

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a 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, single-story commercial building with a tan-colored facade. On the left side of the building, the "ASPEN AVIONICS" logo is displayed in green, featuring a stylized green airplane icon. To the right of the logo, the address "5001" is visible. The building has large glass windows reflecting the sky. In the foreground, there is a landscaped area with a tree, shrubs, and a red-painted curb with "NO PARKING" written on it. A blue sky with light clouds is visible above the building.

ASPEN AVIONICS

5001

For Lease

5001-5041 Indian School Rd NE
Albuquerque, NM 87110

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Albuquerque, NM 87109
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colliers.com

5001-5041 Indian School | For Lease

Property Profile

Details

Lease Rate	\$16.50 PSF		
Lease Type	Modified Gross (Tenant pays gas, electric, & janitorial)		
Available Suites	Bldg 5021 Suite 100-A*	± 1,050 RSF	
	Bldg 5021 Suite 100	± 4,142 RSF	
	Bldg 5041 Suite 200	± 6,001 RSF	
	Bldg 5041 Suite 400	± 5,300 RSF	
Parking Ratio	3.95 per 1,000 SF		
Submarket	University		
Zoning	MX-T (Click here for more info)		

*Suite 100-A available on May 1, 2025

Features

- Convenient access from I-40 from two major thoroughfares - San Mateo Blvd. and Carlisle Blvd.
- 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.



Interstate 40 Monument Sign



5001-5041 Indian School | For Lease

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
4.5/1,000



Bike Score
71



Walk Score™
51



Accessibility



<2 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
12 min. Drive



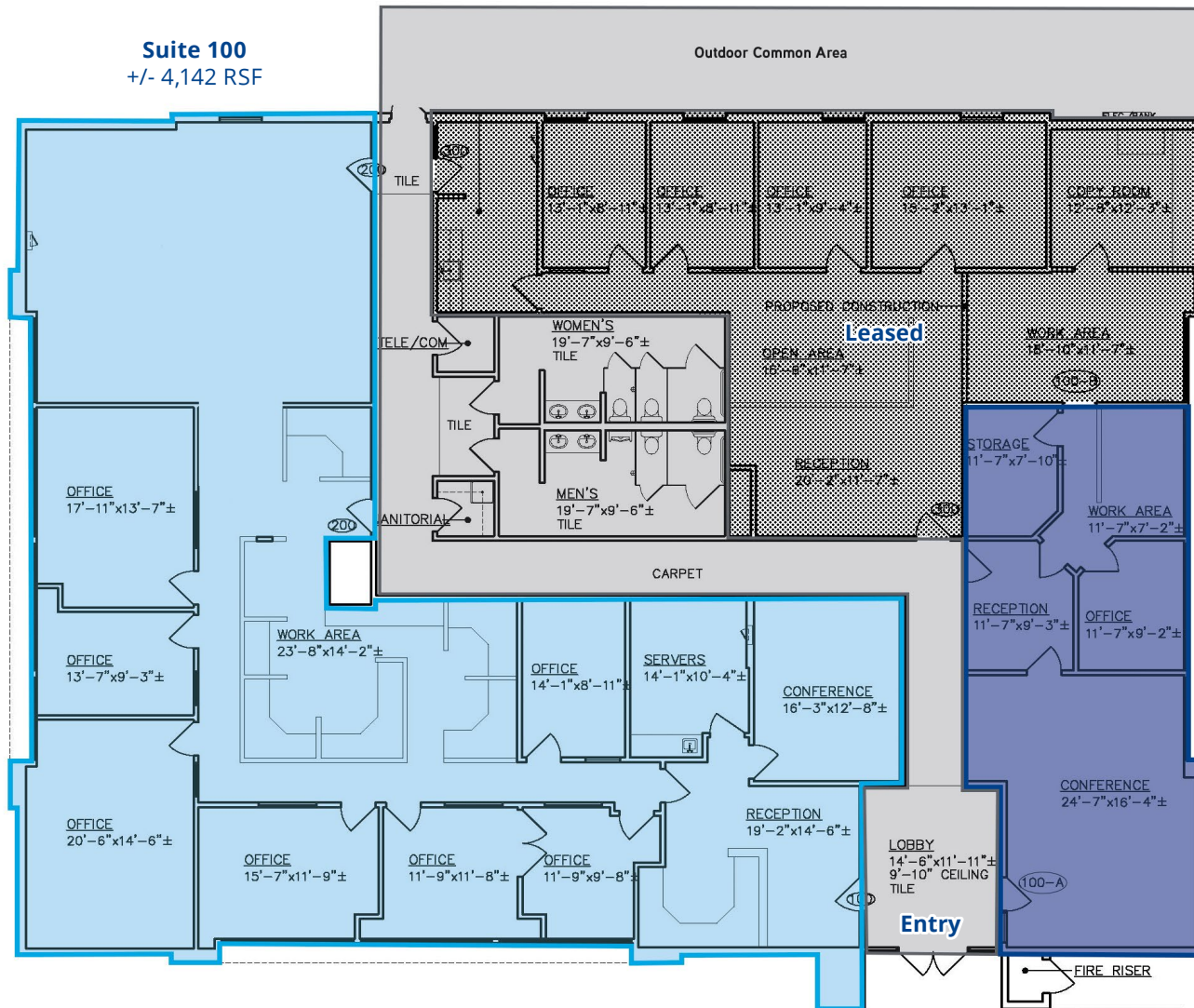
Year Built:
1996

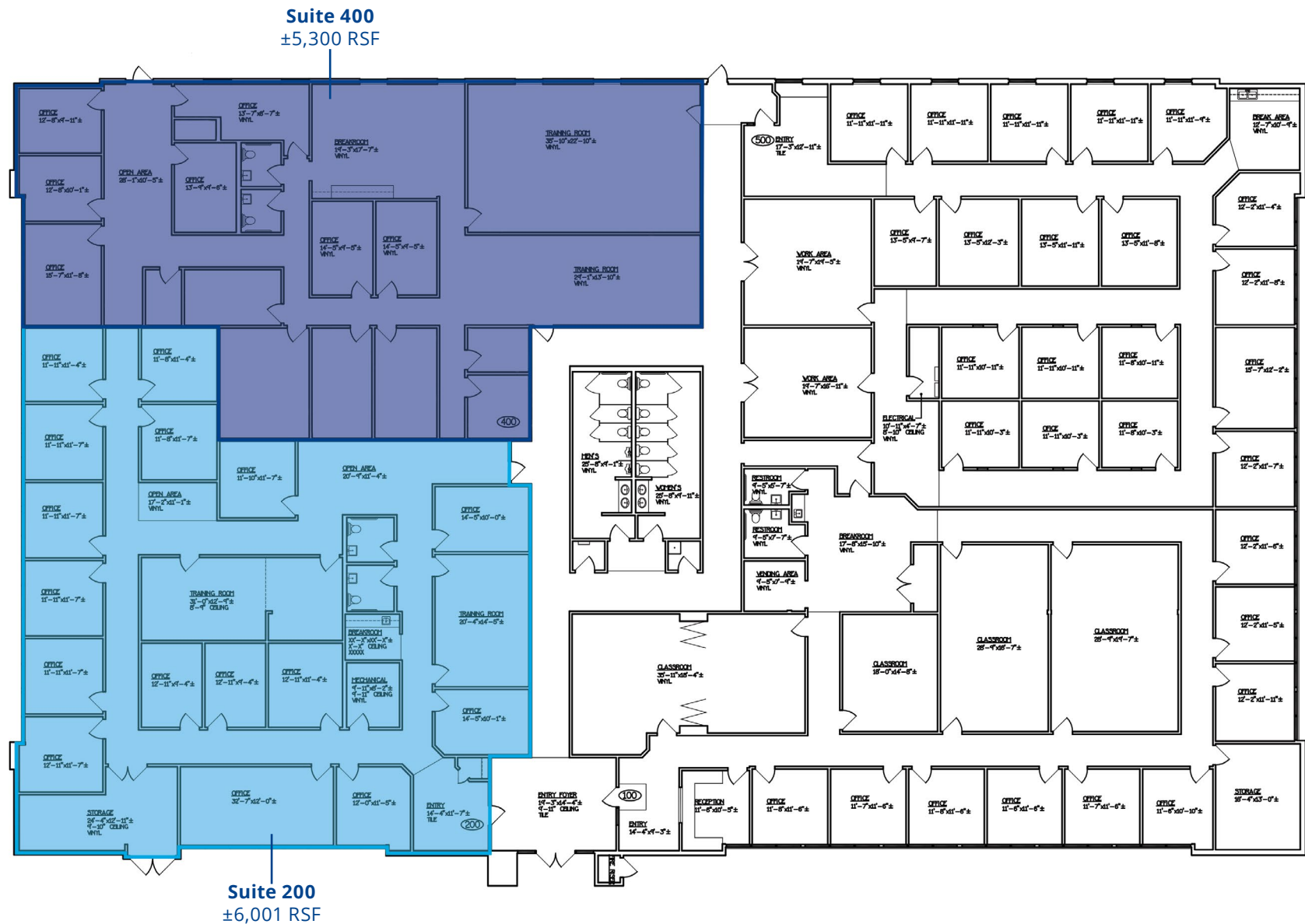
5001-5041 Indian School | For Lease

Trade Area Aerial

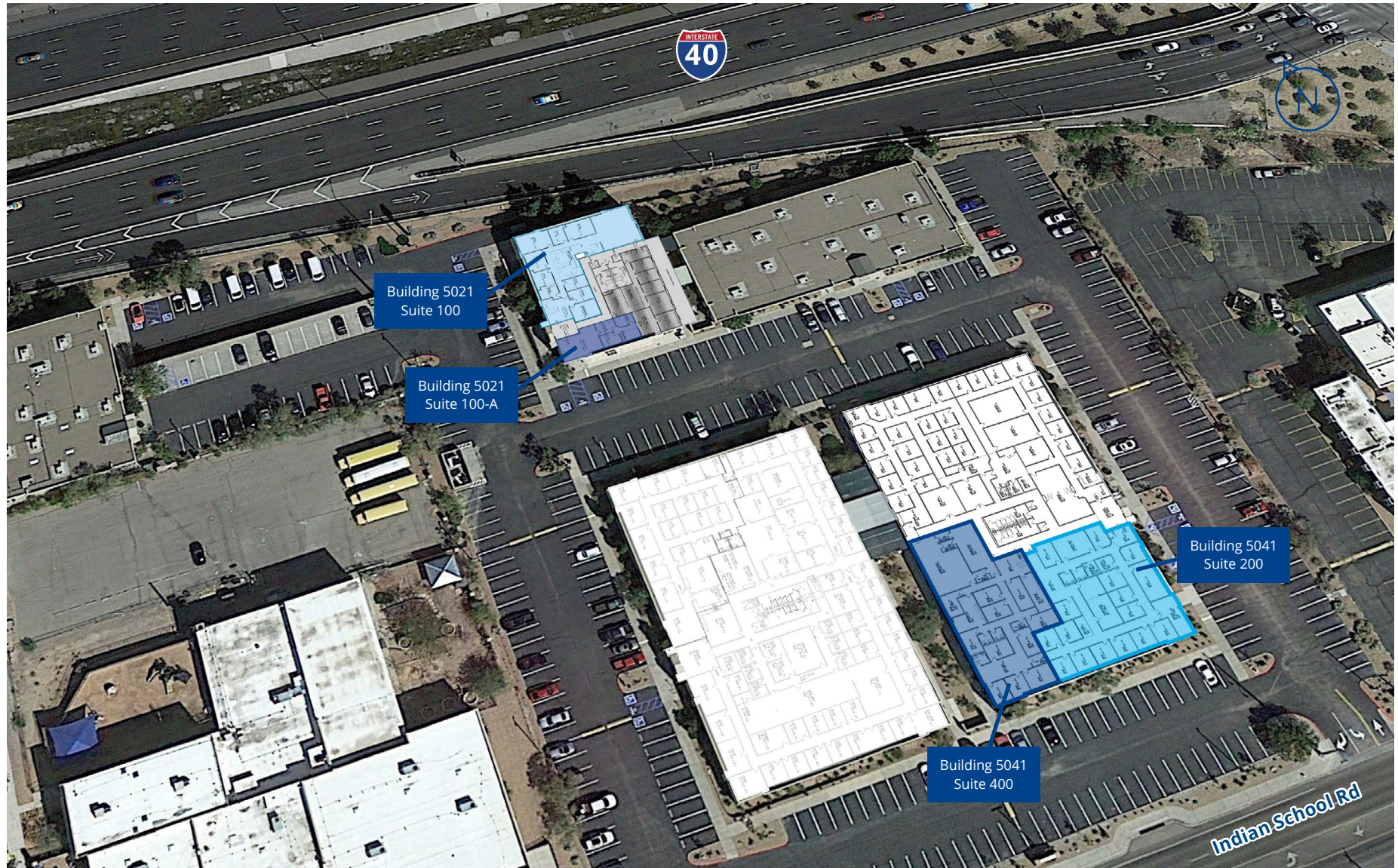


Bldg 5021 Floor Plan



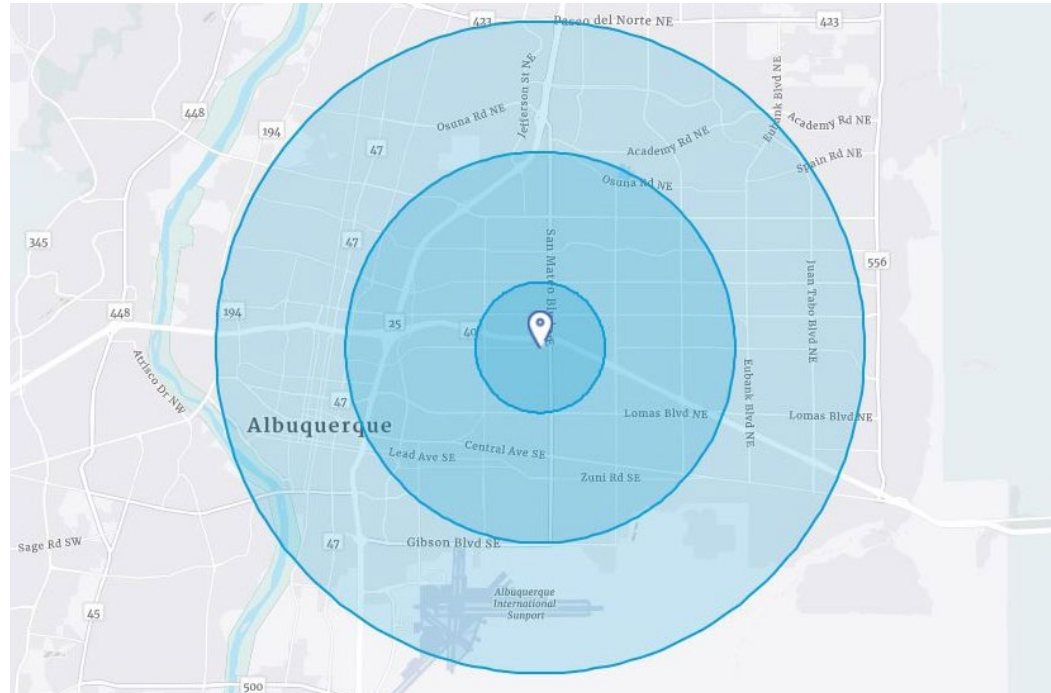


Site Plan



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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