

For Lease

# Newly-Remodeled Office

LOCATED NEAR I-40 & SAN MATEO BLVD.

4927 Prospect Ave. NE | Albuquerque, NM 87110

*NWQ Prospect Ave. & San Mateo Blvd. NE*



**AVAILABLE**  
±1,700 SF



**LEASE RATE**  
\$1,450/Mo.  
Plus Utilities

## HIGHLIGHTS

- Two minutes from I-40 via San Mateo Blvd.
- Five minutes from Uptown Albuquerque
- Abundant natural light – six floor to ceiling windows
- Restroom with shower
- Open floor plan
- Surrounded by good amenities including Starbucks, Keva Juice, Domino's Pizza and more
- Stair access only
- IDO Zoning: MX-H

**NAI SunVista**

got space™

**Riley McKee, CCIM**  
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505 379 1549



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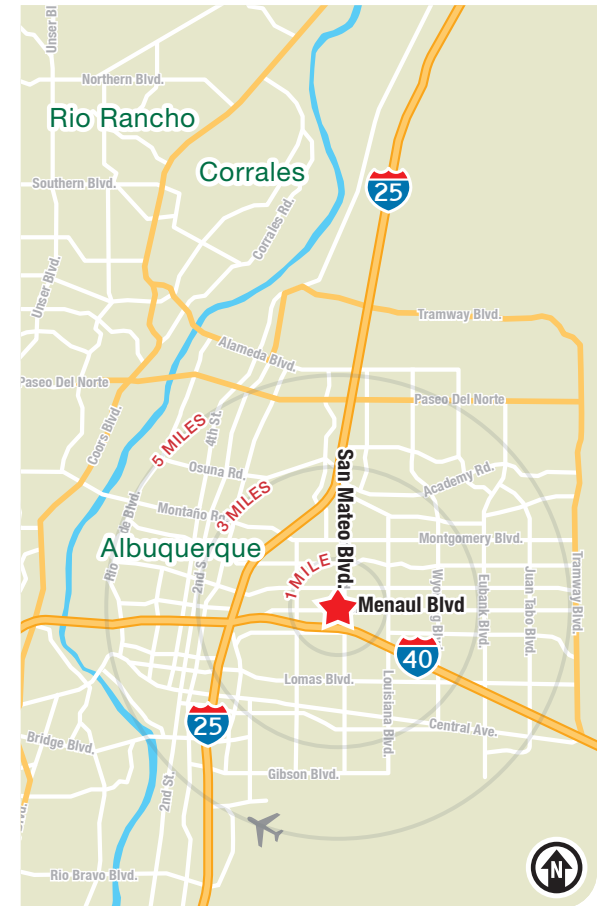


**SITE**  
 • ±1,700 SF  
 • 2nd Floor

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,169	120,822	294,562
Average HH Income	\$76,958	\$76,272	\$81,855
Daytime Employment	12,950	107,191	256,496

2023 Forecasted by Esri

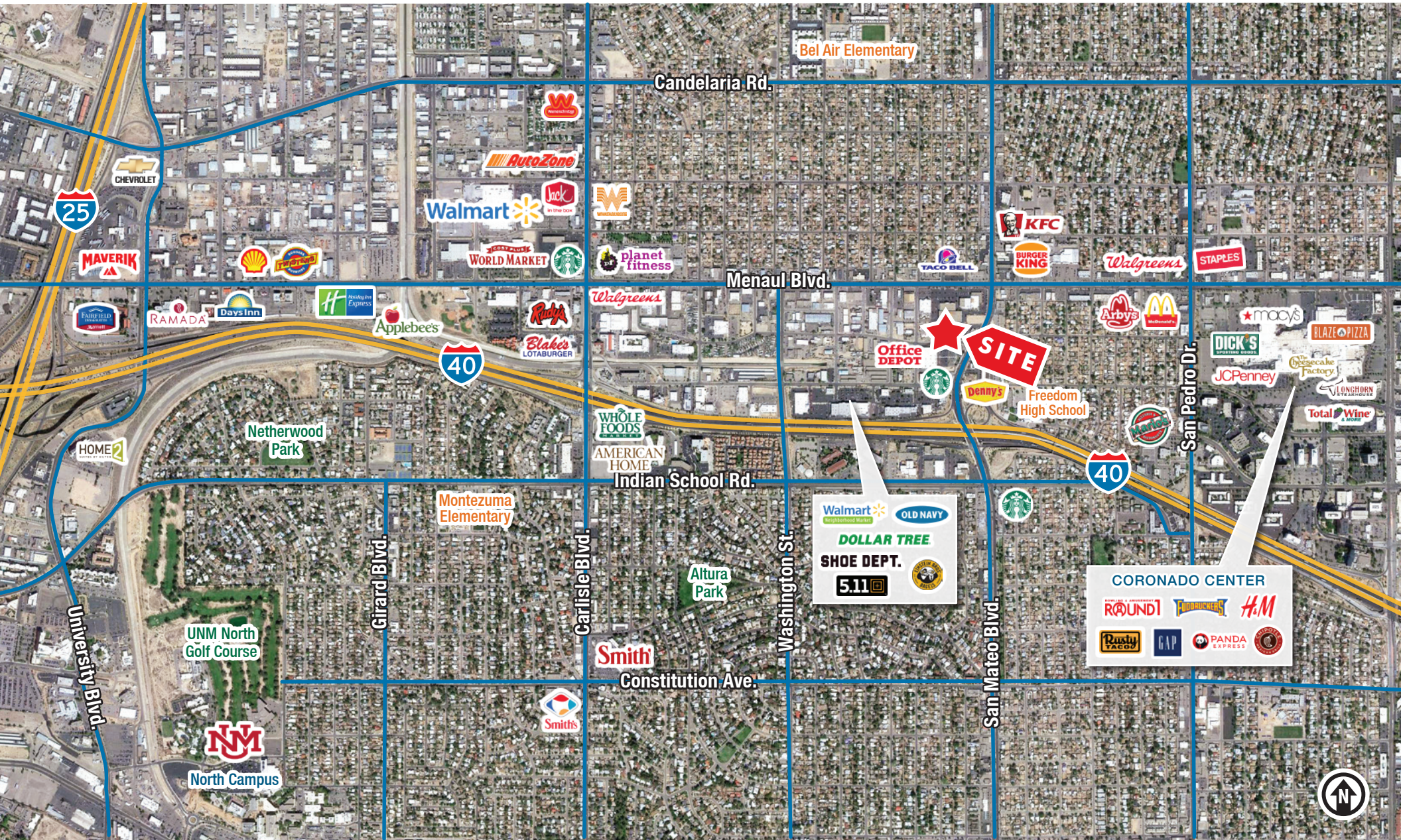




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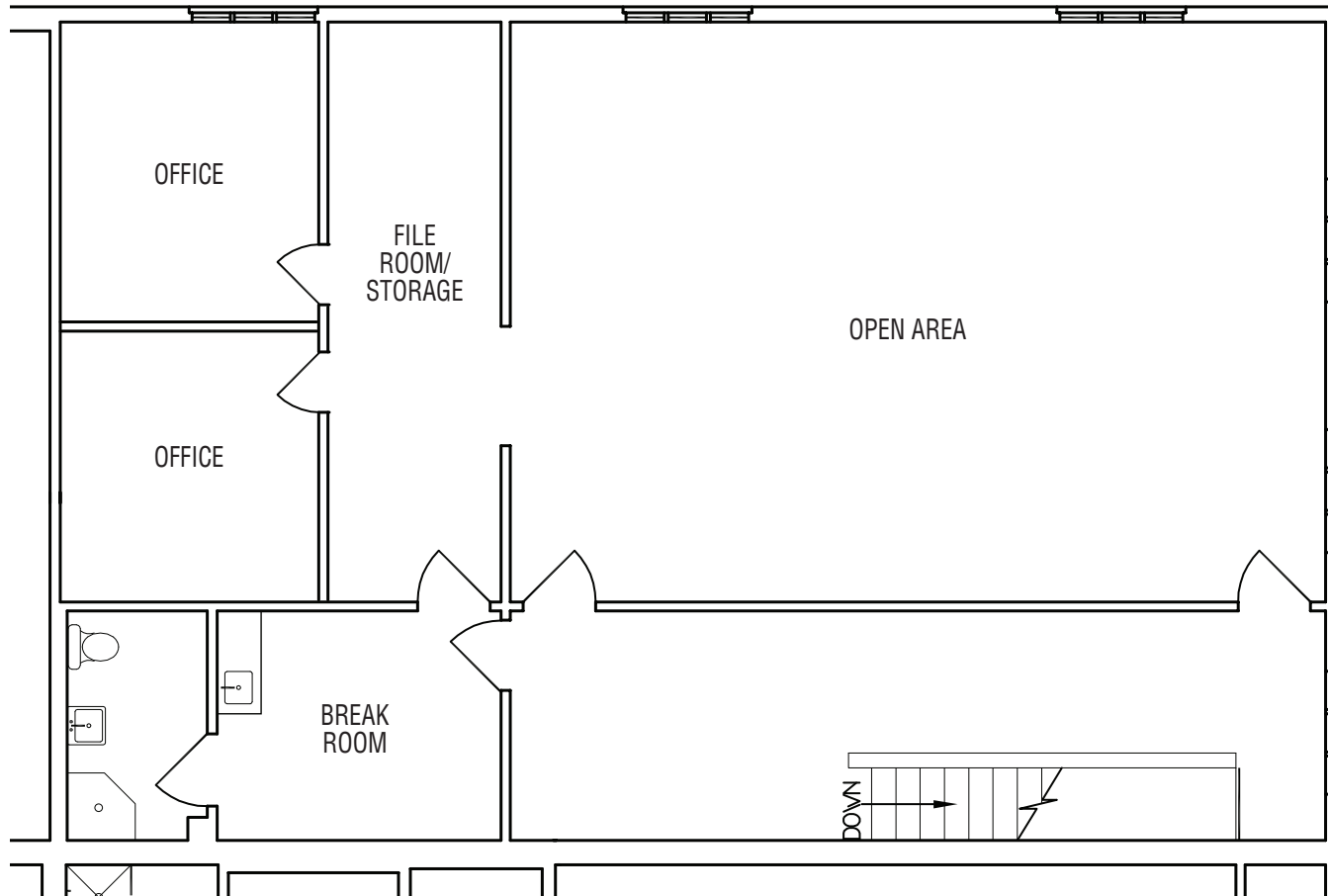
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**FLOOR PLAN**

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