

For Lease

Stand-Alone Office, R & D Building

SANDIA SCIENCE AND TECHNOLOGY PARK



10500 Research Rd. SE | Albuquerque, NM 87123

SEQ Eubank Blvd. & Research Rd. SE



AVAILABLE
±12,000 SF



LEASE RATE
\$15.50/SF +
\$2.92/SF NNN

- Good open-office architecture
- 7 classroom, 24 offices and break room
- Near Eubank Blvd. entrance to Kirtland AFB/Sandia National Labs
- Ideal location for government contractors
- Building is sprinkled and has 3-phase power
- IDO Zoning: NR-BP

NAI SunVista

got space™

DJ Brigman, CCIM
DJ@sunvista.com
505 998 1562

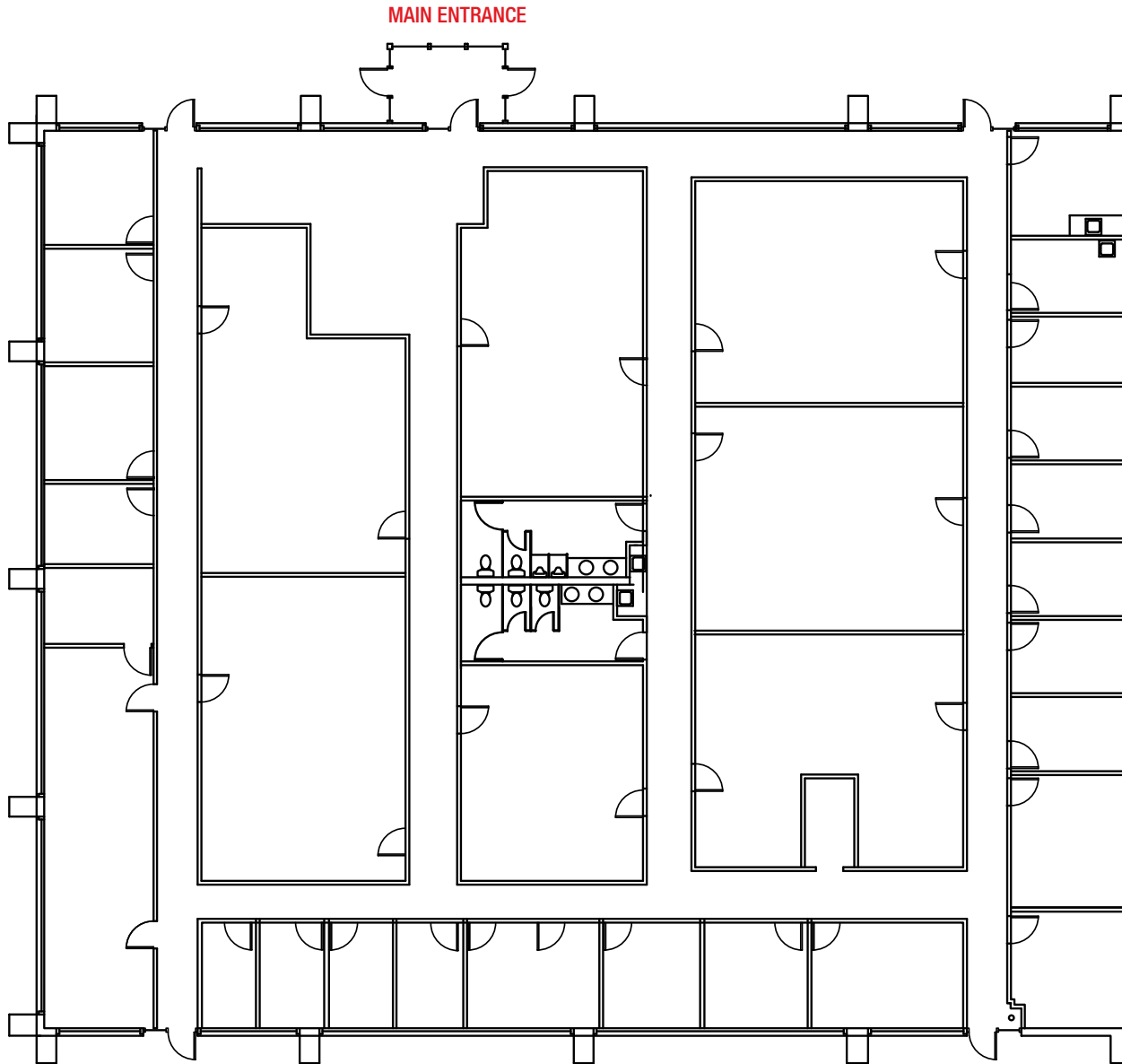
Dave Hill, CCIM, SIOR
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505 238 6413

Micah Gray
micah@sunvista.com
505 338 9878

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FLOOR PLAN

±12,000 SF



505 878 0001 | sunvista.com | 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



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Research Rd.



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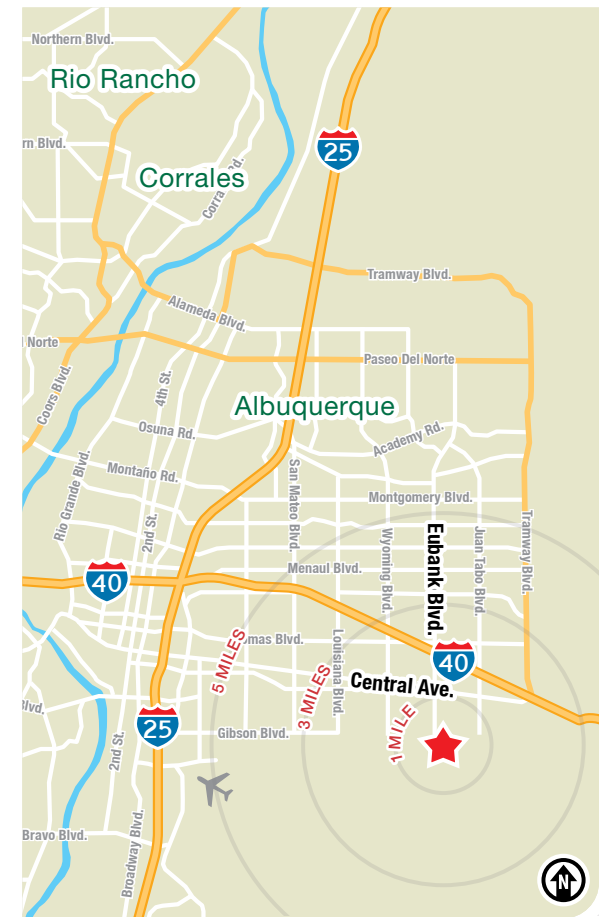
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,171	78,923	165,812
Average HH Income	\$122,254	\$77,843	\$83,821
Daytime Employment	4,802	30,403	72,111

2023 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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