

For Lease

# Far North I-25 Office Suites

SEAGULL OFFICE PARK



**GREAT VALUE FOR FAR NORTH I-25**

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

*SEQ San Mateo Blvd. Academy Rd. NE*



**AVAILABLE**

±4,353 - 15,385 RSF



**LEASE RATE**

\$18.00/SF Full Service

- Great location near I-25 & San Mateo Blvd. between Academy and Osuna Rds.
- Close to restaurants, shopping and other amenities
- Easy access to I-25, Plenty of on-site parking

**NA SunVista**

**got space™**

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## FAR NORTH I-25 OFFICE SUITES

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

### SITE

#### AVAILABLE

##### Building A

- Suite A-200: ±15,385 RSF
- Available 4/1/2025
- Space can be demised – See Advisor for details

##### Building B

- Suite B-103: ±4,353 RSF
- Available 2/1/2025
- Space can be demised – See Advisor for details

#### HIGHLIGHTS

- Great location near I-25 & San Mateo Blvd. between Academy and Osuna Rds.
- Close to restaurants, shopping and other amenities
- Easy access to I-25
- Plenty of on-site parking
- 3:1,000 parking ratio

#### IDO ZONING

- [NR-C](#) 



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## FAR NORTH I-25 OFFICE SUITES

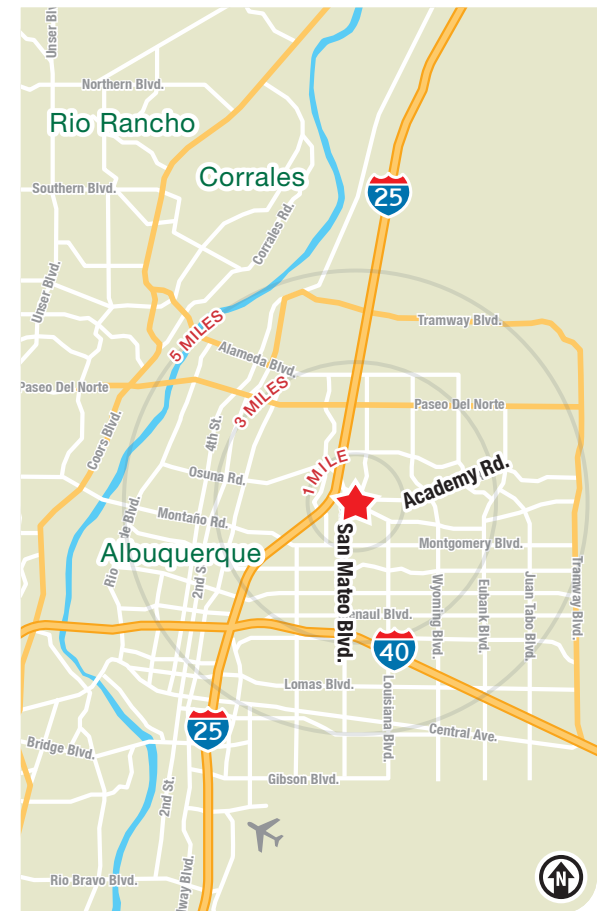
6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,955	99,996	244,025
Average HH Income	\$78,034	\$93,373	\$99,738
Daytime Employment	16,999	97,451	173,030

2024 Forecasted by Esri



**NAI SunVista**

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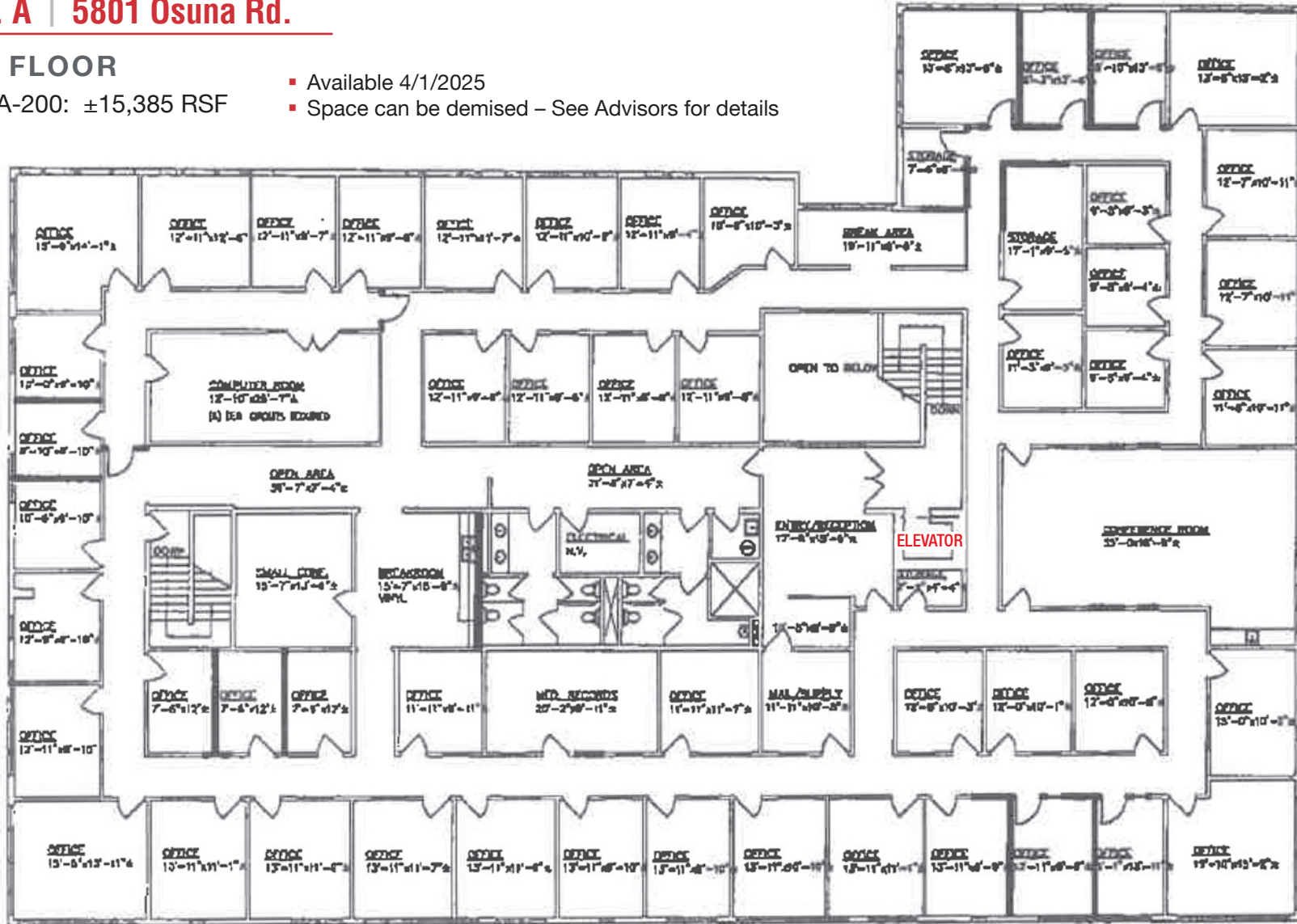
OSUNA RD.

### Bldg. A | 5801 Osuna Rd.

#### 2ND FLOOR

Suite A-200: ±15,385 RSF

- Available 4/1/2025
- Space can be demised – See Advisors for details



SEAGULL ST.



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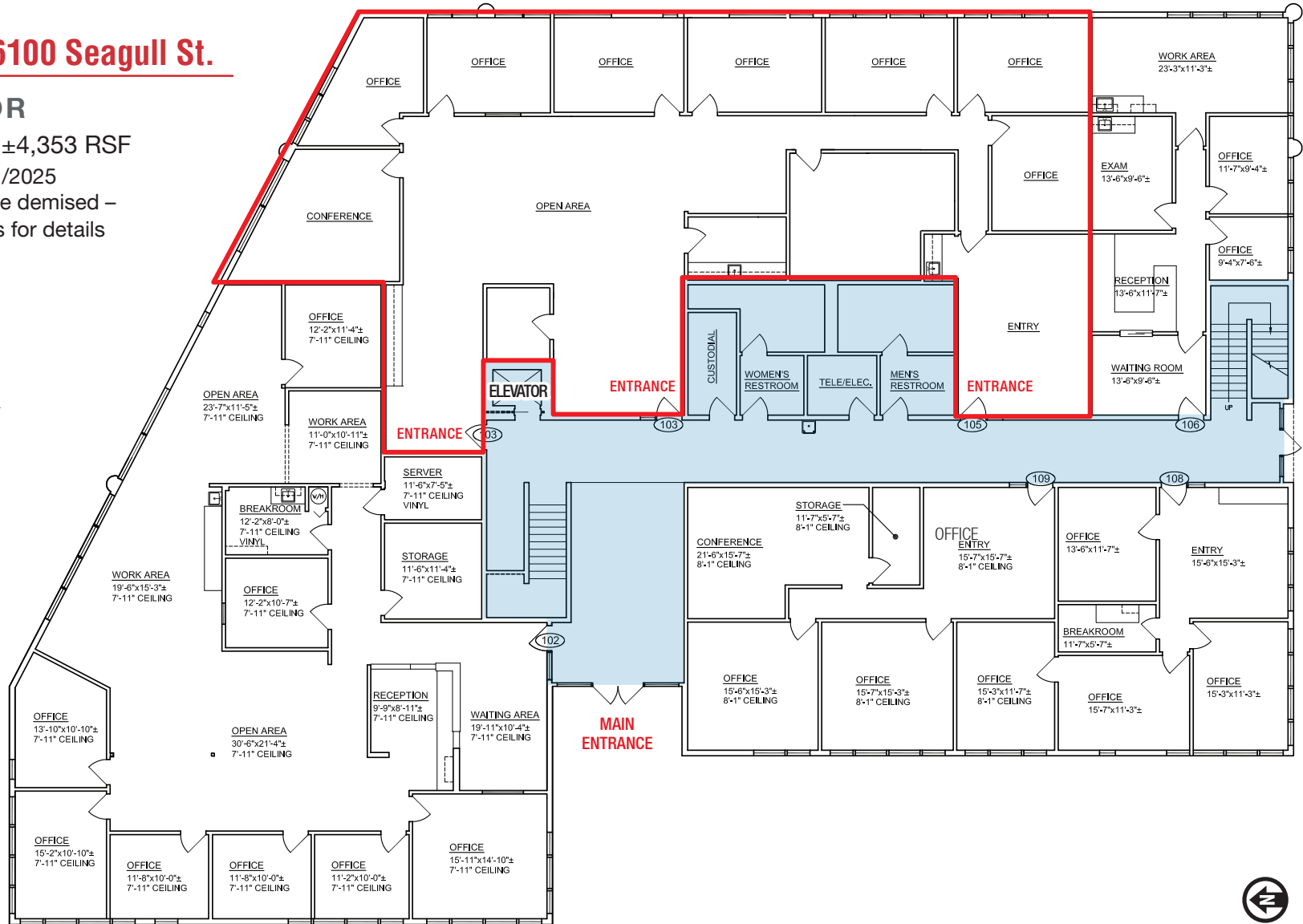
### Bldg. B | 6100 Seagull St.

#### 1ST FLOOR

Suite B-103: ±4,353 RSF

- Available 2/1/2025
- Space can be demised – See Advisors for details

-  Available
-  Common Area

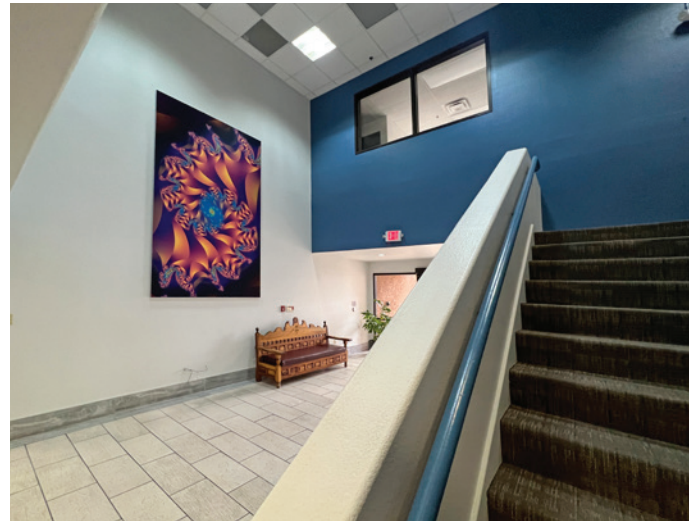


SEAGULL ST.

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**NAI**SunVista

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