

North I-25 Office/Flex 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 -
±28,642 RSF

LEASE RATE

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

- Highly-visible with easy access from Alameda Blvd. and Paseo del Norte
- Beautiful contemporary build-out
- Free-standing building with shared exercise room

NASunVista

got space™

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SITE

AVAILABLE

Suite 2: ±4,585 RSF

Suite 3: ±2,363 RSF

Suite 4: ±6,315 RSF

Total: ±13,263 RSF

Suite 5 Office: ±8,824 RSF

Suite 5 Whse: ±6,255 RSF

Total: ±15,079 RSF

Total Available: ±28,642 RSF

HIGHLIGHTS

- Highly-visible location with easy access from Alameda Blvd. and Paseo del Norte
- Beautiful contemporary build-out
- Free-standing building with shared exercise room
- Direct entrance
- Building signage
- Suite 5 has a shared dock
- Near restaurants and other amenities
- 4.1:1,000 parking ratio

IDO ZONING

- NR-LM 

NAI SunVista

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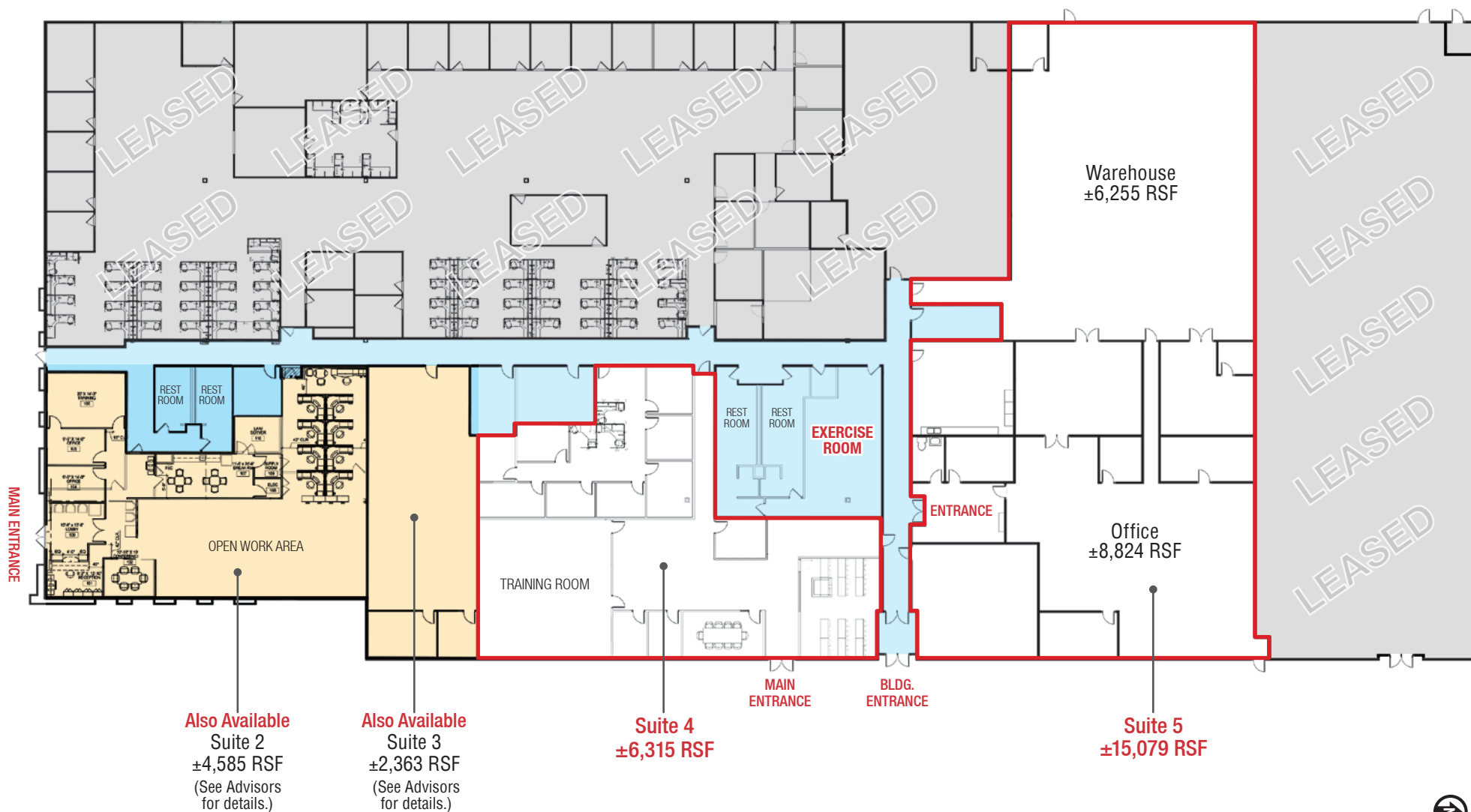
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FLOOR PLAN



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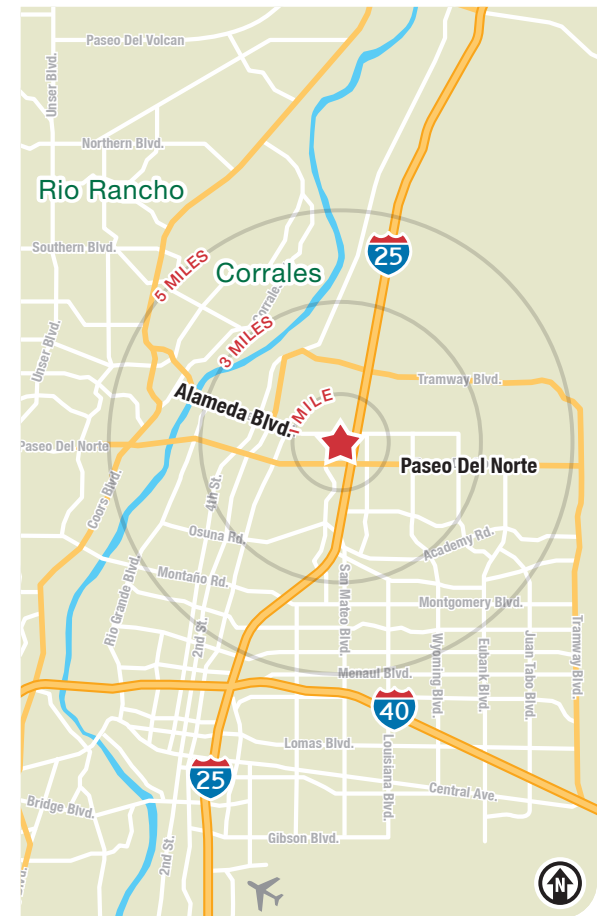
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,829	57,113	162,059
Average HH Income	\$120,064	\$115,218	\$111,258
Daytime Employment	14,769	58,165	114,027

2024 Forecasted by Esri



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