

**±33,987 RSF OFFICE/FLEX/R&D SPACE FOR SUBLLEASE**

**CBRE**

**5411**

**Jefferson St NE**

ALBUQUERQUE, NM 87109



MASTER LEASE EXPIRES  
JANUARY, 2030

# PROPERTY OVERVIEW

## North I-25 Office/Flex Opportunity

5411 Jefferson is a professional business center in the heart of the North I-25 Corridor, one of the most desirable office submarkets in the Albuquerque MSA due to its proximity to Interstate 25 and abundant surrounding amenities.

As the only remaining availability in the building, this opportunity for move-in ready mixed-use space is unlike any other offered in the North I-25 Corridor.

- Excellent location and visibility, with over 188,000 VPD on I-25
- Under new ownership and recently refreshed
- Professionally and locally managed
- Flex and assembly spaces feature concrete floors and high ceilings
- 3-Phase Power and fiberoptic connectivity available
- Abundant surrounding amenities

**\$14.00**  
PER SQUARE FOOT NNN

**± 33,987**  
CONTIGUOUS SF

**± 23,688 SF**  
SUITE 300

**± 5,555 SF**  
SUITE 400

**± 4,744 SF**  
SUITE 600



# FLOOR PLAN

+/33,987 RSF

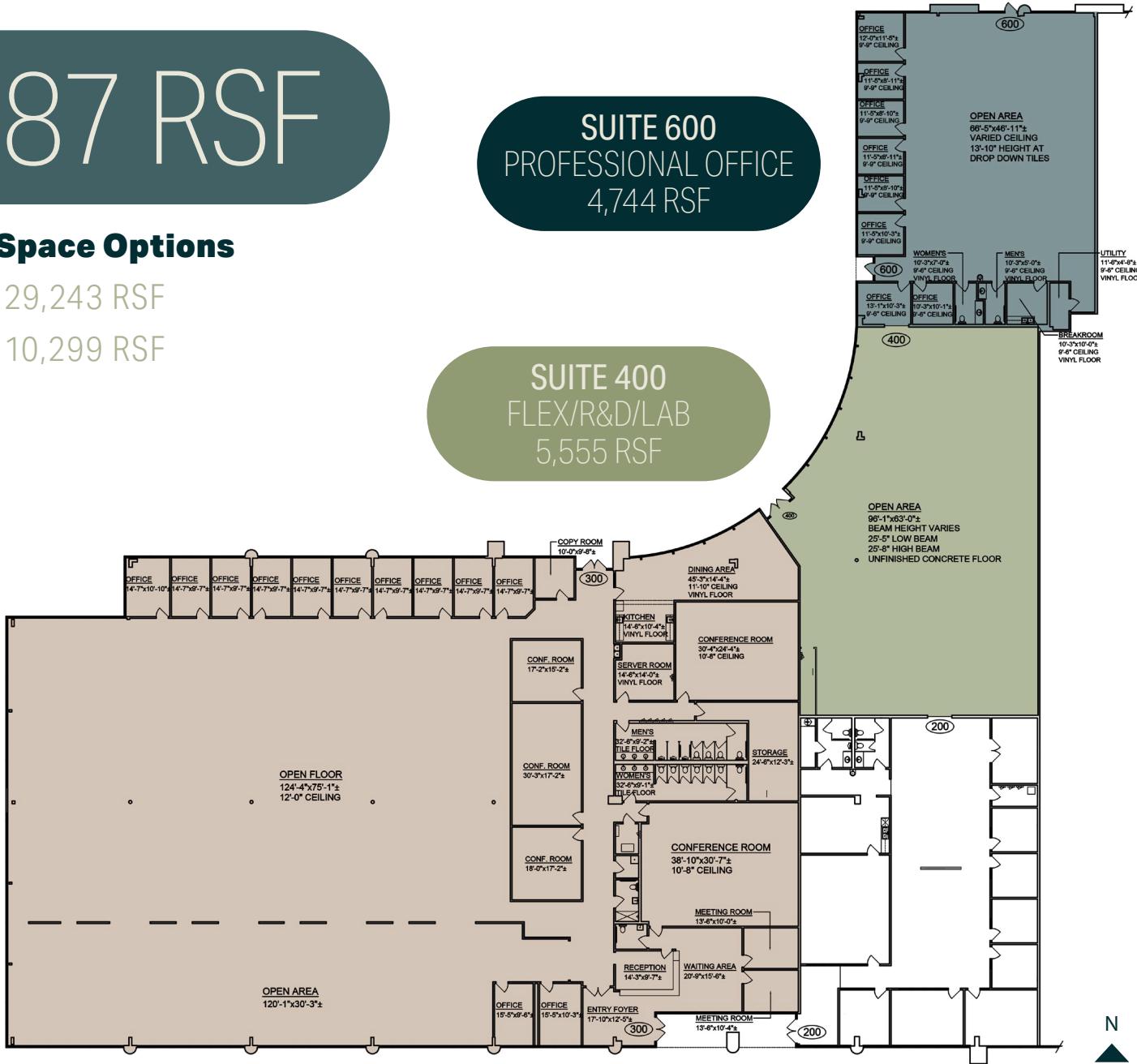
## Other Contiguous Space Options

SUITE 300 + 400 29,243 RSF  
 SUITE 400 + 600 10,299 RSF

SUITE 300  
 OFFICE/FLEX  
 23,633 RSF

SUITE 600  
 PROFESSIONAL OFFICE  
 4,744 RSF

SUITE 400  
 FLEX/R&D/LAB  
 5,555 RSF



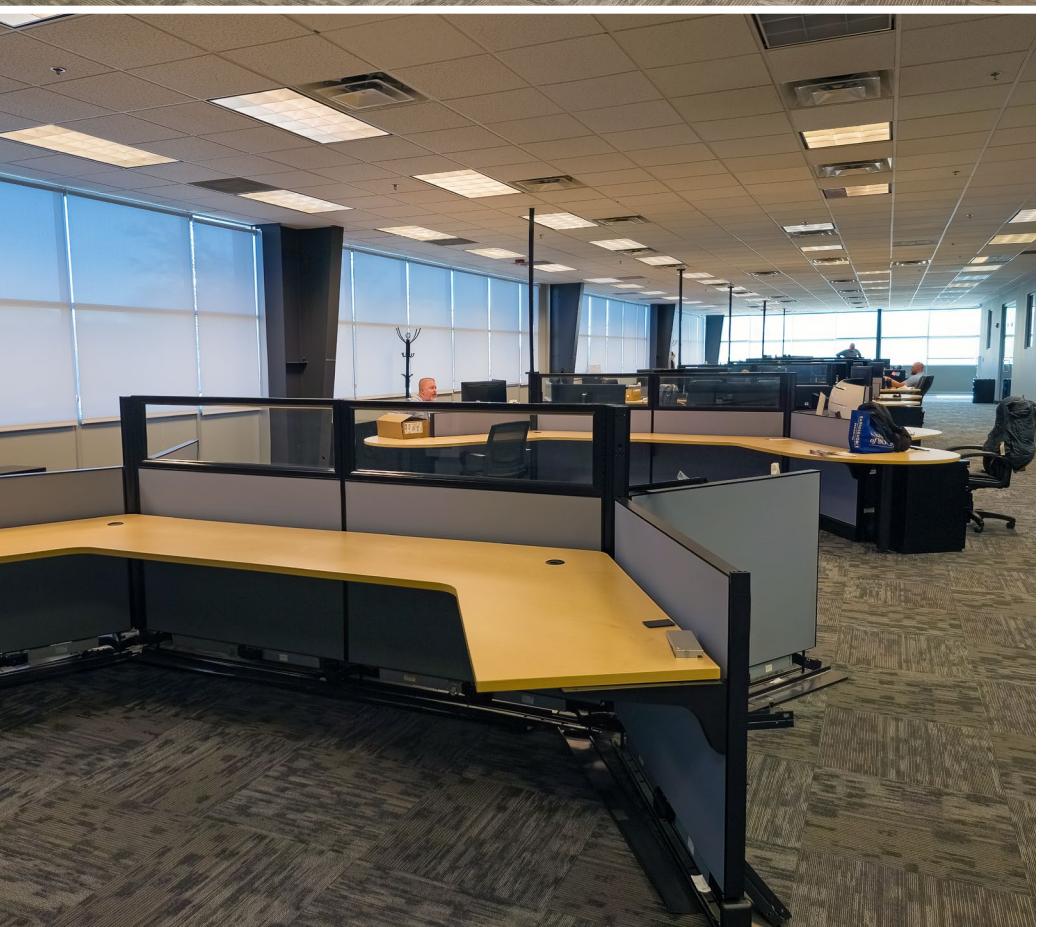


HIGHLY  
DESIRED,  
AMENITY RICH,  
CENTRAL  
LOCATION



# AREA MAP





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5411

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