



Colliers

For Lease

4320 The 25 Way NE
Albuquerque, NM 87109

THIS PROPERTY IS LOCATED IN A
Opportunity
ZONE

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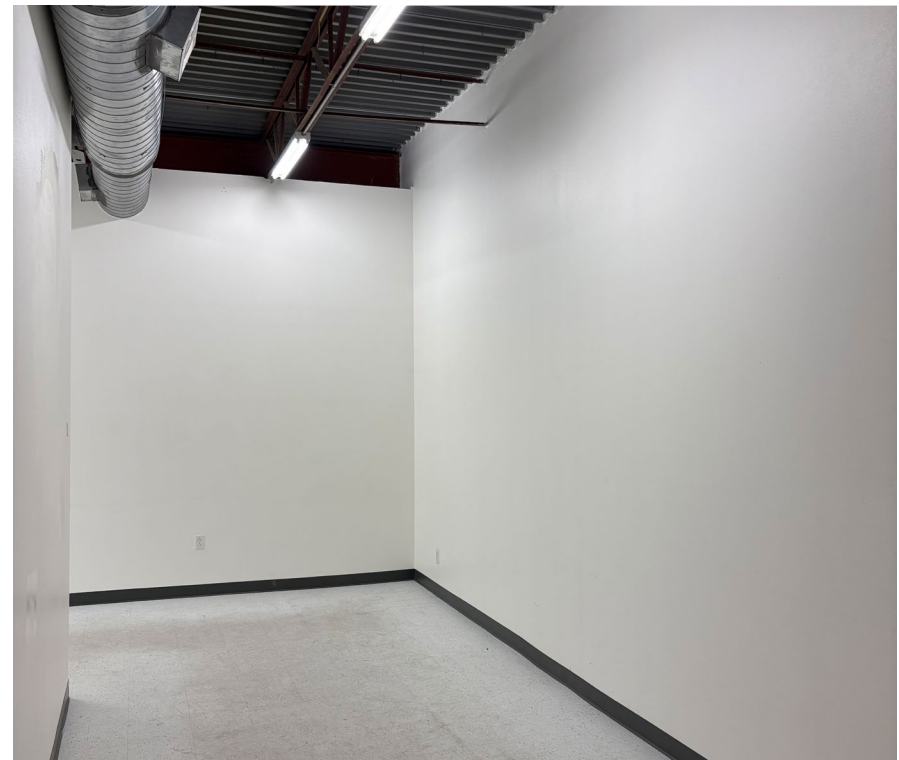
Property Profile

Details

Lease Rate	See Broker	
Building Size	± 14,515 SF	
Available Space	± 1,396 SF	Last Space Left!
Lot Size	1.8 Acres	
Submarket	North I-25	
Zoning	NR-BP	

Features

- New office build-out
- Private office, reception, conference/training, coffee bar and workroom/inventory storage
- Destination point
- Eat, meet, work & stay at one location
- Custom signage & graphics
- Building and monument identity
- Pedestrian friendly
- Free, convenient parking
- Ideal for Medical, Sales and Professional office uses



Premiere Location

Winner of the Presidents Award, this 50 Acre mixed-use campus benefits from outstanding visibility and accessibility from I-25 frontage (155,000 VPD) and Jefferson St (19,400 VPD) This building provides opportunities for professional, office-medical and retail uses. These suites are within walking distance of all the amenities this bustling part of Albuquerque has to offer.



Parking
6.75/1,000



Bike Score
71



Walk Score™
43



Accessibility



<10 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
15 min. Drive



Year Built:
2003

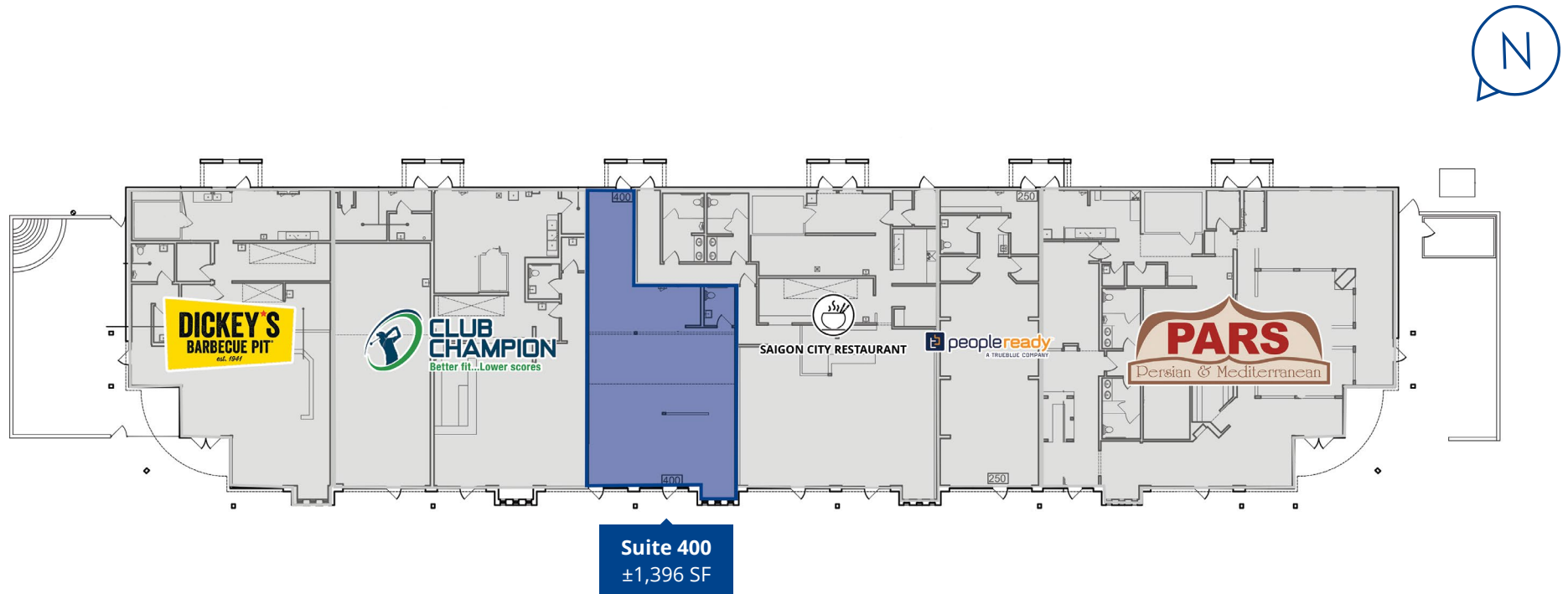
± 1,396 SF

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Trade Area Aerial

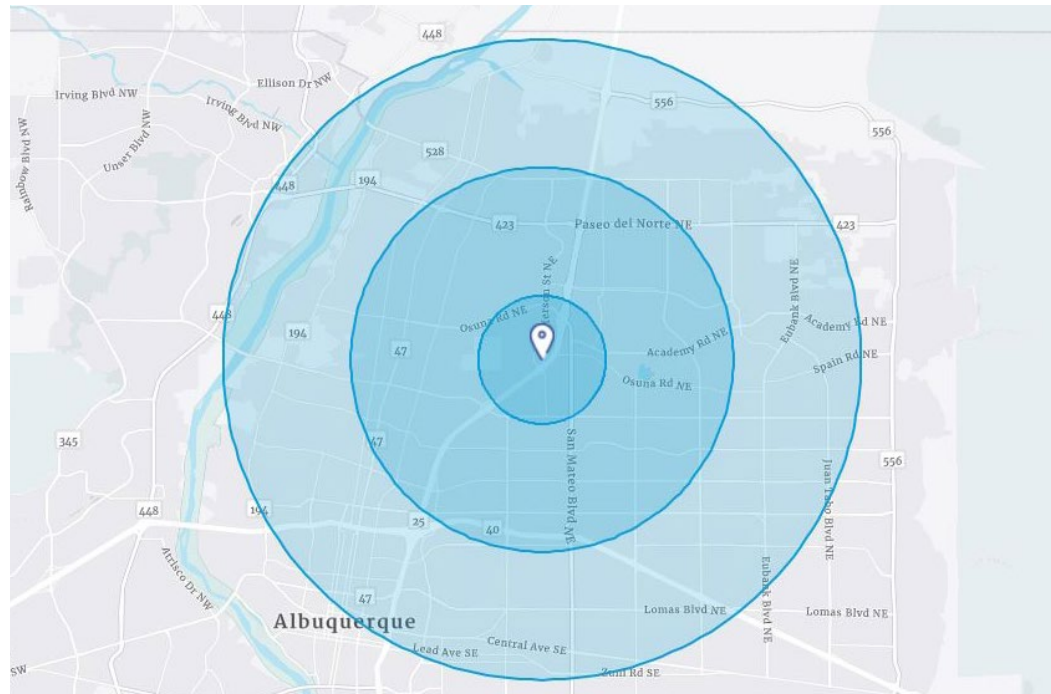


Floor Plan

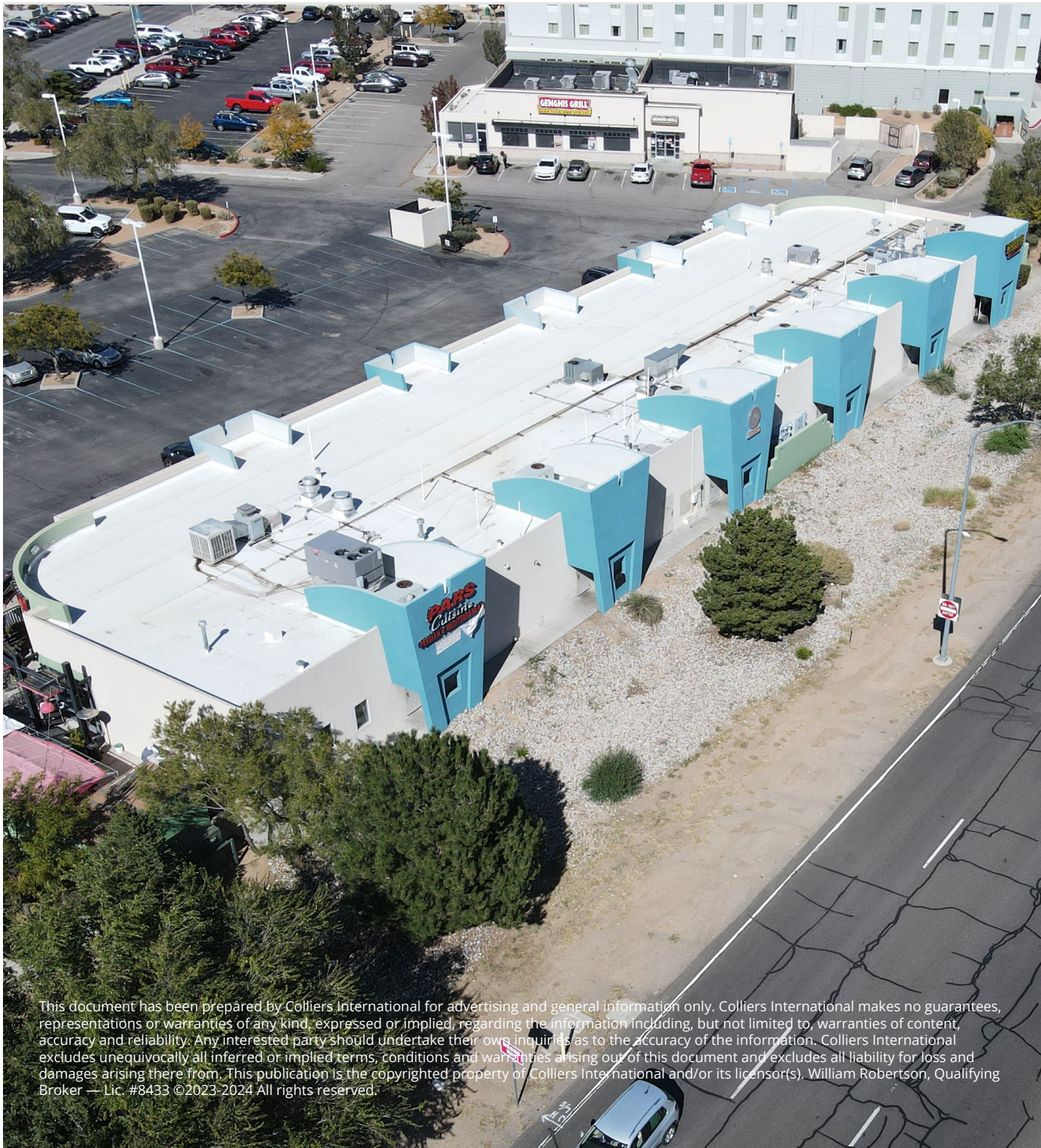


Demographics*

* Demographic data derived from esri® 2025



	1 Mile	3 Miles	5 Miles
Population	10,315	88,647	241,569
Households	5,071	41,024	111,360
Median Age	32.7	41.0	41.5
Average HH Income	\$58,995	\$86,201	\$96,891
Median HH Income	\$28,162	\$40,040	\$44,834



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