

For Lease

Industrial & Office Space Available

CONVENIENTLY LOCATED NEAR I-25 NORTH



3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

SWC Osuna Rd. & Academy Parkway NE



AVAILABLE

±1,500 - 3,000 SF



LEASE RATE

\$14.00/SF Modified Gross
with 3-Year Lease Term

- Less than a mile west of I-25
- Flexible floor plans
- On-site property management/maintenance
- Dusk-to-dawn security patrol
- Very close to restaurants & amenities
- IDO Zoning: [NR-BP](#)

NA SunVista

got space™

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NORTH I-25 INDUSTRIAL AND OFFICE SPACE

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SITE PLAN

AVAILABLE

All lease rates reflect a 3-year lease term.

Building 3

Suite 306: ±1,500 SF

- Office/Warehouse
- \$14.00/SF Modified Gross (\$1,750/Month)

Building 5

Suite 508: ±1,500 SF

- Office
- \$14.00/SF Modified Gross (\$1,750/Month)

Suite 519: ±3,000 SF

- Office/Warehouse
- \$14.00/SF Modified Gross (\$3,500/Month)

Suite 526: ±1,500 SF

- Office/Warehouse
- \$14.00/SF Modified Gross (\$1,750/Month)

Building 6

Suite 614: ±1,500 SF

- Office
- \$14.00/SF Modified Gross (\$1,750/Month)

Building 7

Suite 717: ±3,000 SF

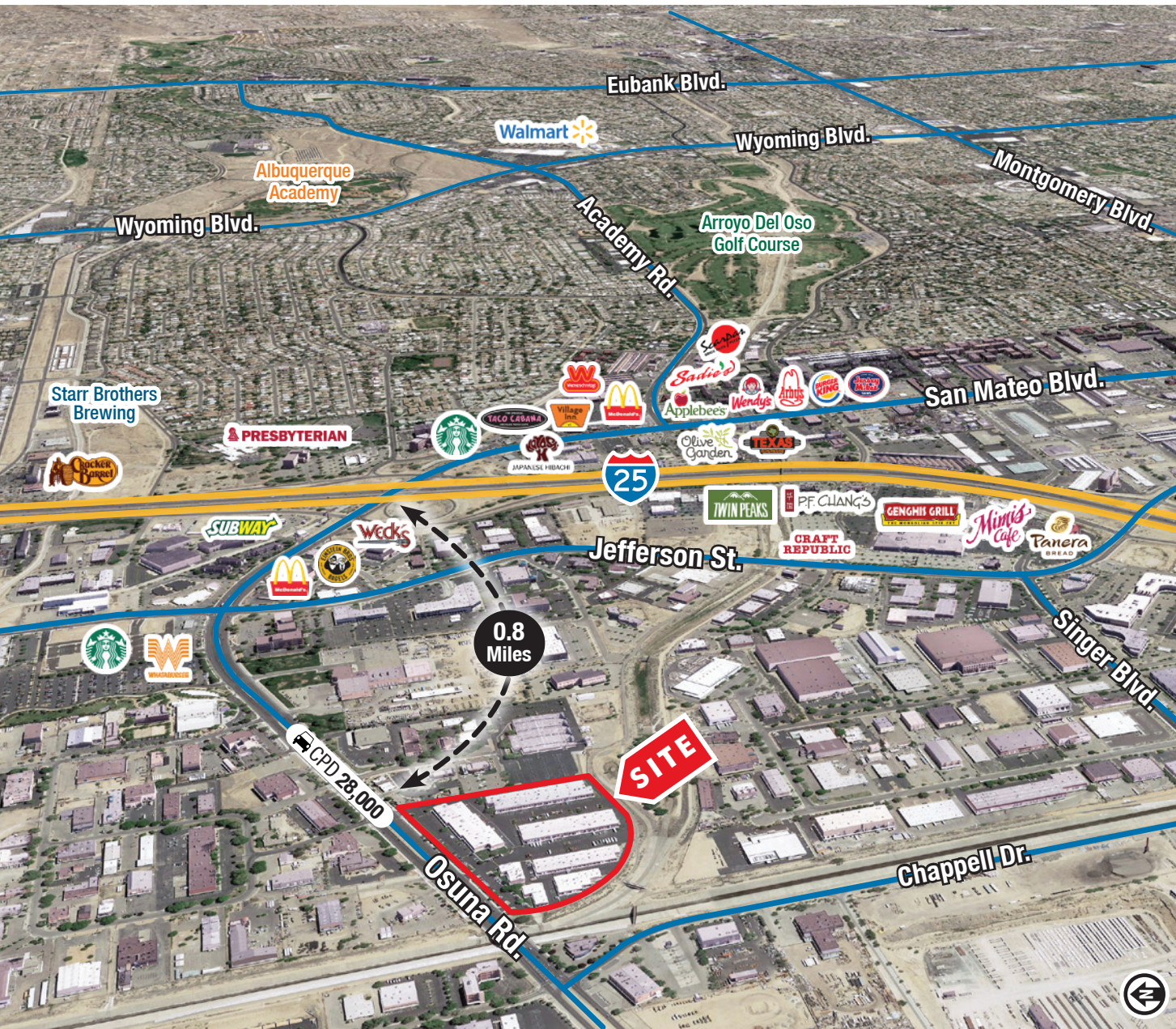
- Office/Warehouse
- \$14.00/SF Modified Gross (\$3,500/Month)



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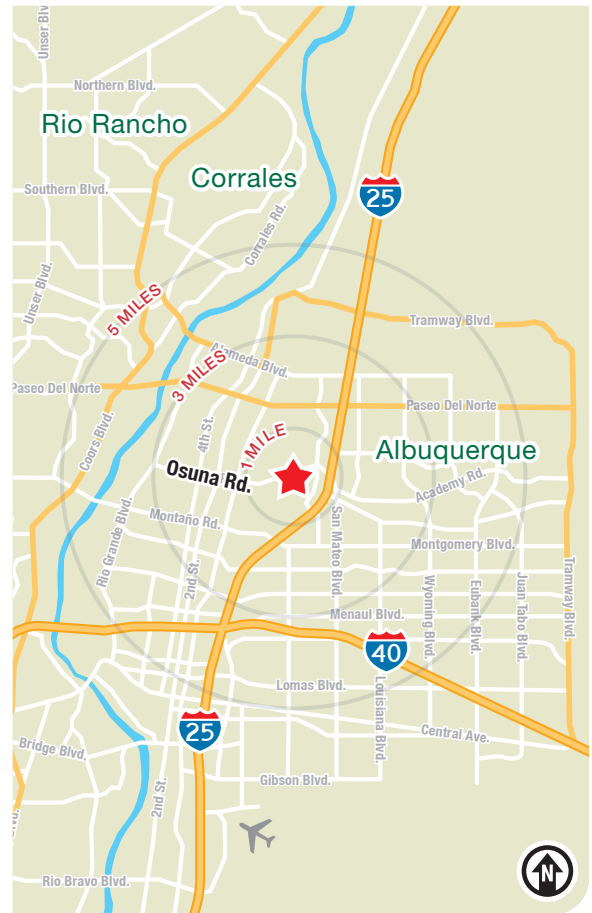
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,744	78,359	225,803
Average HH Income	\$111,263	\$87,346	\$100,422
Daytime Employment	15,231	88,325	180,135

2023 Forecasted by Esri



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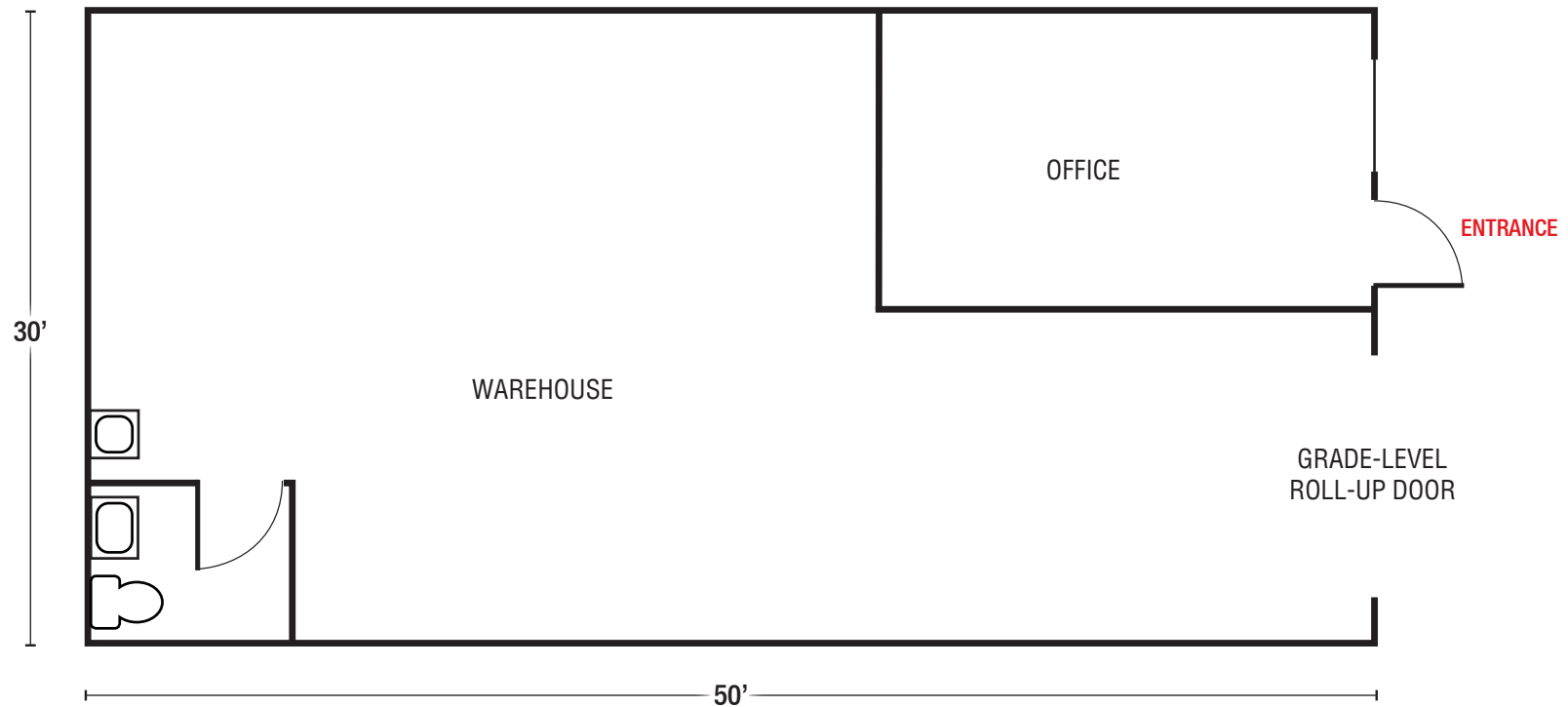
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Suite 306: ±1,500 SF

\$14.00/SF Modified Gross (\$1,750/Month)
3-Year Lease

Floor plan not to scale.

OFFICE/WAREHOUSE



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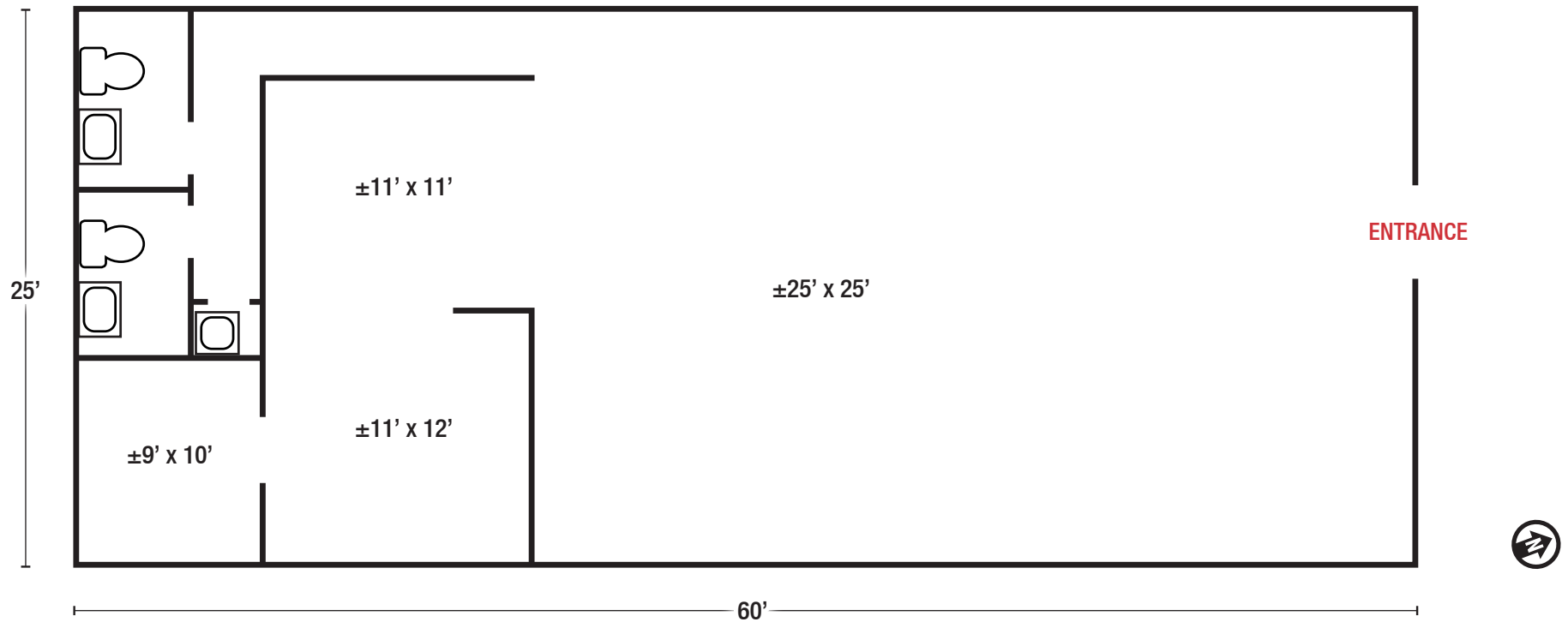
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Suite 508: ±1,500 SF

\$14.00/SF Modified Gross (\$1,750/Month)
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OFFICE



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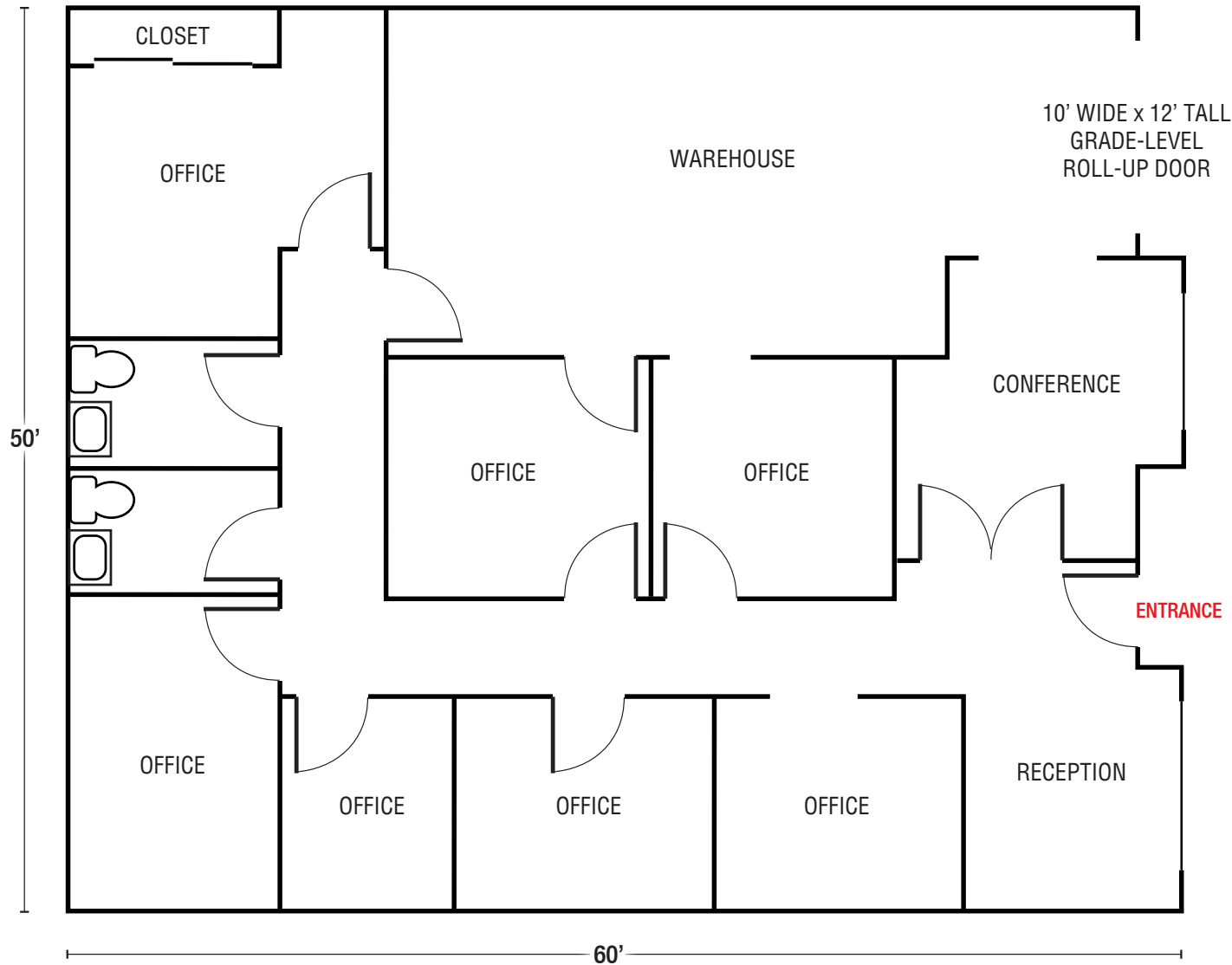
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OFFICE/ WAREHOUSE

Suite 519: ±3,000 SF

\$14.00/SF Modified Gross
(\$3,500/Month)

3-Year Lease

Floor plan not to scale.



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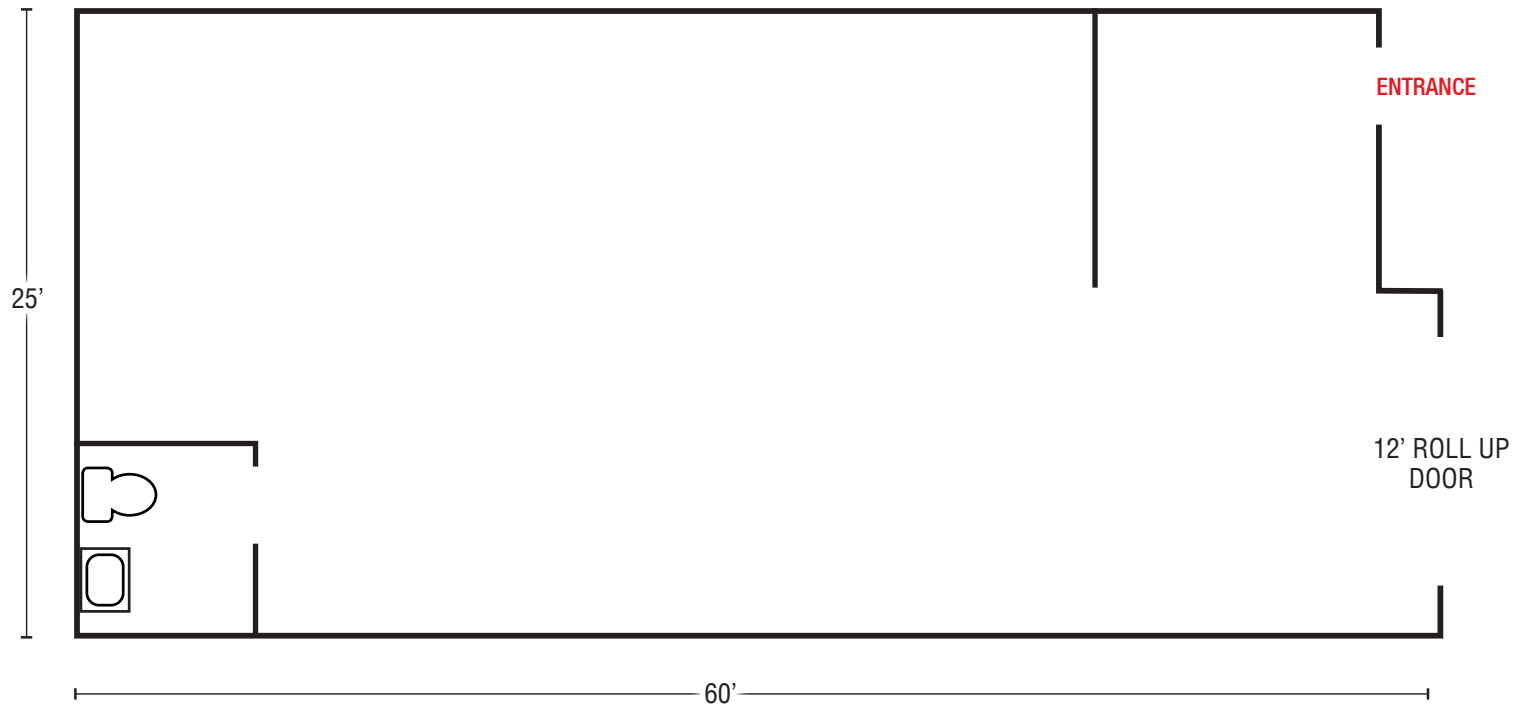
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Suite 526: ±1,500 SF

\$14.00/SF Modified Gross (\$1,750/Month)
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Floor plan not to scale.

OFFICE/WAREHOUSE



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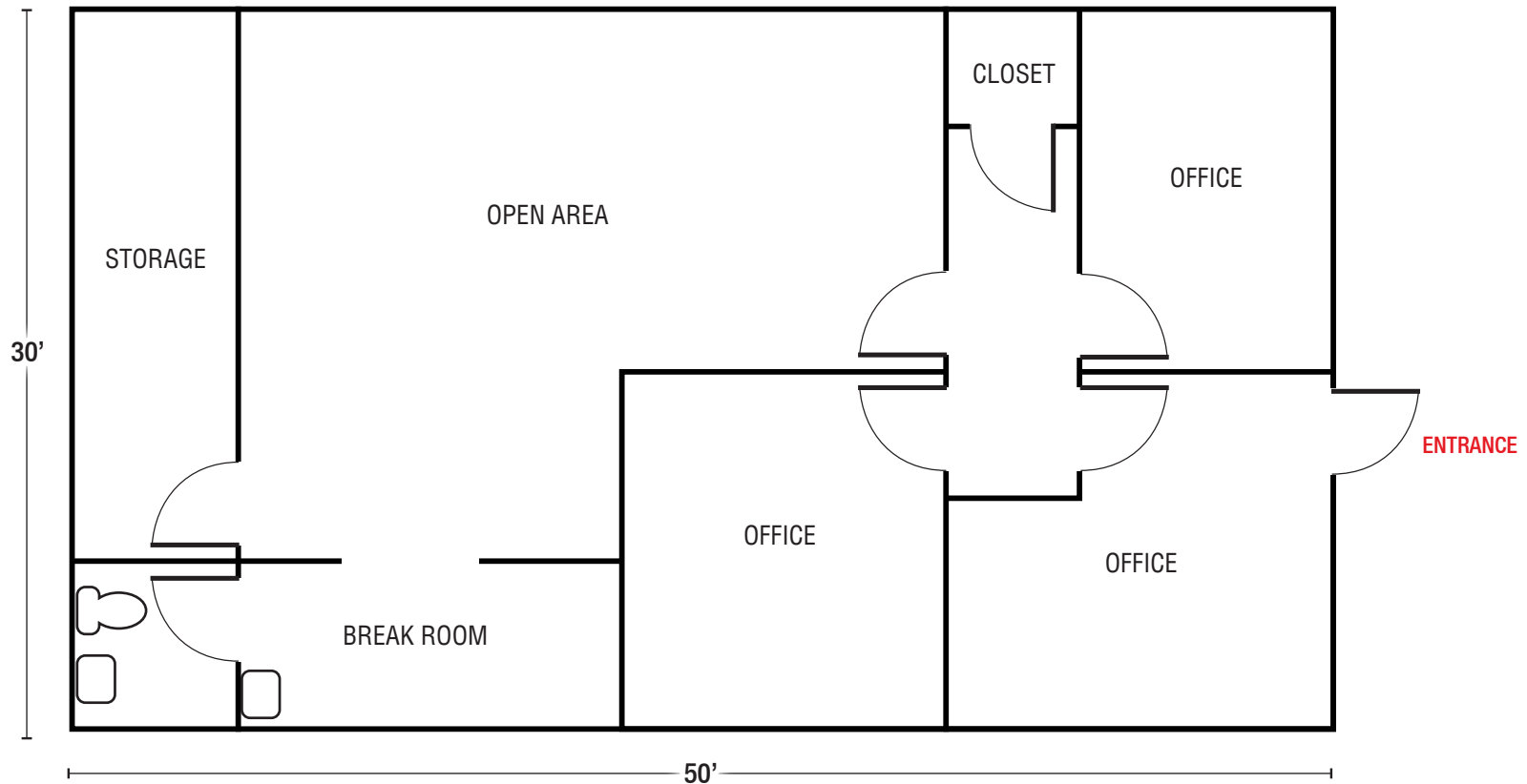
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Suite 614: ±1,500 SF

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OFFICE



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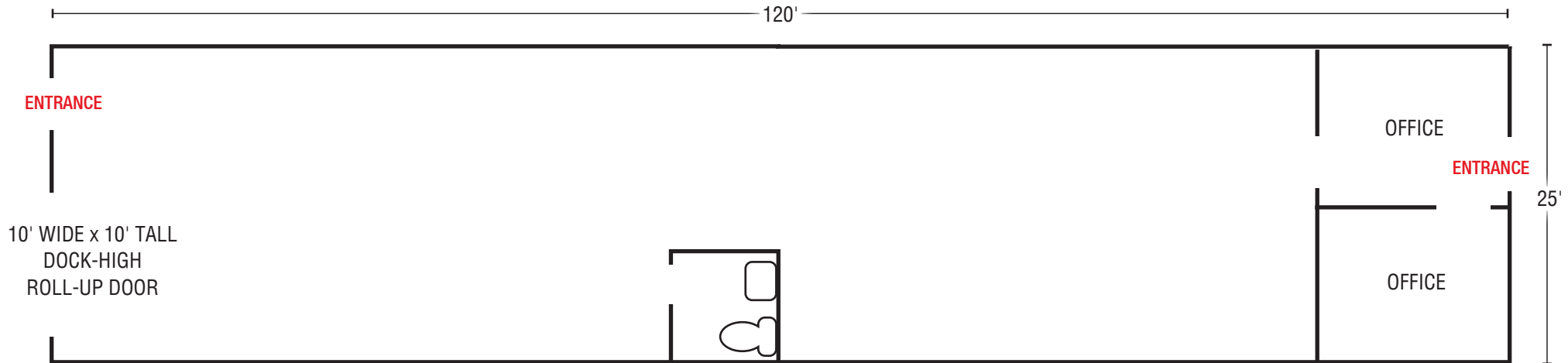
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Suite 717: ±3,000 SF

\$14.00/SF Modified Gross (\$3,500/Month)
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