

2500 Louisiana Blvd. NE  
Albuquerque, NM 87110

*SEQ of Louisiana Blvd. and  
Menaul Blvd.*

**FOR LEASE**

- Under new ownership
- Massive Capital Improvements Coming in 2025
- Ideal for Medical Uses
- Available: ±388 SF - 4,425 SF

**Evangeline Pavlakos, CCIM**

Qualifying Broker, License # REC -2025 -0339  
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**Christina Brown**

Principal, License # 38159  
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# LEASE INFORMATION

|             |                      |
|-------------|----------------------|
| Lease Type  | Full Service         |
| Total Space | + -388 SF - 4,425 SF |
| Lease Term  | See Broker           |
| Lease Rate  | \$22 / SF            |

# AVAILABLE SPACES

| Floor 4                  | Size     | Lease Type   |
|--------------------------|----------|--------------|
| Suite 410                | 3,605 SF | Full Service |
| Suite 420                | 820 SF   | Full Service |
| Suite 410 - 420 Combined | 4,425 SF | Full Service |

| Floor 5    | Size     | Lease Type   |
|------------|----------|--------------|
| Suite 500  | 1,540 SF | Full Service |
| Suite 506  | 1,712 SF | Full Service |
| Suite 506B | 388 SF   | Full Service |

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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.



THE SPACE

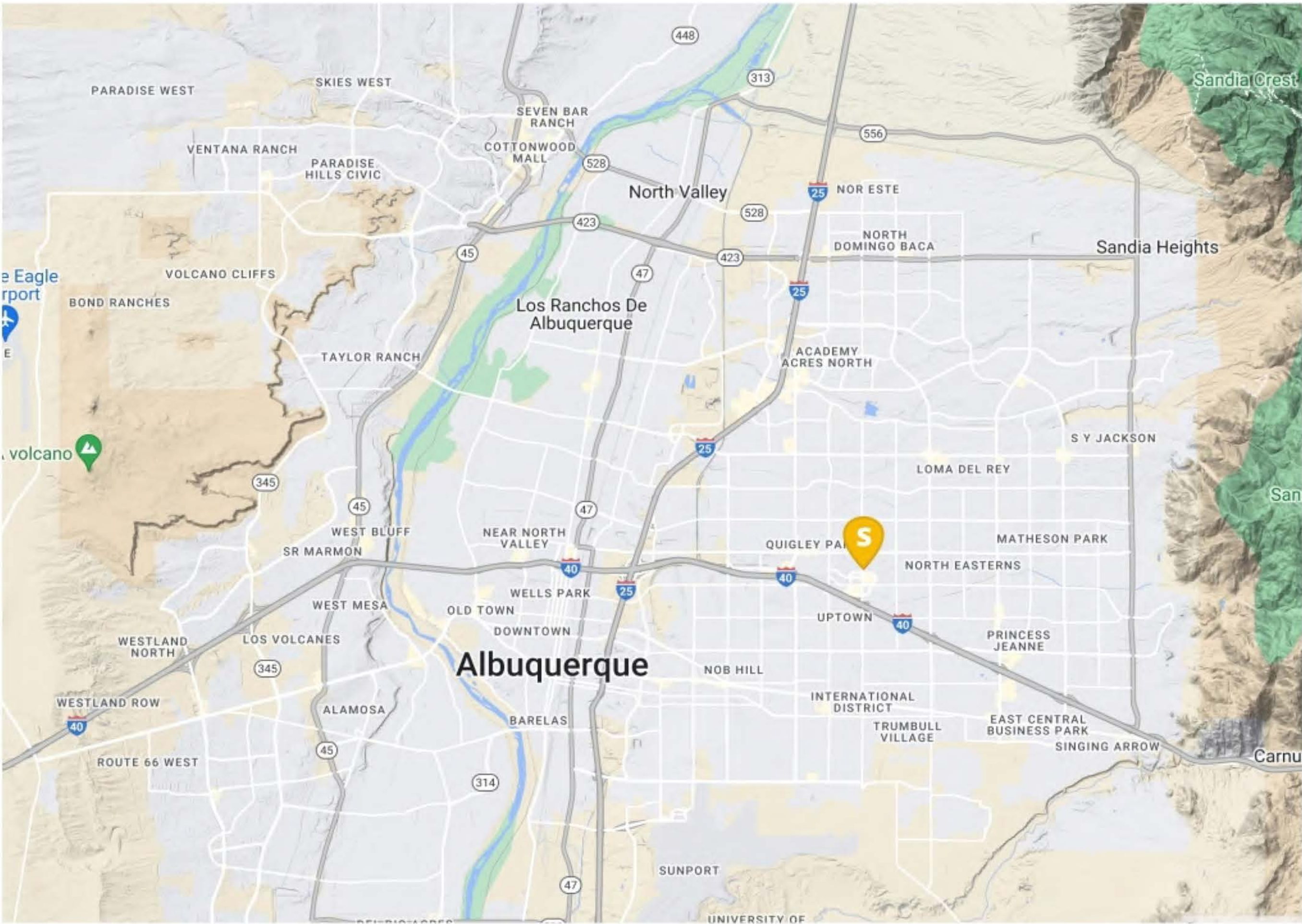
|               |                                                   |
|---------------|---------------------------------------------------|
| ADDRESS       | 2500 Louisiana Blvd. NE<br>Albuquerque, NM, 87110 |
| BUILDING SF   | ±67,850 SF                                        |
| LAND ACRES    | 2.17C                                             |
| ZONING        | MX-H                                              |
| PARKING RATIO | 3.8 / 1,000                                       |

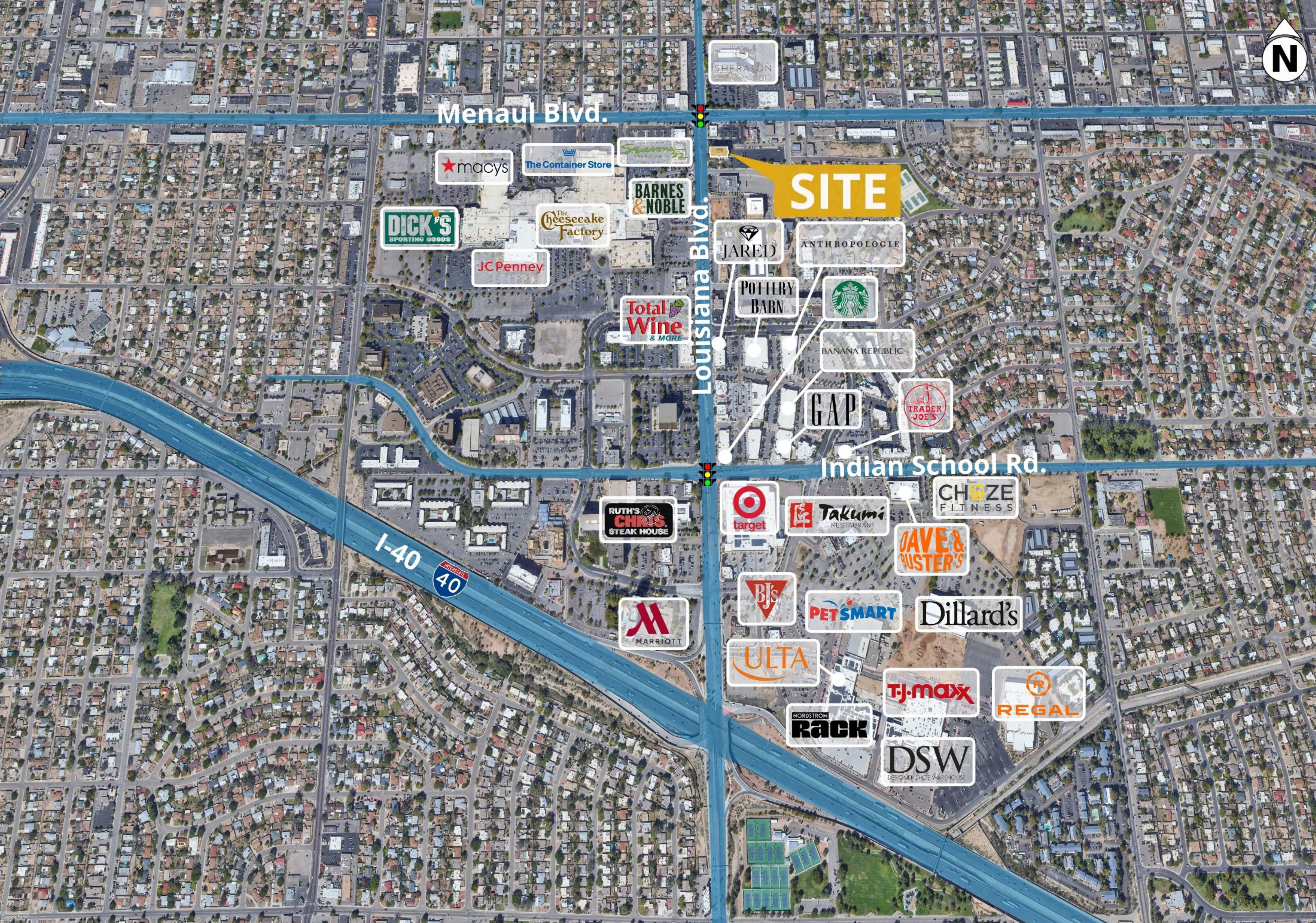
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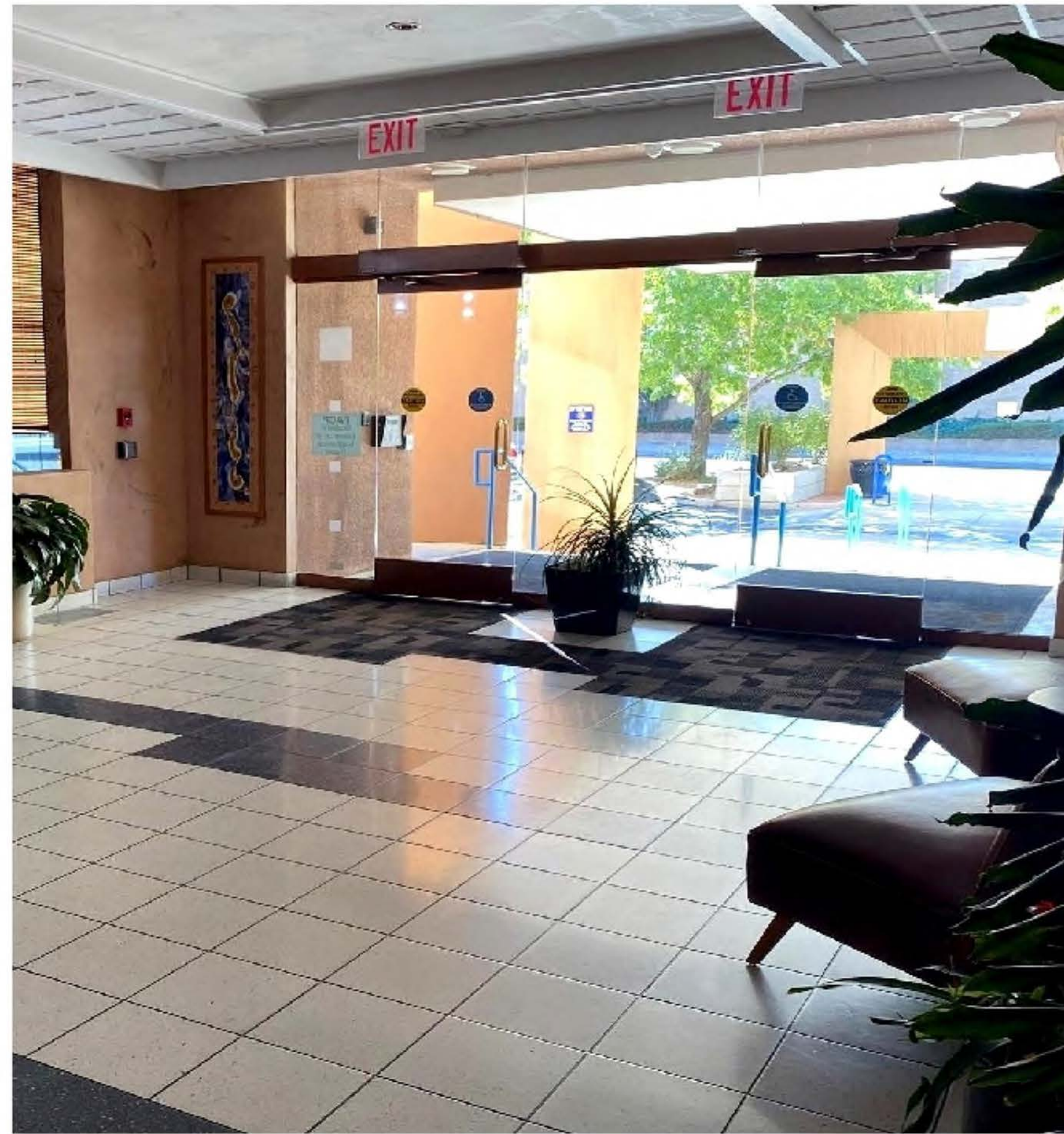
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|-----------------------|----------|----------|----------|
| 2023 Population       | 13,032   | 142,427  | 312,117  |
| 2023 Median HH Income | \$82,117 | \$78,271 | \$87,049 |
| Number of Households  | 6,205    | 66,131   | 143,268  |

HIGHLIGHTS

- Under new ownership.
- Massive capital improvement planned for 2025.
- Coveted Uptown location across the street from Coronado Mall and Seasons 52 restaurant.
- Surrounded by restaurants, shopping and entertainment.
- 3 minute drive from I-40.
- Stunning mountain and city views.
- Ample surfaced and covered parking.
- Excellent ingress and egress from Louisiana Blvd. and Prospect Pl.
- Monument and building signage available.
- Conference room, break room and key card access.
- Available : +-388 SF - 4,425 SF



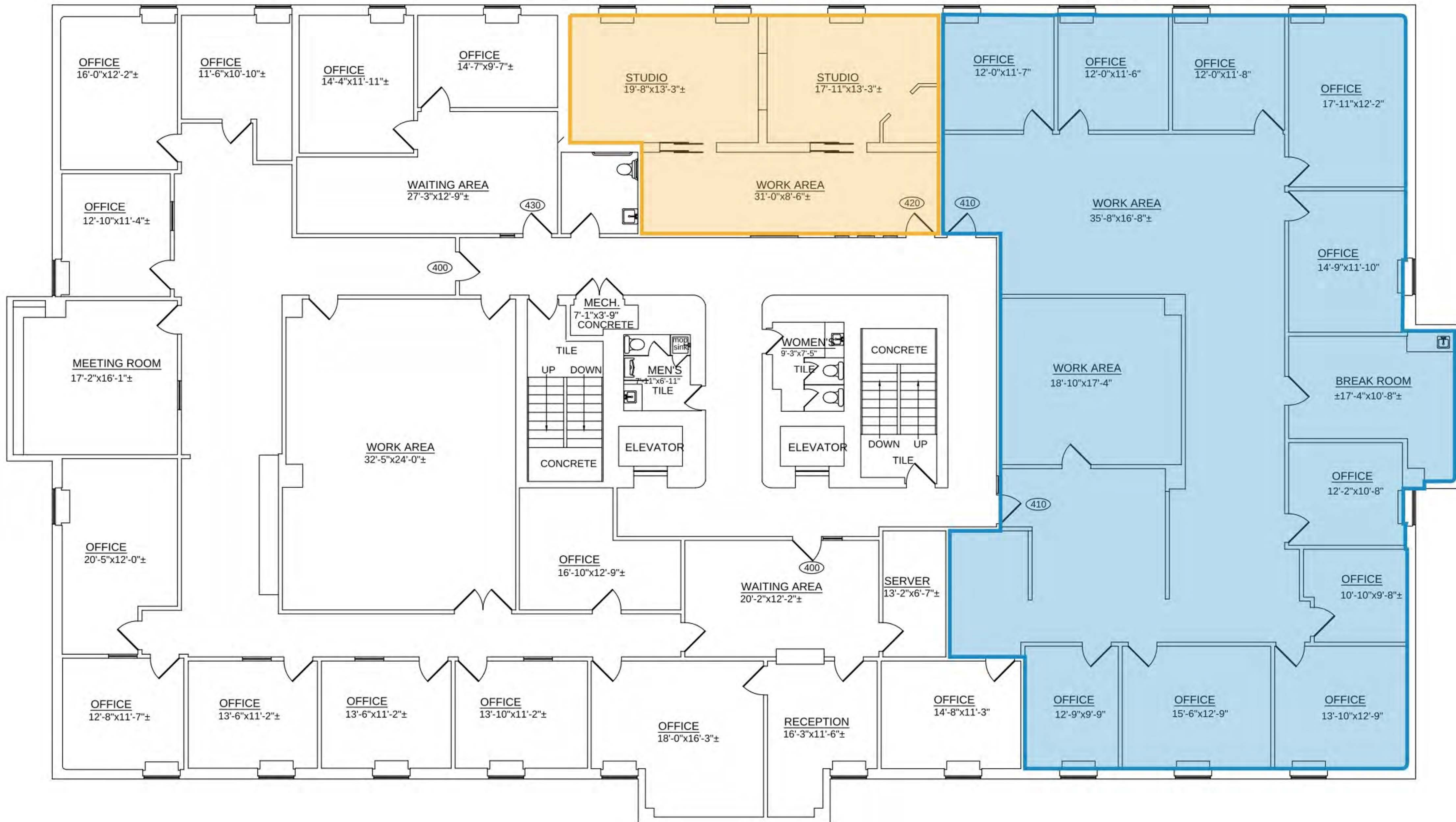




# 4th Floor

**SUITE 420**  
820 ± RSF

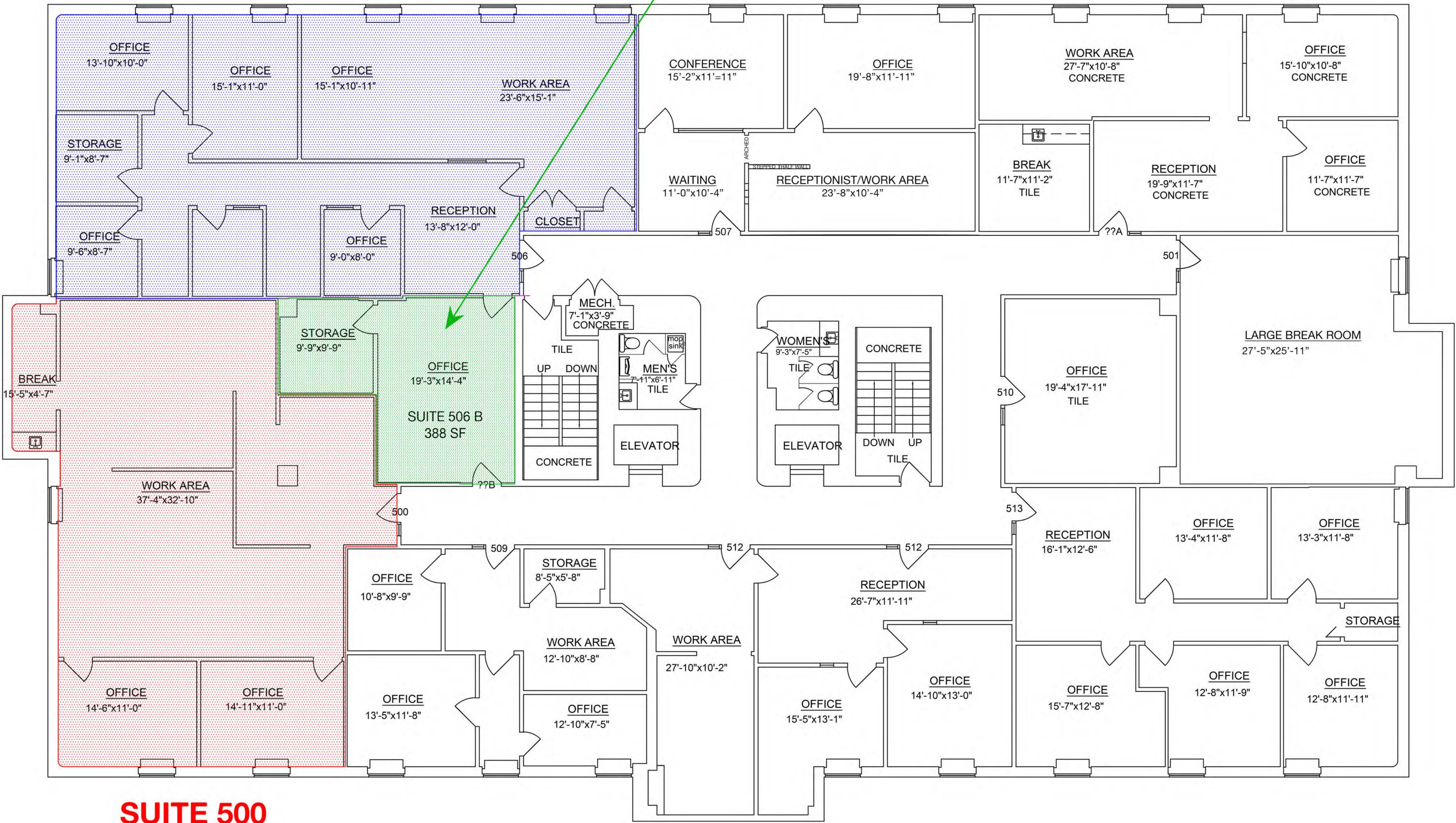
**SUITE 410**  
3,605 ± RSF



# 5th Floor

**SUITE 506**  
**1712 SF**

**SUITE 506B**  
**388 SF**



**SUITE 500**  
**1540 SF**



**AMPLIFIED**

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