

For Lease

North I-25 Office Space

PROMINENT FAR NORTHEAST HEIGHTS LOCATION



5501 Wilshire Ave. NE | Albuquerque, NM 87113

NAISunVista] Got Space™

±2,363 - 13,263 RSF Available

Shelly Branscom CCIM

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Martha Carpenter

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Lisa Mercer CCIM

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PROPERTY

AVAILABLE

Suite 2: ±4,585 RSF
Suite 3: ±2,363 RSF
Suite 4: ±6,315 RSF

Total: ±13,263 RSF

LEASE RATE

\$13.50/SF + \$5.25/SF NNN
(Includes taxes, insurance, CAM & electric. Tenant pays in suite janitorial.)

HIGHLIGHTS

- Highly-visible location with easy access from Alameda Blvd.
- Direct entrance
- Building signage
- Several offices buildout
- Shared exercise room
- Large training room
- Furniture available
- Near restaurants and other amenities
- 4.1:1,000 parking ratio

IDO ZONING [NR-LM](#) 

LOCATION

- SWC Alameda Blvd. & Pan American Fwy. NE



Suite 2 - Reception Area



Suite 2 - Open Area



Suite 2



Suite 2

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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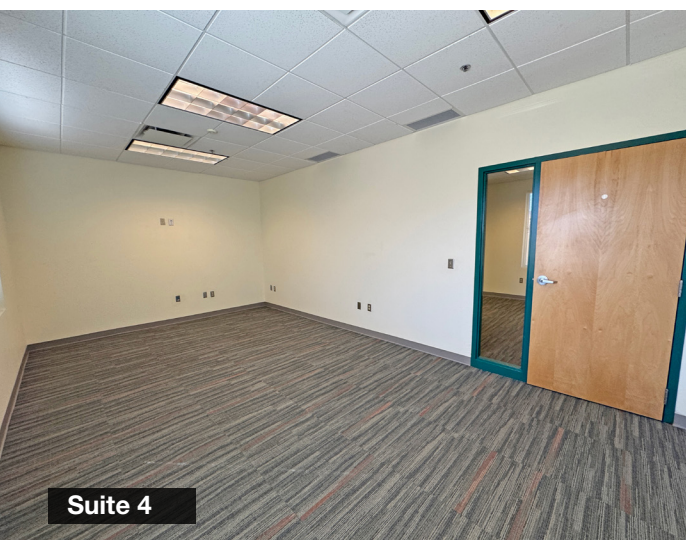
5501 Wilshire Ave. NE | Albuquerque, NM 87113



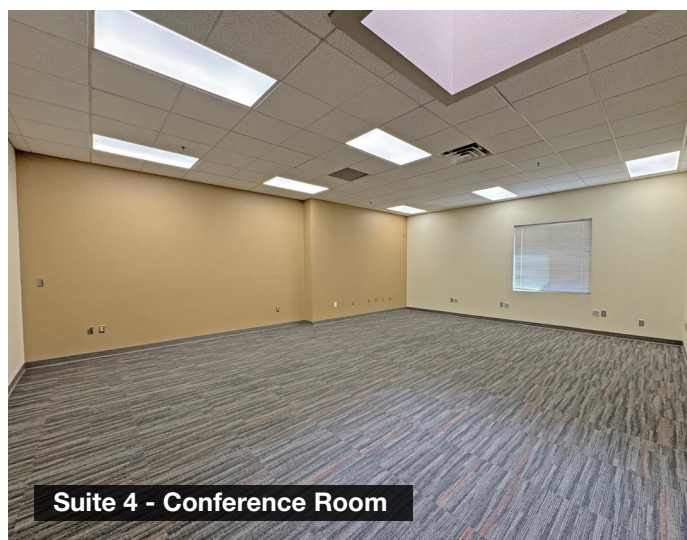
Suite 4



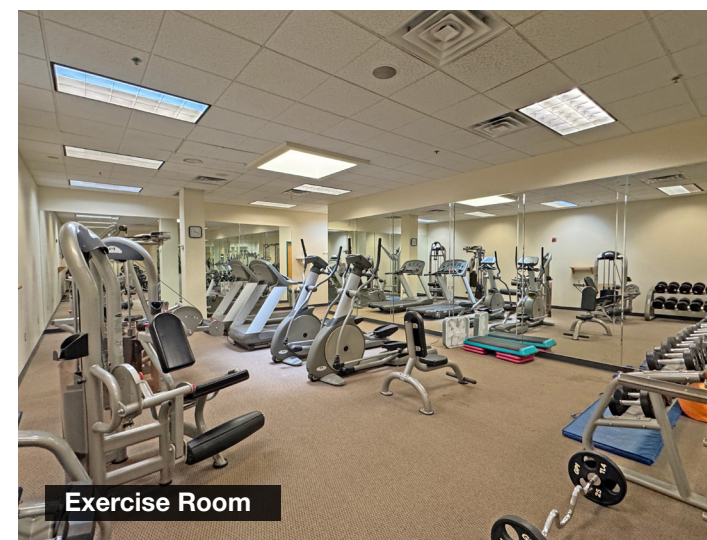
Suite 4 - Training Room



Suite 4



Suite 4 - Conference Room



Exercise Room

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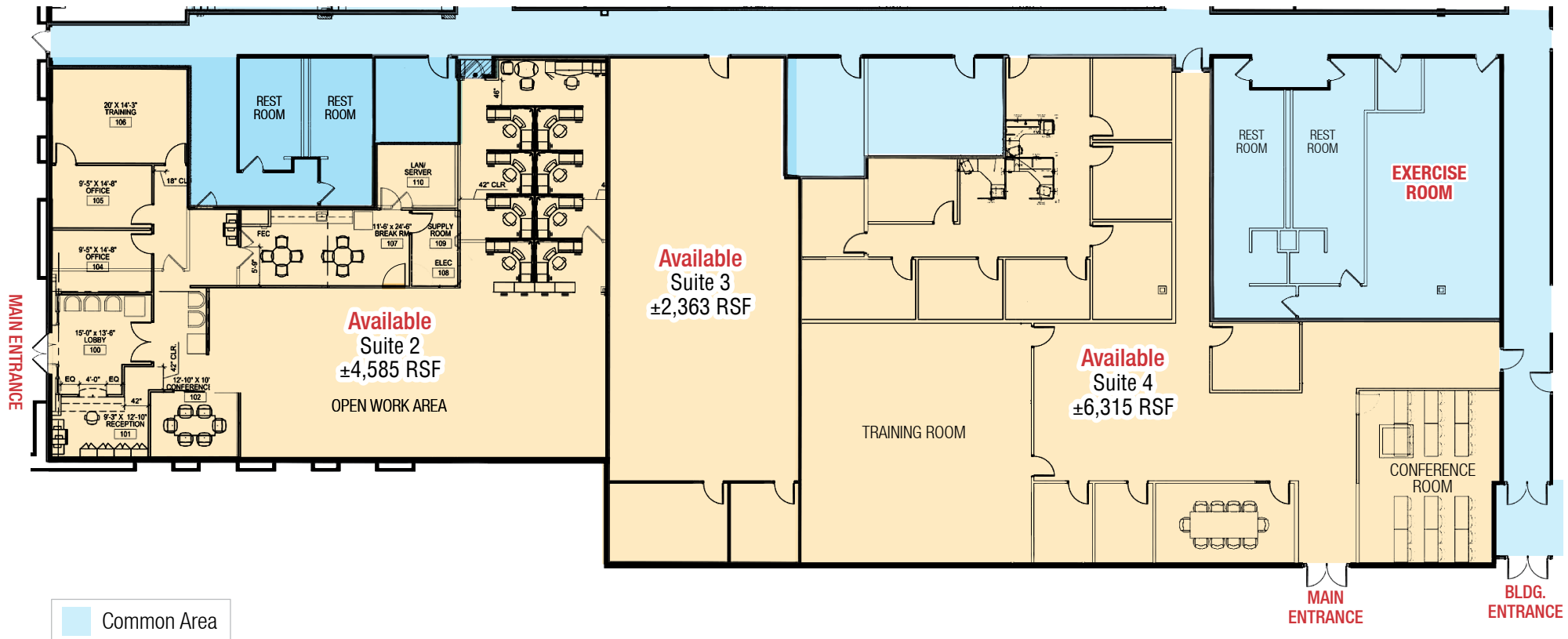
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FLOOR PLAN



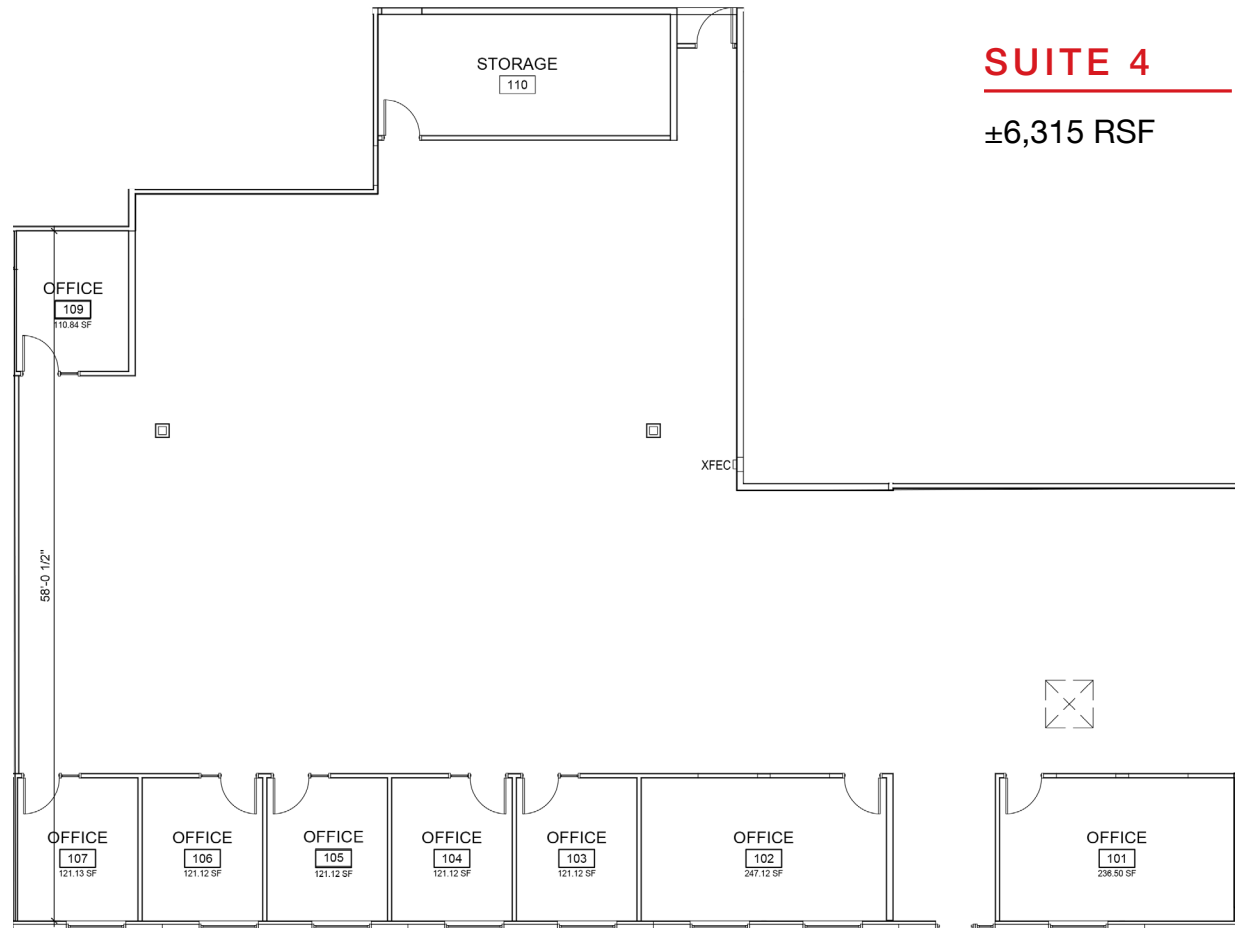
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CONCEPTUAL FLOOR PLAN

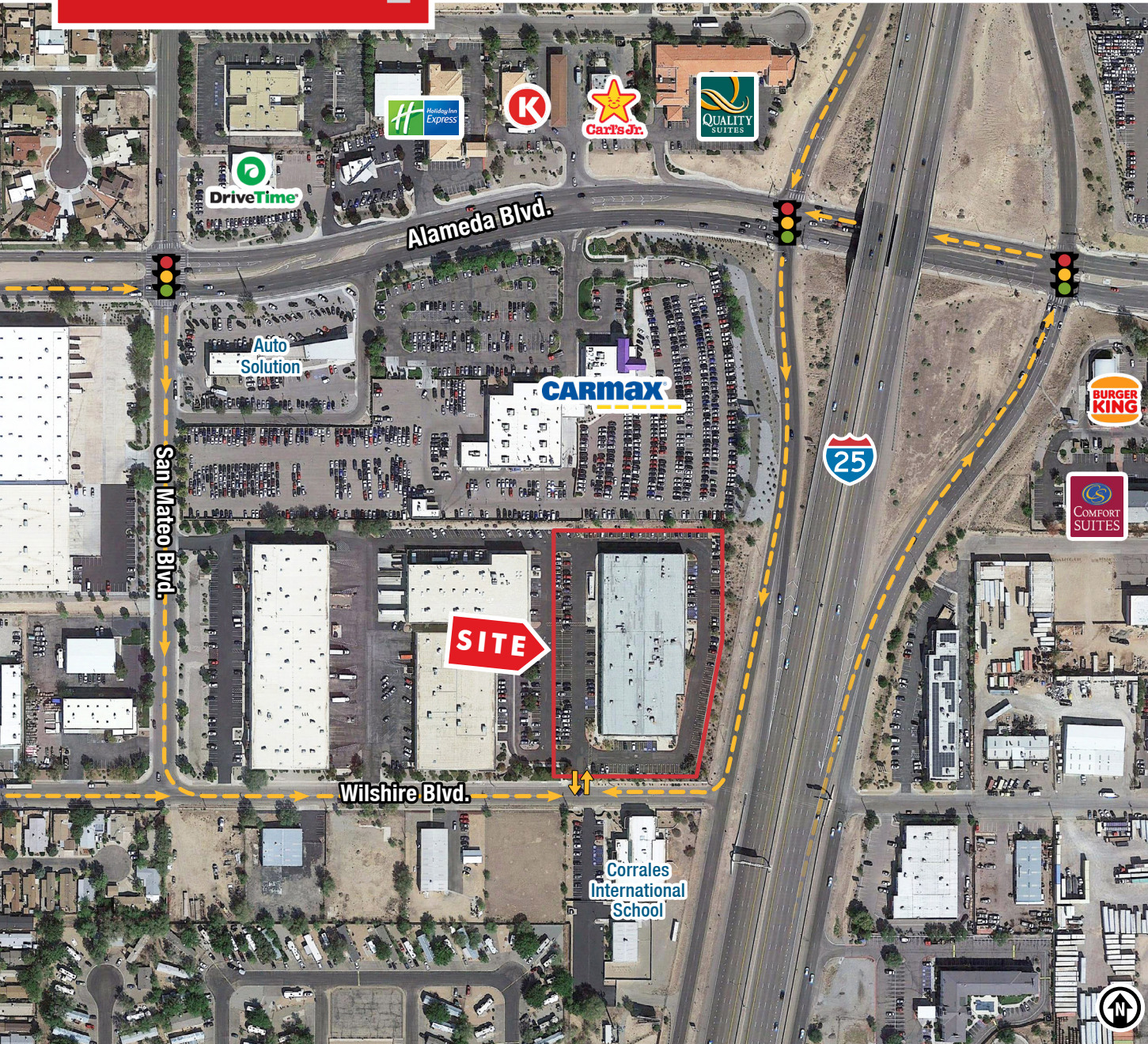
SUITE 4

±6,315 RSF



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,829	57,113	162,059
Average HH Income	\$120,064	\$115,218	\$111,258
Daytime Employment	14,769	58,165	114,027

2024 Forecasted by Esri



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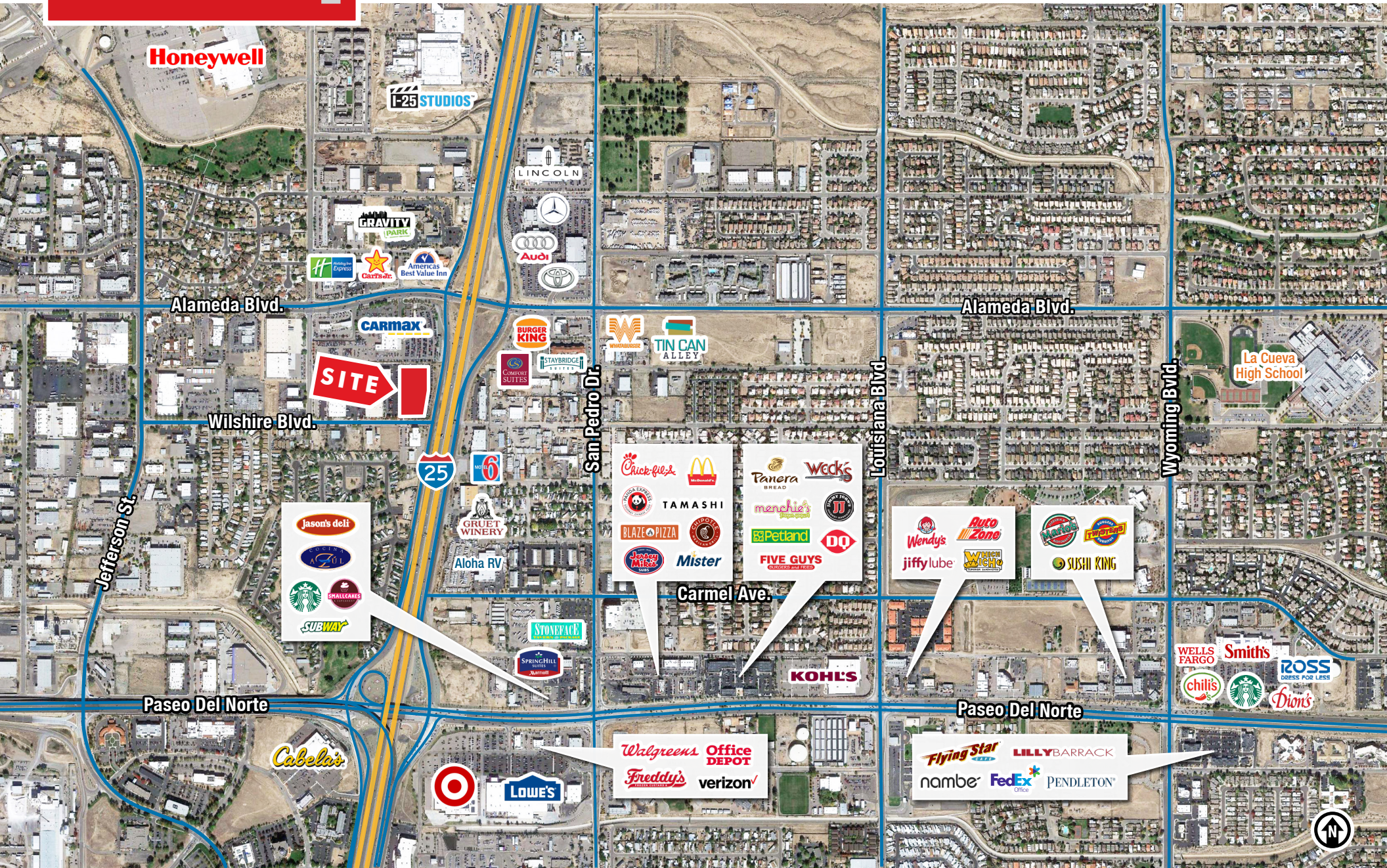
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