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ASPEN  AVIONICS

5001

For Lease

5001-5041 Indian School Rd NE
Albuquerque, NM 87110

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Property Overview

Details

Lease Rate	\$15.50 – \$16.50 PSF
Lease Type	Modified Gross (Tenant pays gas, electric, & janitorial)
Parking Ratio	3.95 per 1,000 SF
Submarket	University
Zoning	MX-T (Mixed-Use – Transition)

Suites Available

Building 5001	Suite 100*	± 18,212 RSF	
Building 5021	Suite 100-A Suite 100	± 1,050 RSF ± 4,142 RSF	
Building 5041	Suite 100** Suite 200 Suite 400	± 12,123 RSF ± 6,001 RSF ± 5,300 RSF	± 23,424 RSF

*Building 5001 Suite 100 available April 1, 2026

**Building 5041 Suite 100 available June 1, 2026

Features

- Convenient access from I-40 from two major thoroughfares - San Mateo Blvd. and Carlisle Blvd.
- Building and monument signage opportunities
- Close to Uptown, University of New Mexico, and Nob Hill Amenities.
- Highly visible to 180,000+ vehicles per day.
- Extensive IT Infrastructure for technology-based businesses.
- Easy access to Sandia Labs and Kirtland Air Force base.
- Efficient space with minimal common area.
- Great window lines and natural light.
- All units have ground level access (no elevators).
- Professionally managed and well-kept exterior grounds.
- Adjacent to full-service Horn Family YMCA health and fitness center.



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Perfect Location

Tech Commons has an extensive fiber network to support demanding IT needs of today's businesses. This location affords easy access to Sandia Labs, Kirtland Air Force Base and is a short drive from restaurants & services.



Parking
3.95/1,000



Bike Score
71



Walk Score™
51



Accessibility



<2 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
12 min. Drive



Year Built:
1996

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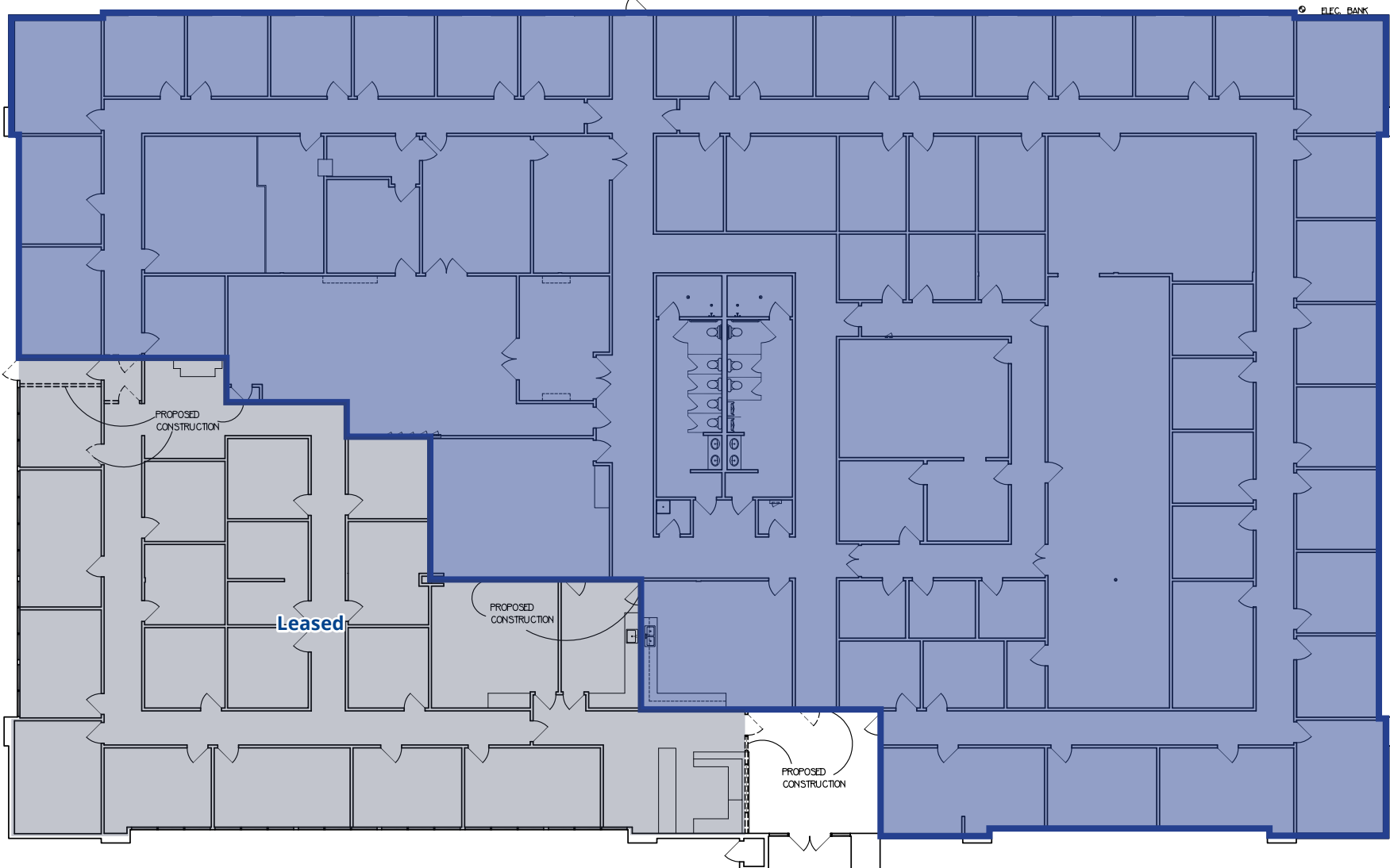
Trade Area Aerial



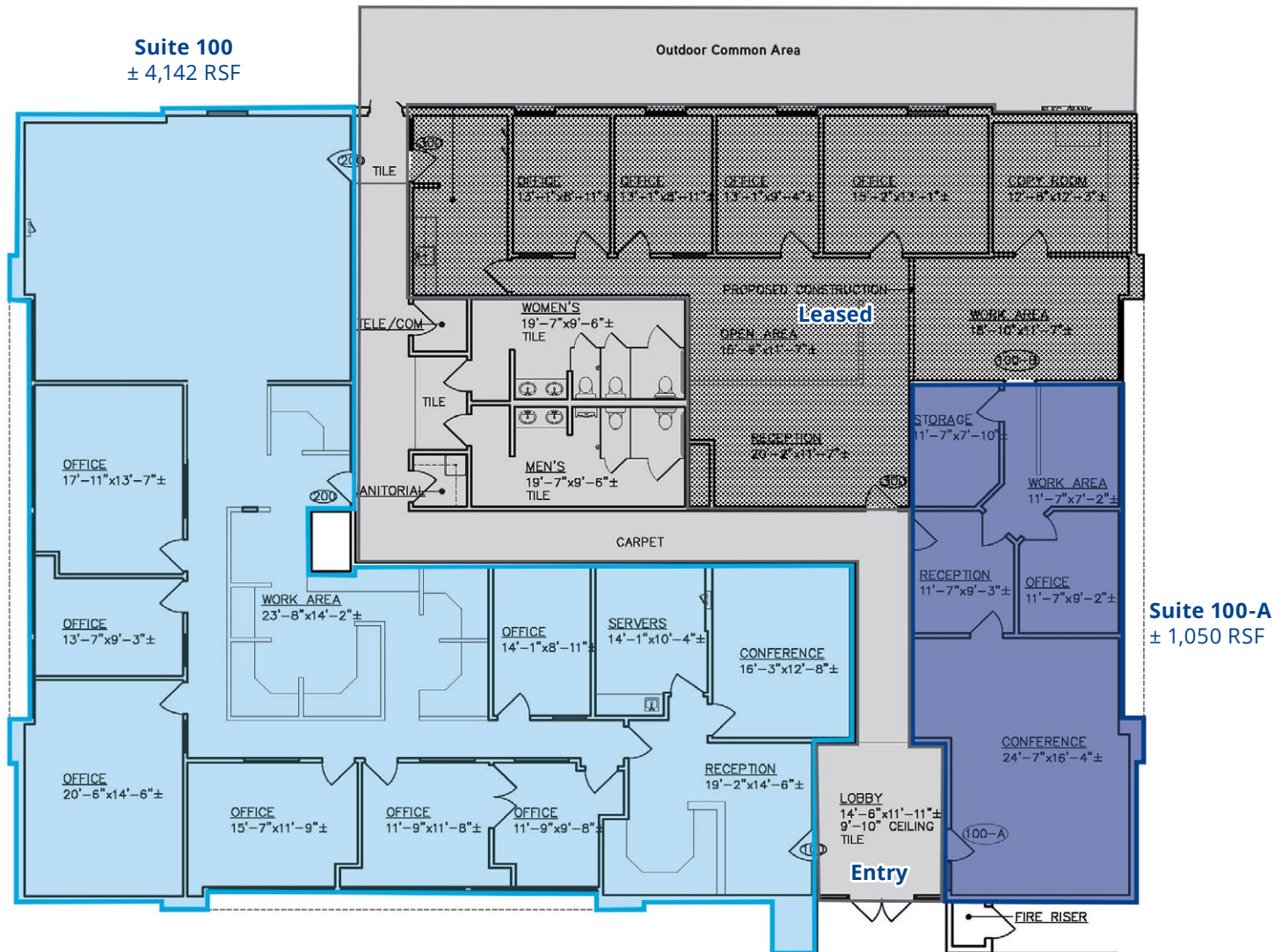
Bldg 5001 Floor Plan

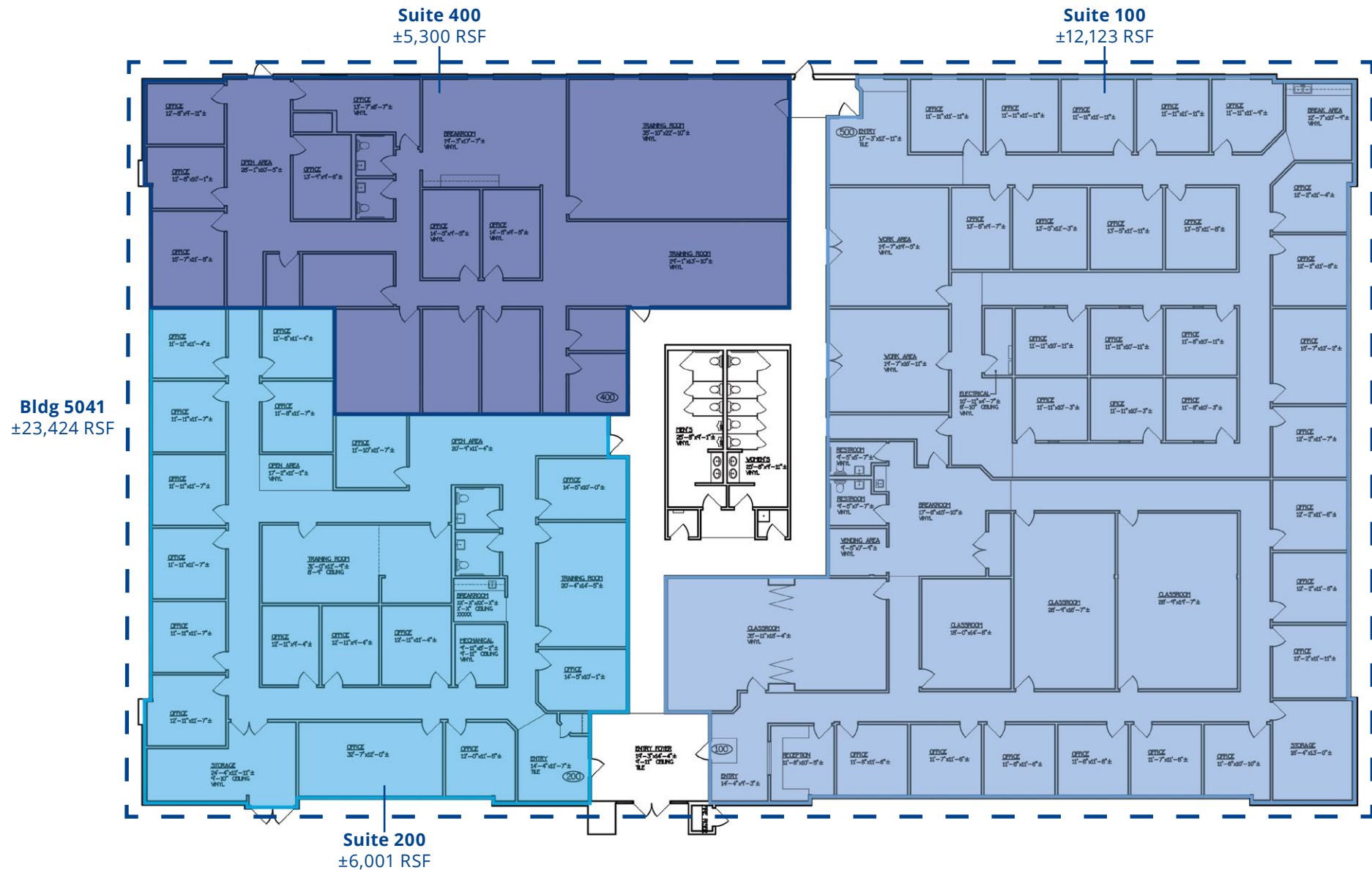


Suite 100
± 18,212 RSF



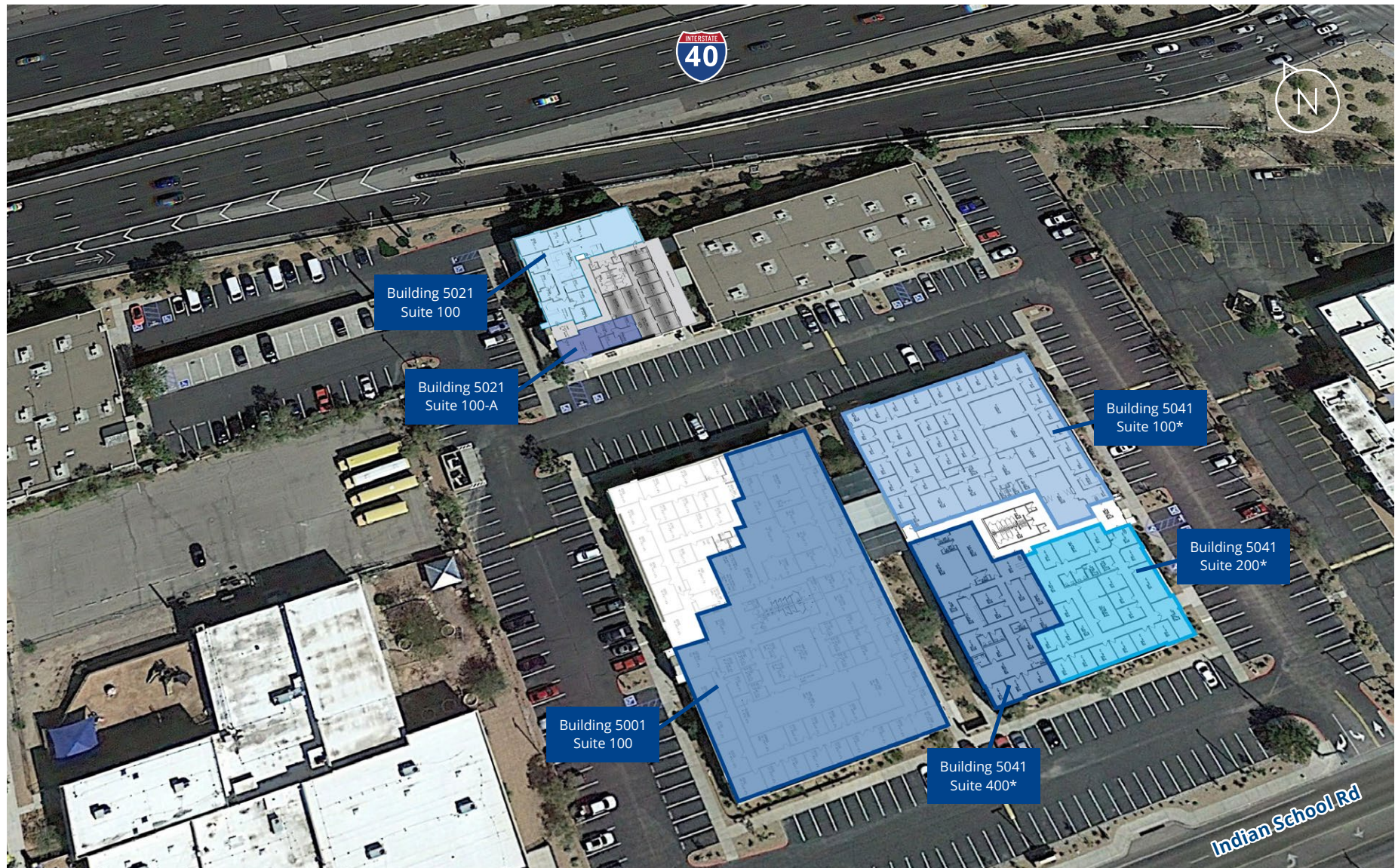
Bldg 5021 Floor Plan





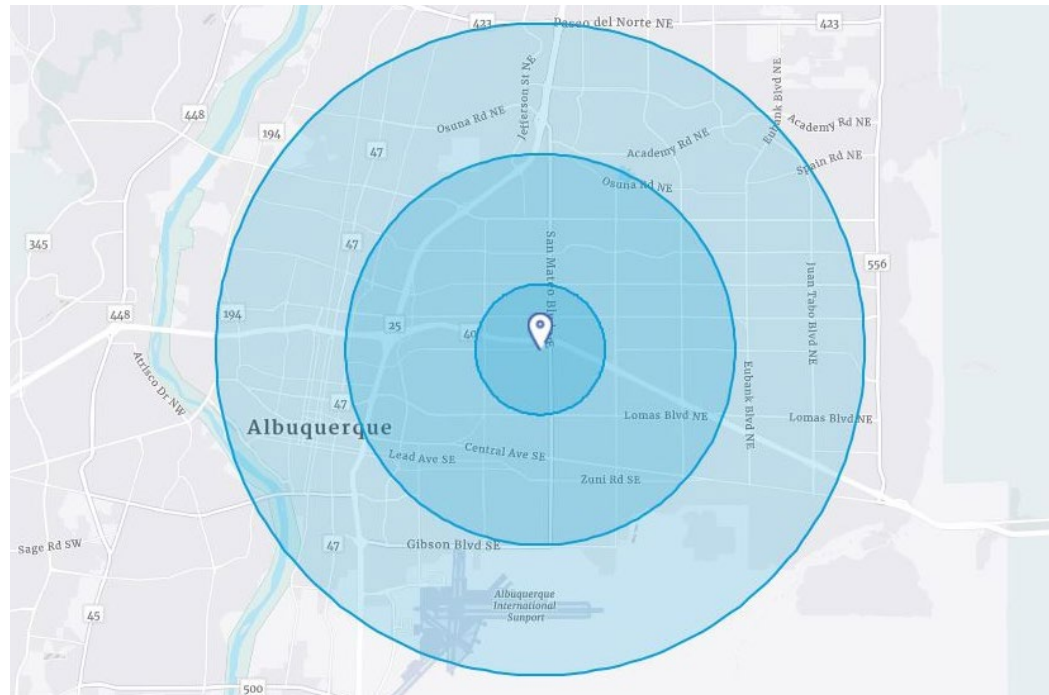
Site Plan

*Building 5041 Suites 100, 200, & 400 can be combined for ±23,424 RSF



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,035	131,881	290,548
Households	6,274	60,412	129,602
Median Age	41.6	36.2	38.3
Average HH Income	\$70,269	\$60,094	\$66,402
Median HH Income	\$48,036	\$40,273	\$46,723

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