

# For Lease

## Lab/Office Space Available

IN THE SHADOW OF KIRTLAND AFB AND SANDA LABS

237 Eubank Blvd. NE | Albuquerque, NM 87123

*SWQ Eubank Blvd. & Chico Rd. NE*



### AVAILABLE

- B-1: ±777 SF \$12.00/SF (\$777 Mo.) Full Service

### IDO ZONING

- MX-L, Low Intensity

### PROPERTY HIGHLIGHTS

- Conveniently located 1/3 mi. south of I-40, 1/4 mi. north of Central and 1.5 mi. north of Kirtland AFB
- Parking ratio: 8.2:1,000
- Beautifully-finished exterior awaits your custom finishes to the interior
- 33,300 CPD on Eubank Blvd.
- Generously-sized monument signage for maximum visibility (26' tall x 12' wide)
- 3-phase power

# got space

 Visit Our YouTube Channel to See this Property Video 

## NAI SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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



FOR MORE INFORMATION:

**Todd Strickland**  
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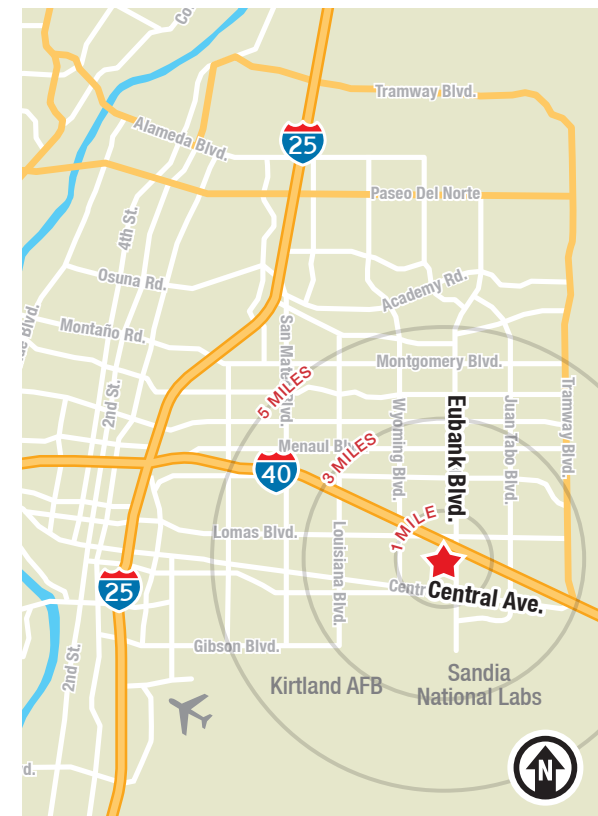
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### LOCATION

2021 Demographics	1 mile	3 mile	5 mile
 Total Population	14,442	124,290	233,538
 Average HH Income	\$63,972	\$63,968	\$71,744
 Daytime Employment	7,293	52,364	104,440

2021 Forecasted by Esri



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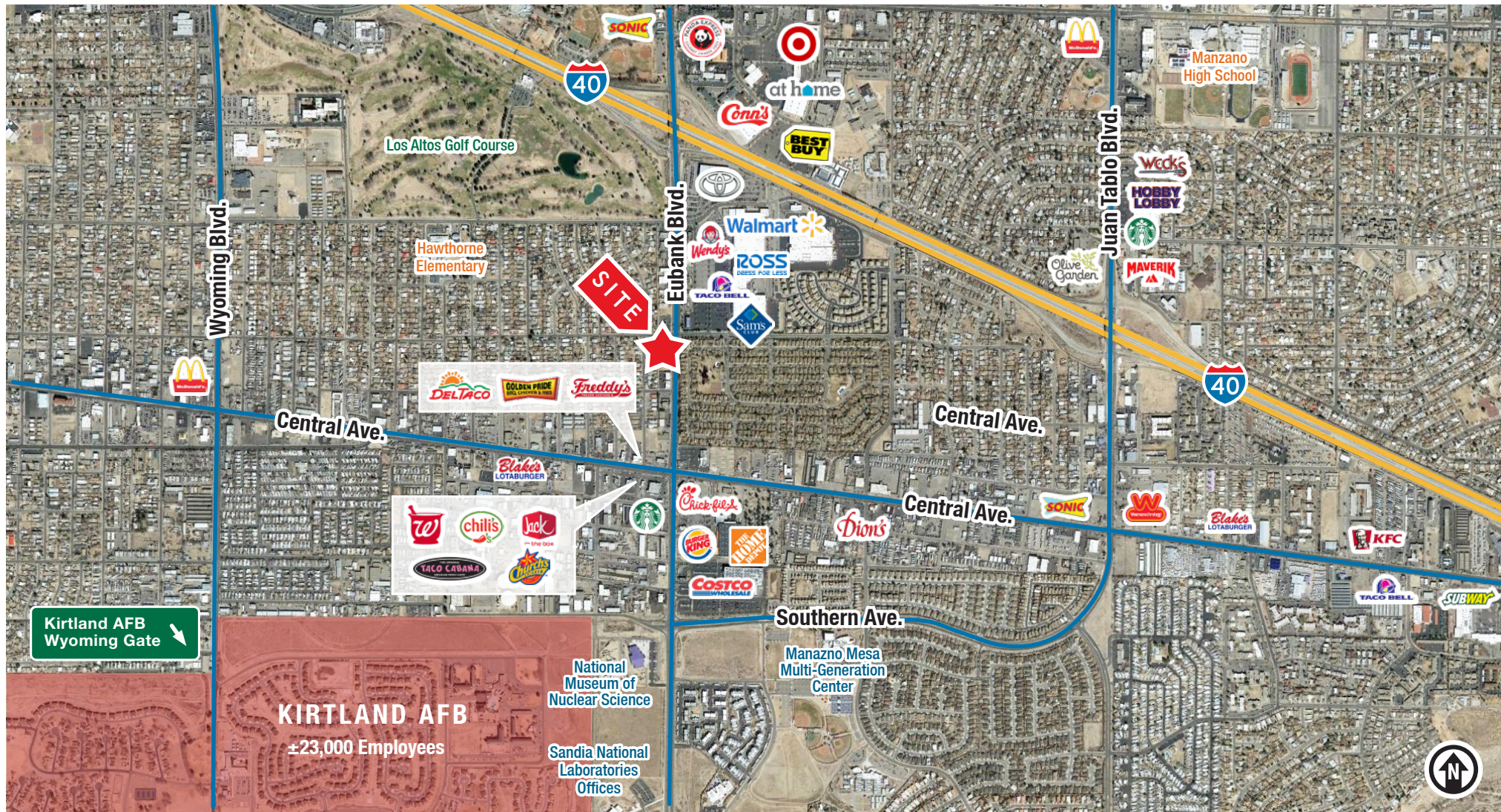
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PHOTOS



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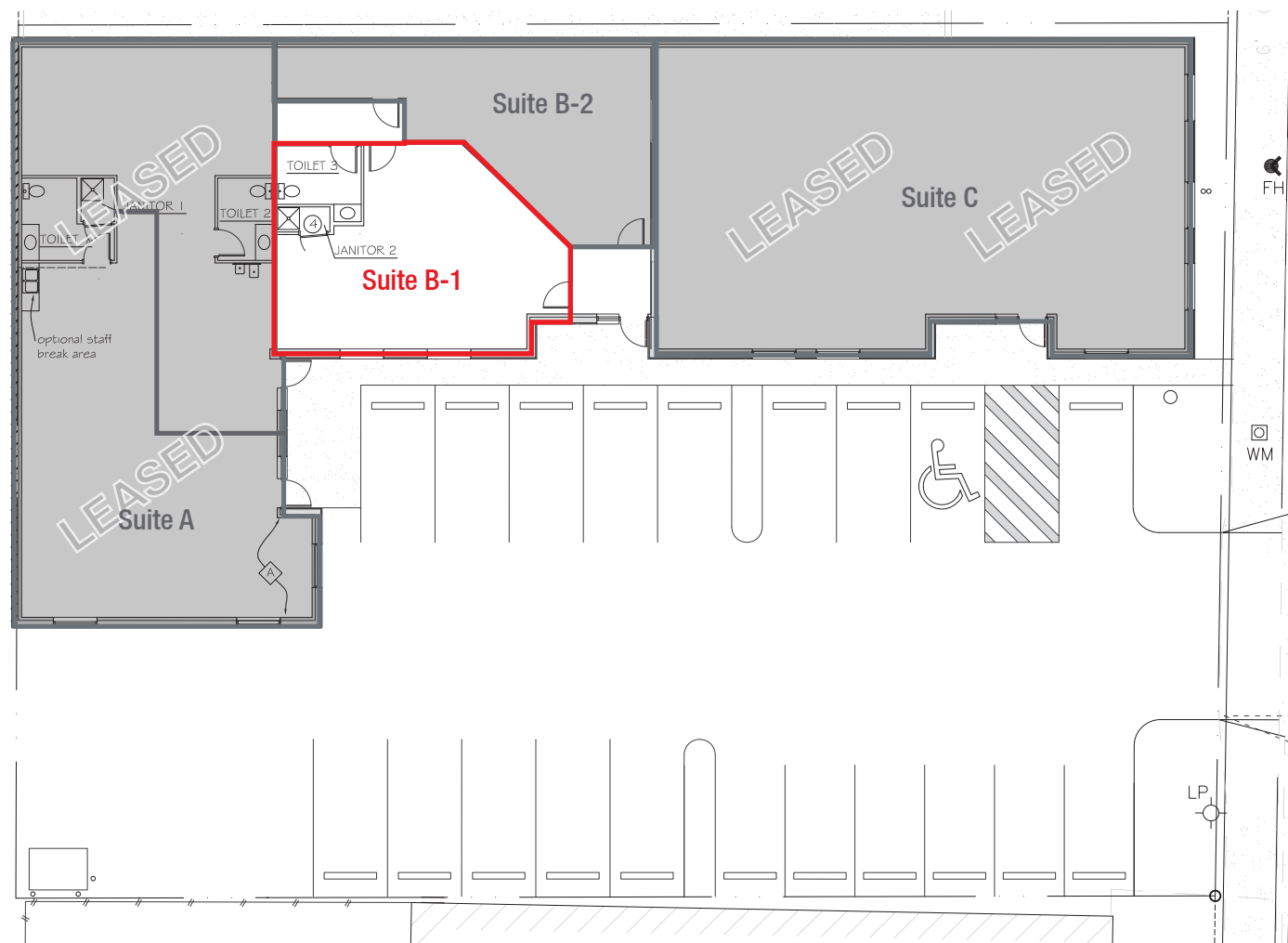
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FLOOR PLAN



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