

# Office/Flex Space for Lease

4500 Alexander Boulevard NE, Albuquerque, NM



**PROPERTY TYPE:** Office/Warehouse

**DESCRIPTION:** Office/Flex

**BUILDING SIZE:** 100,346± sq. ft.

**AVAILABLE:** 25,657 - 75,428± sq. ft.

- 1<sup>st</sup> Floor** - 49,771± sq. ft.
  - Large open flex/lab area
- 2<sup>nd</sup> Floor** - 25,657± sq. ft.
  - Executive office suites
  - Large open work areas

**LEASE RATE:** **Office:** \$13.50/sq. ft. - NNN  
**Flex/Warehouse:** \$8.00/sq. ft. - NNN

**SUBMARKET:** North I-25

- FEATURES:**
- Located in the geographic and demographic center of the City
  - Two story atrium/lobby entrance
  - Ample parking - 6.7:1000
  - Good visibility
  - Functional floor plan
  - Convenient access to I-25 restaurants, retail, and services



## FOR MORE INFORMATION CONTACT:

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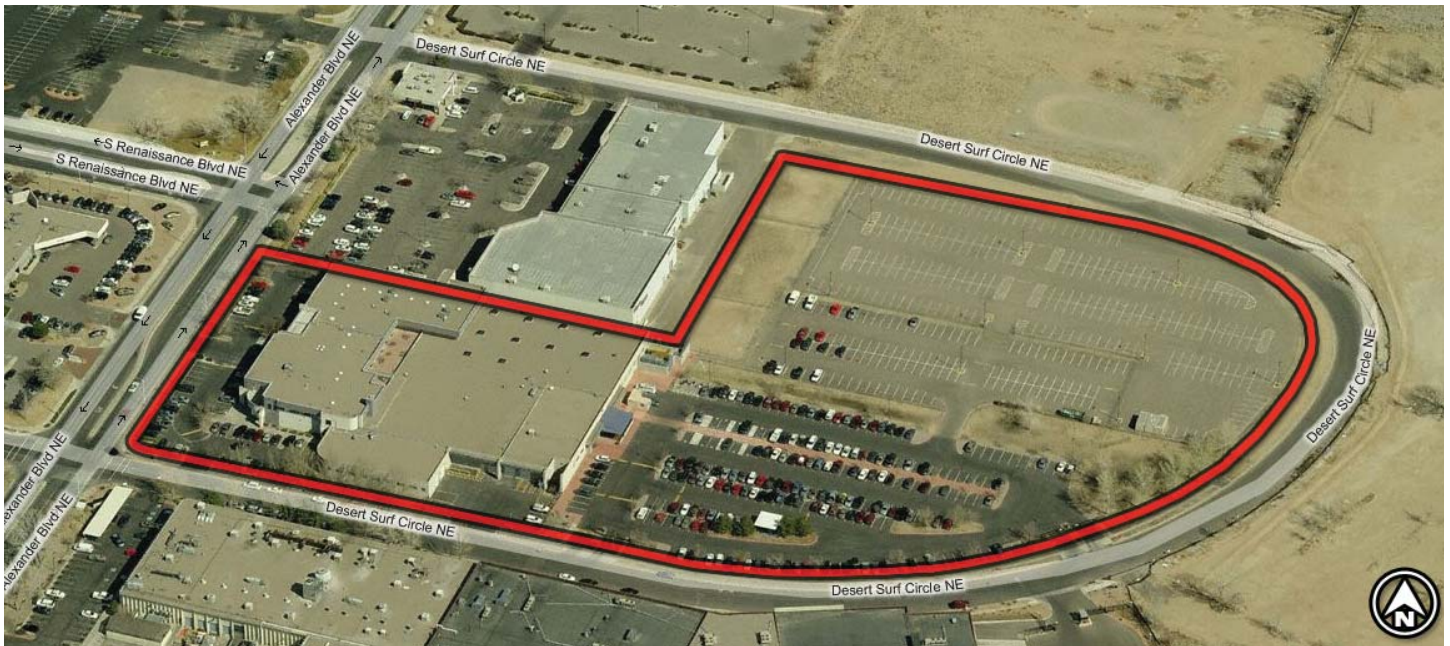
**Mark Friedman, CCIM** | [mark@reanm.com](mailto:mark@reanm.com) | (505) 217-9530

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# Warehouse/Flex Space for Lease

4500 Alexander Boulevard NE, Albuquerque, NM

## Aerial / Site Plan



## First Floor

**AVAILABLE:** 49,771 ± sq. ft.

**LEASE RATE:** \$8.00/sq. ft.

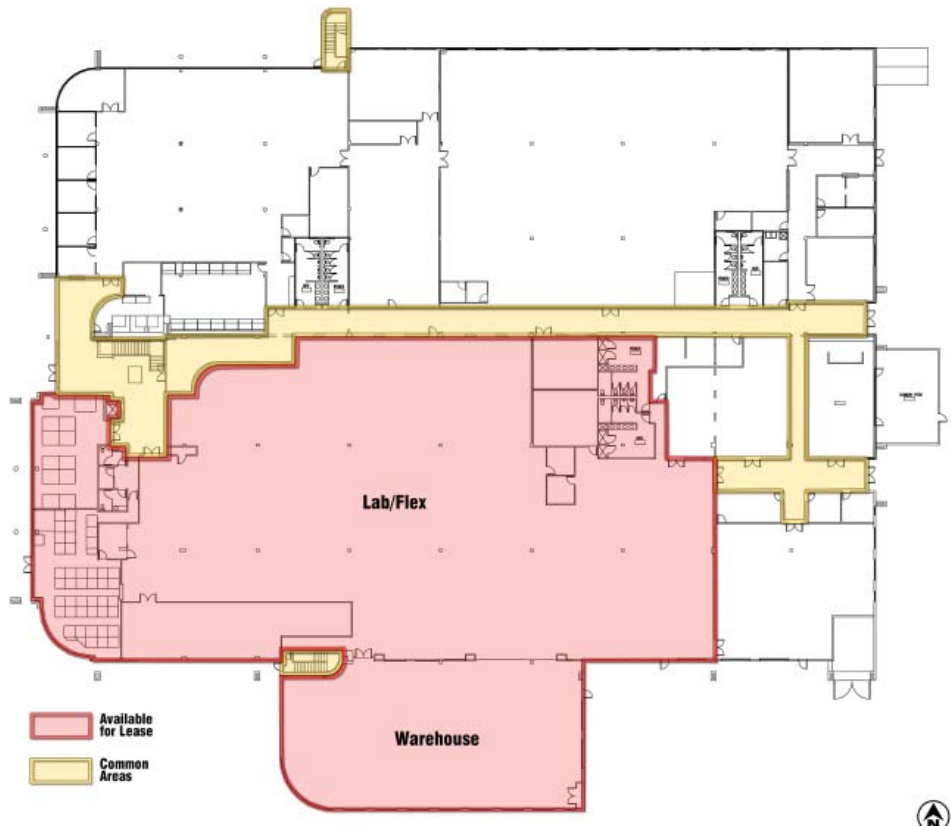
**LEASE TERM:** 5 - 10 years

**IMPROVEMENT ALLOWANCE:** Negotiable

**PARKING RATIO:** 6.7:1000

**DESCRIPTION:** Lab/Flex area is a fully heated/cooled space which features 14' ceiling heights. Space is ideal for open office areas and/or tech area.

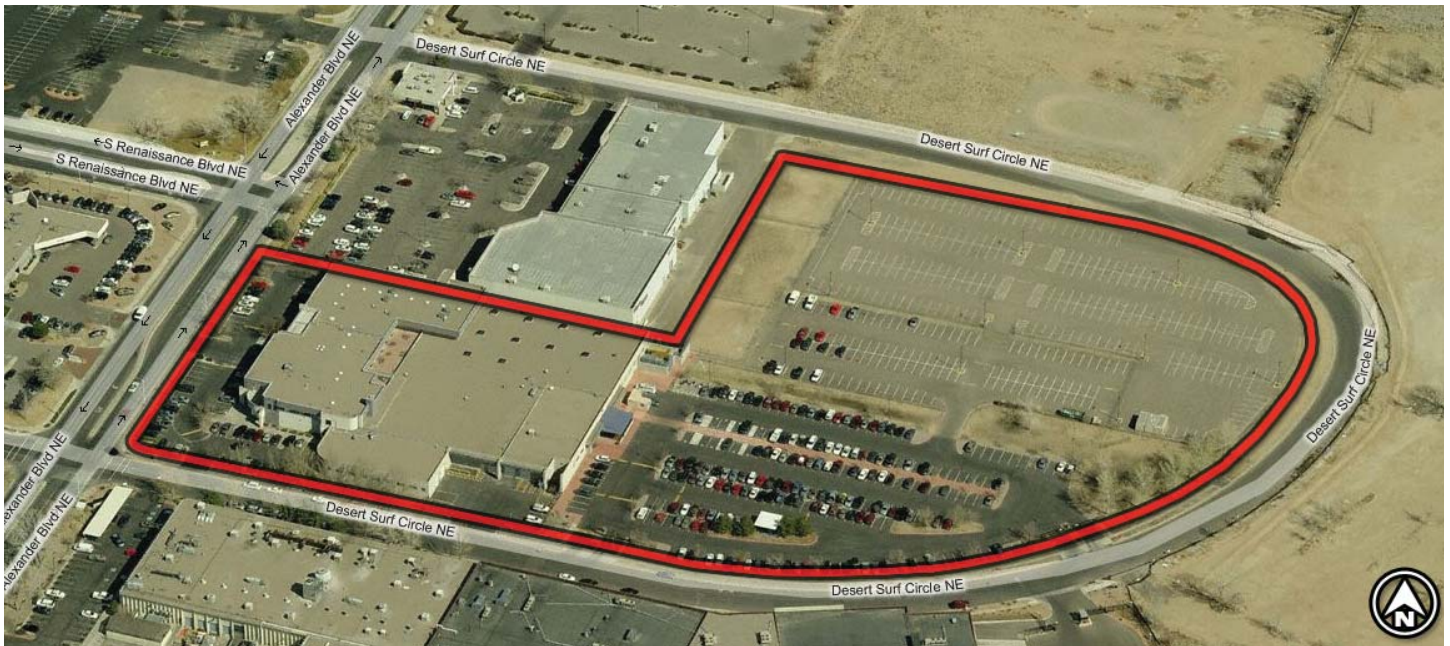
Warehouse area features 18' clear height and two (2) drive in doors. Space could be converted to additional office/lab space if needed.



# Office for Lease

4500 Alexander Boulevard NE, Albuquerque, NM

## Aerial / Site Plan



## Second Floor

**AVAILABLE:** 25,657 ± sq. ft.

**LEASE RATE:** \$13.50/sq. ft.

**LEASE TERM:** 5 - 10 years

**IMPROVEMENT ALLOWANCE:** Negotiable

**PARKING RATIO:** 6.7:1000

**DESCRIPTION:** Functional office space which features executive office space, training areas, open landscaping, data center, and large terraces/balcony areas.

Ideal for corporate office, back room operations and/or educational/training center.

