

# North I-25 Corridor Office Condo

GREAT LOCATION WITH EASY ACCESS TO I-25

For Lease



5501 Eagle Rock Ave. NE | Suite C3 | Albuquerque, NM 87113

*NWQ I-25 & Alameda Blvd. NE*



#### AVAILABLE

Suite C-3:  
±1,560 SF



#### LEASE RATE

\$23.50/SF Full Service + 50% of the  
Condo Assoc. Fee (\$187.20/Mo.)

- Close proximity to a plethora of North I-25 amenities
- Functional layout
- Beautiful contemporary finishes

**NA**SunVista

got space™

Shelly Branscom, CCIM  
shelly@sunvista.com  
505 414 2669



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### SITE

#### AVAILABLE

Suite C3: ±1,560 SF

#### HIGHLIGHTS

- Great North I-25 corridor location with easy access to I-25 and a plethora of amenities
- Functional layout with 4 large offices, conference room, break area, reception area and 2 ADA restrooms
- Beautiful contemporary finishes
- Building and monument signage available
- Thriving condominium association
- Meticulously maintained

**IDO ZONING** NR-LM





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**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Shelly Branscom, CCIM**

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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,535	53,416	152,631
Average HH Income	\$116,338	\$117,088	\$112,090
Daytime Employment	11,149	57,880	116,465

2024 Forecasted by Esri

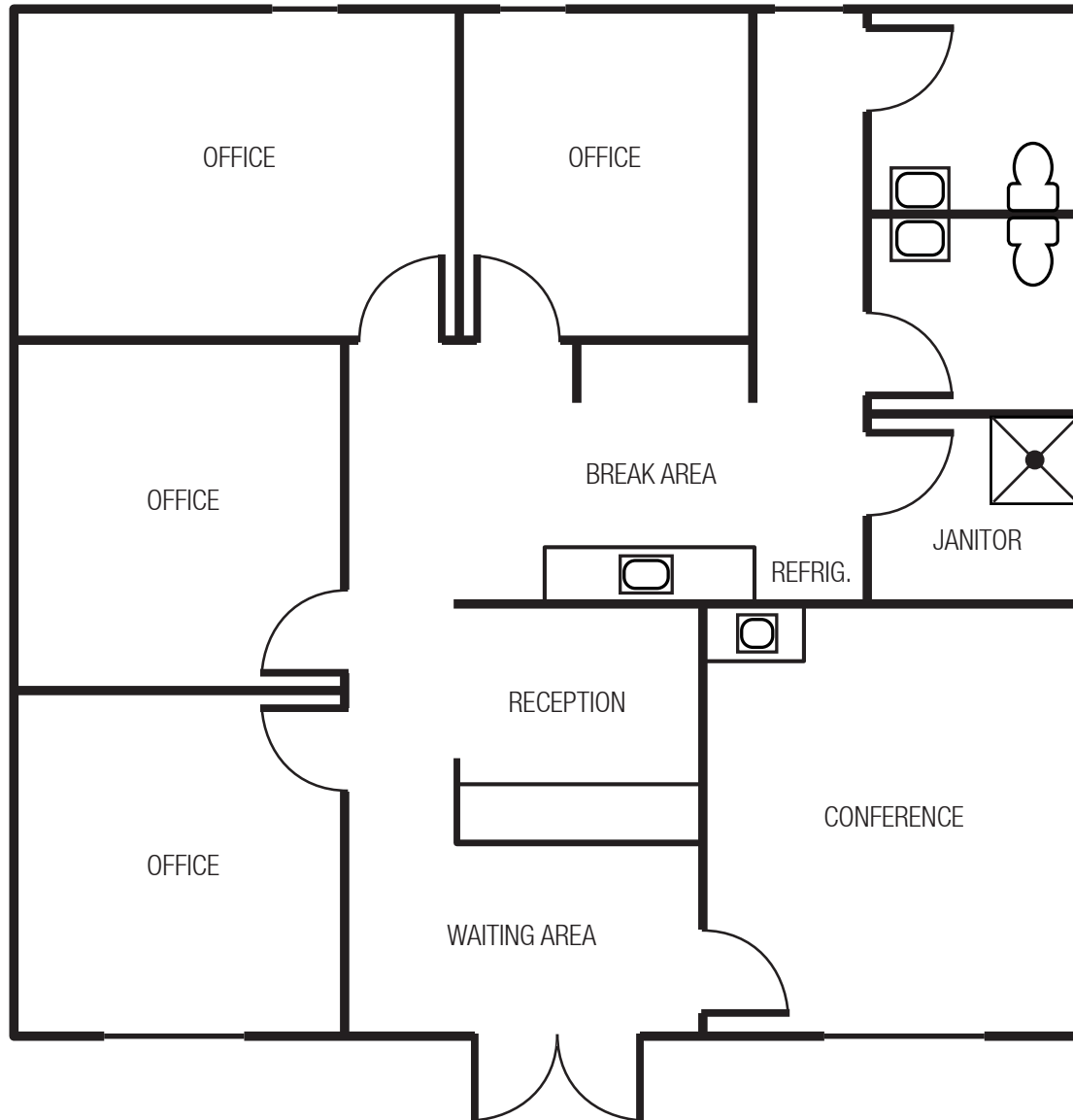




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### FLOOR PLAN

Suite C3: ±1,560 SF

*Floor plan not to scale.*