

# North I-25 Office Space

PROMINENT FAR NORTHEAST HEIGHTS LOCATION

For Lease



5501 Wilshire Ave. NE | Albuquerque, NM 87113

*SWC Alameda Blvd. & Pan American Fwy. NE*

## AVAILABLE

- ±6,315 RSF -
- ±13,263 RSF

## LEASE RATE

- \$13.50/SF + \$5.25/SF NNN with 3% annual increases (Includes taxes, insurance, CAM & electric. Tenant pays janitorial within suite.)

- Highly-visible location with easy access from Alameda & Paseo Del Norte
- Beautiful contemporary build-out
- Direct entrance
- Building signage

- Free building exercise room
- Near restaurants and other amenities
- Plenty of parking
- IDO Zoning: NR-LM

**NA**SunVista

got space™

Shelly Branscom, CCIM  
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**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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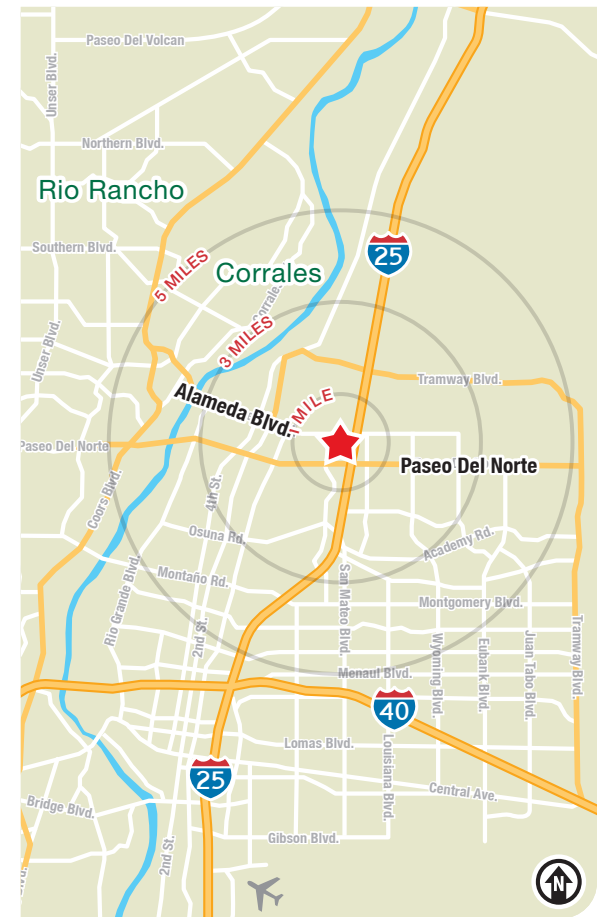
5501 Wilshire Ave. NE | Albuquerque, NM 87113



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,396	57,327	162,242
Average HH Income	\$121,969	\$118,316	\$111,642
Daytime Employment	15,332	58,785	117,049

2023 Forecasted by Esri



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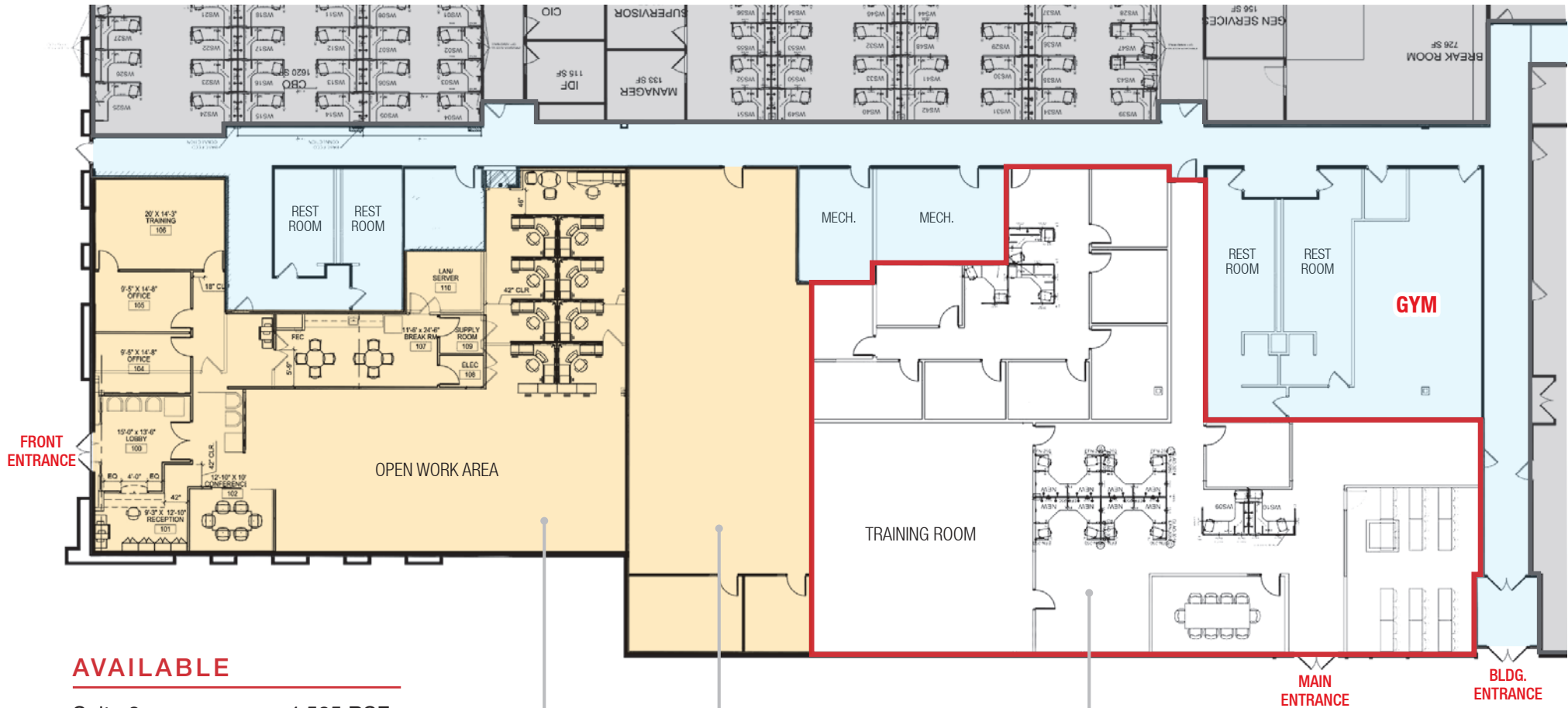
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### FLOOR PLAN

Available Common Area Leased



#### AVAILABLE

Suite 2:	±4,585 RSF
Suite 3:	±2,363 RSF
Suite 4:	±6,315 RSF
<b>Total:</b>	<b>±13,263 RSF</b>

Also Available  
Suite 2  
±4,585 RSF

Also Available  
Suite 3  
±2,363 RSF

**Suite 4  
±6,315 RSF**

(See Advisors for details.)



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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