

For Sublease

North I-25 Office Space

5501 Wilshire Ave. NE | Albuquerque, NM 87113



PROMINENT FAR NORTHEAST HEIGHTS LOCATION

NWC Wilshire Ave. & Pan American Fwy. NE

LEASE RATE

- \$11.92/SF + \$4.50/SF NNN and 3% annual increases (Includes taxes, insurance, CAM & electric. Tenant pays janitorial within suite.)

AVAILABLE

- Suite 2: ±4,585 RSF
- Suite 3: ±2,363 RSF
- Total: ±6,948 RSF

PROPERTY HIGHLIGHTS

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

- Modular furniture available
- Building signage
- Free building exercise room
- Near restaurants and other amenities
- Plenty of parking

NAISunVista

got space

Shelly Branscom, CCIM
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505 414 2669

Martha Carpenter
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505 228 0154

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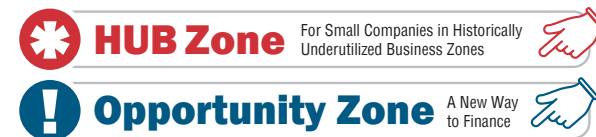
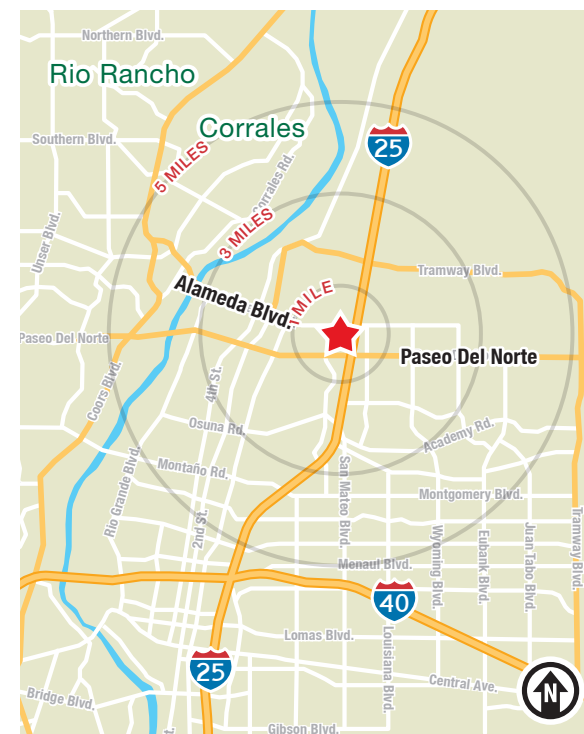
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,073	57,109	163,289
Average HH Income	\$95,681	\$99,822	\$92,692
Daytime Employment	14,848	58,128	116,110

2021 Forecasted by Esri



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PHOTOS



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SUITE 2



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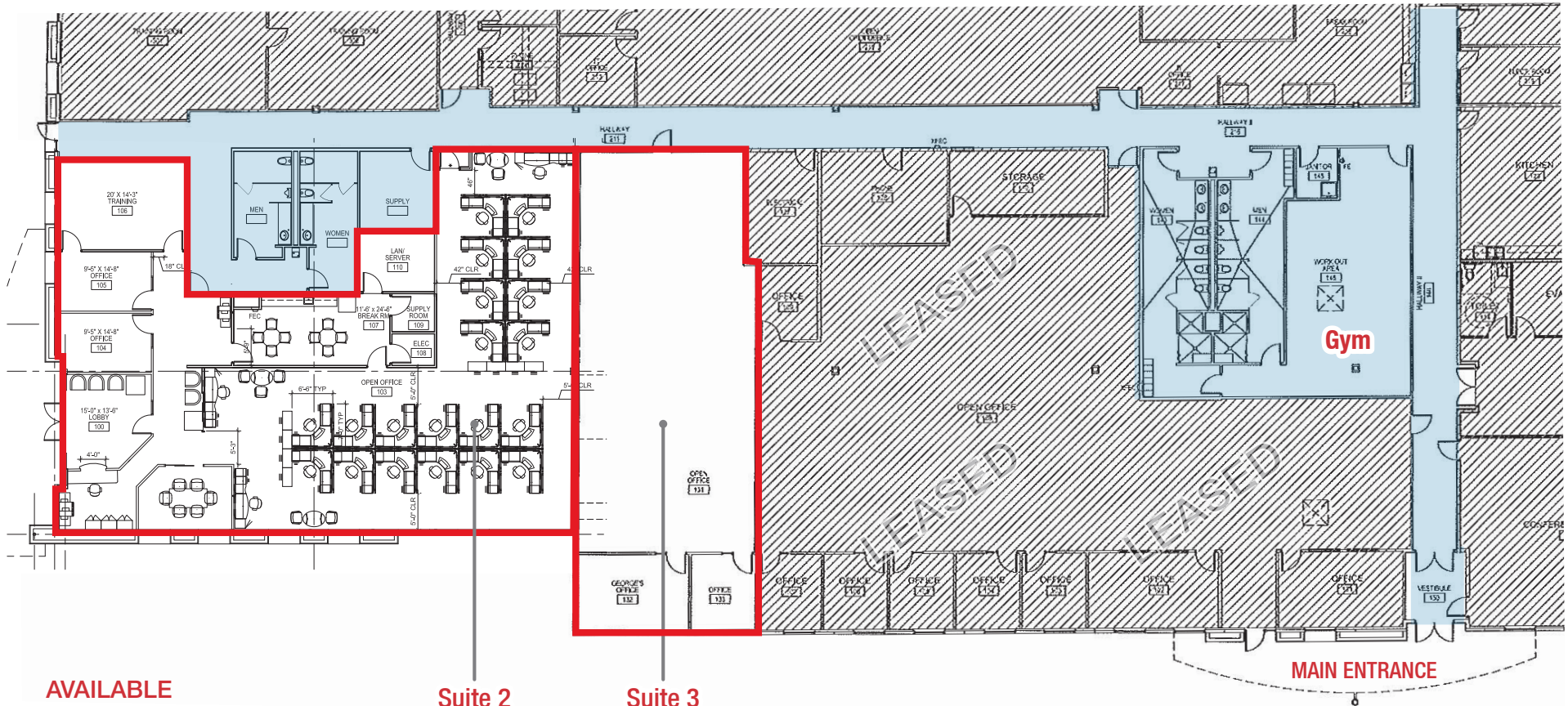
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FLOOR PLAN



Available Common Area Leased

