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the advertisement is a photograph of a modern commercial building. The building has a light-colored, possibly white or light beige, facade with large glass windows and doors. The architecture is contemporary, with clean lines and a flat roof. In front of the building is a landscaped area with gravel, small trees, and shrubs. The sky is clear and blue.

For Sublease

7401 Snaproll St NE
Albuquerque, NM 87109

Tom Franchini, CCIM

Vice President
+1 505 249 4242
tom.franchini@colliers.com
Lic. No. 40532

Lori Robertson

Associate Broker
+1 505 880 7044
lori.robertson@colliers.com
Lic. No. 32667

Bill Robertson

Sr. Vice President | Principal
& Qualifying Broker
+1 505 880 7050
bill.robertson@colliers.com
Lic. No. 8433

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

7401 Snaproll St NE | For Sublease

Property Profile

Details

Sublease Rate	\$15 PSF NNN
Space Available	+/- 47,529 SF
Office	+/- 32,729 SF
Lab Space	+/- 13,700 SF
Shipping	+/- 1,100 SF
Lot Size	+/- 4.73 Acres
Submarket	North I-25

Features

- Current lease is through 7/31/2030
- Open Office Configuration
- 5.18 per 1,000 SF Parking
- Fiber Conduits in 2 Locations and 2 Copper Conduits
- Raised Floor Server Room with Two 10 ton Carrier Units & One 22 Ton Liebert System
- Cable Tray Throughout Building
- Variable Air Volume HVAC System with High Efficiency Rooftop Units
- Large Training Room
- 277/480v, 1200 Amp Electrical Service
- Card Access System
- Constructed in 2005
- County IRB Currently in Place
- 10,000 SF Expansion Area

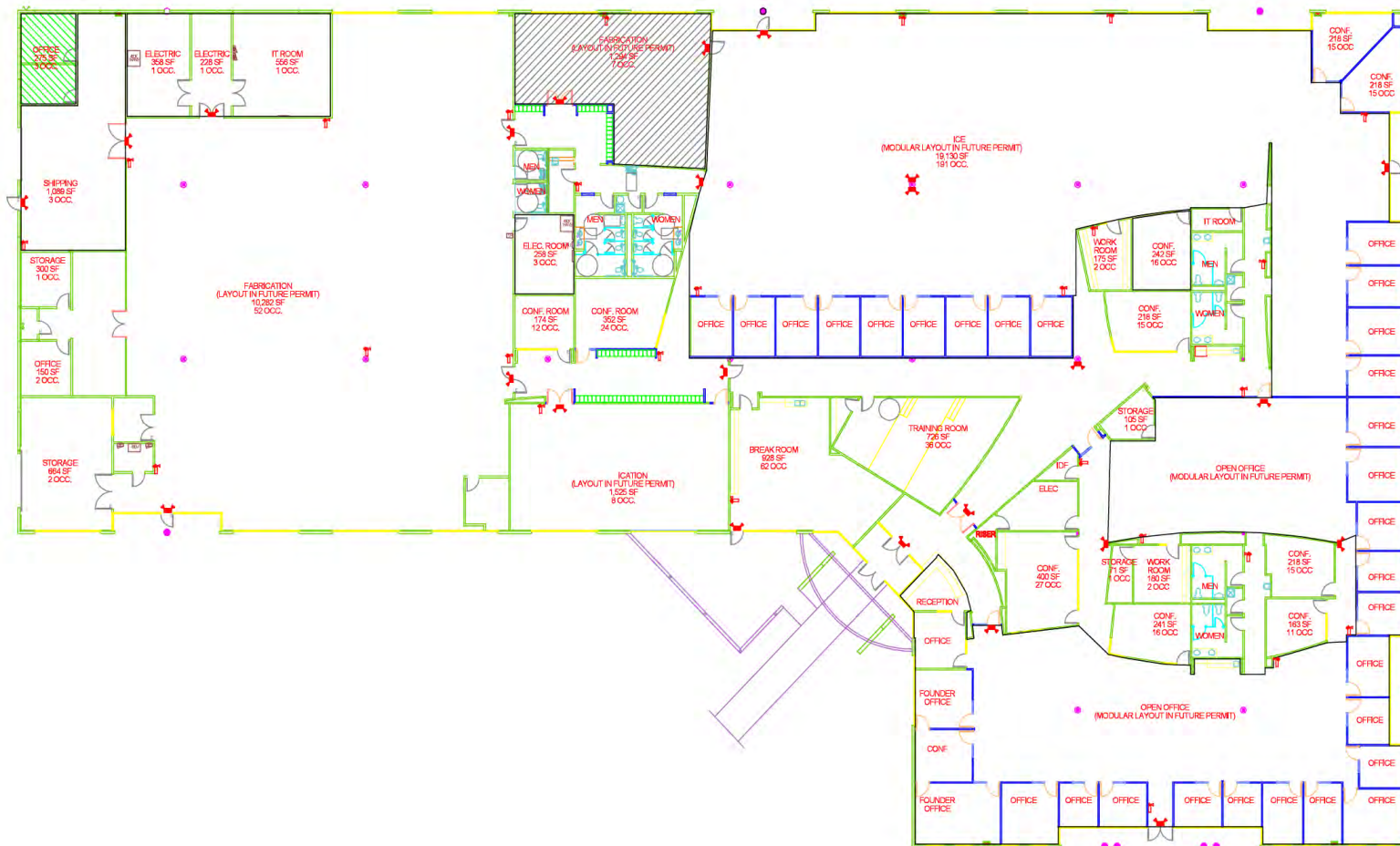




Floor Plan

Total Available

+/- 47,529 SF



7401 Snaproll St NE | For Sublease

Property Gallery



Trade Area Aerial

