

For Lease

Office/Warehouse Space Available

CONVENIENTLY LOCATED NEAR I-25 NORTH

3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

SWC Osuna Rd. & Academy Parkway NE



AVAILABLE

- Suite 714: $\pm 6,000$ SF
- \$10.95/SF Modified Gross
- 3-Year Lease

IDO ZONING

- NR-BP, Business Park

PROPERTY HIGHLIGHTS

- 0.8 Miles west of I-25
- Space available with flexible floor plans
- Local ownership and on-site property management/maintenance
- "Dusk to dawn" security patrol
- VERY convenient to local restaurants & amenities

NASunVista

got space

Todd Strickland
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Rob Bridges
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505 977 5094

Dave Hill, CCIM, SIOR
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505 238 6413

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SITE PLAN



AVAILABLE

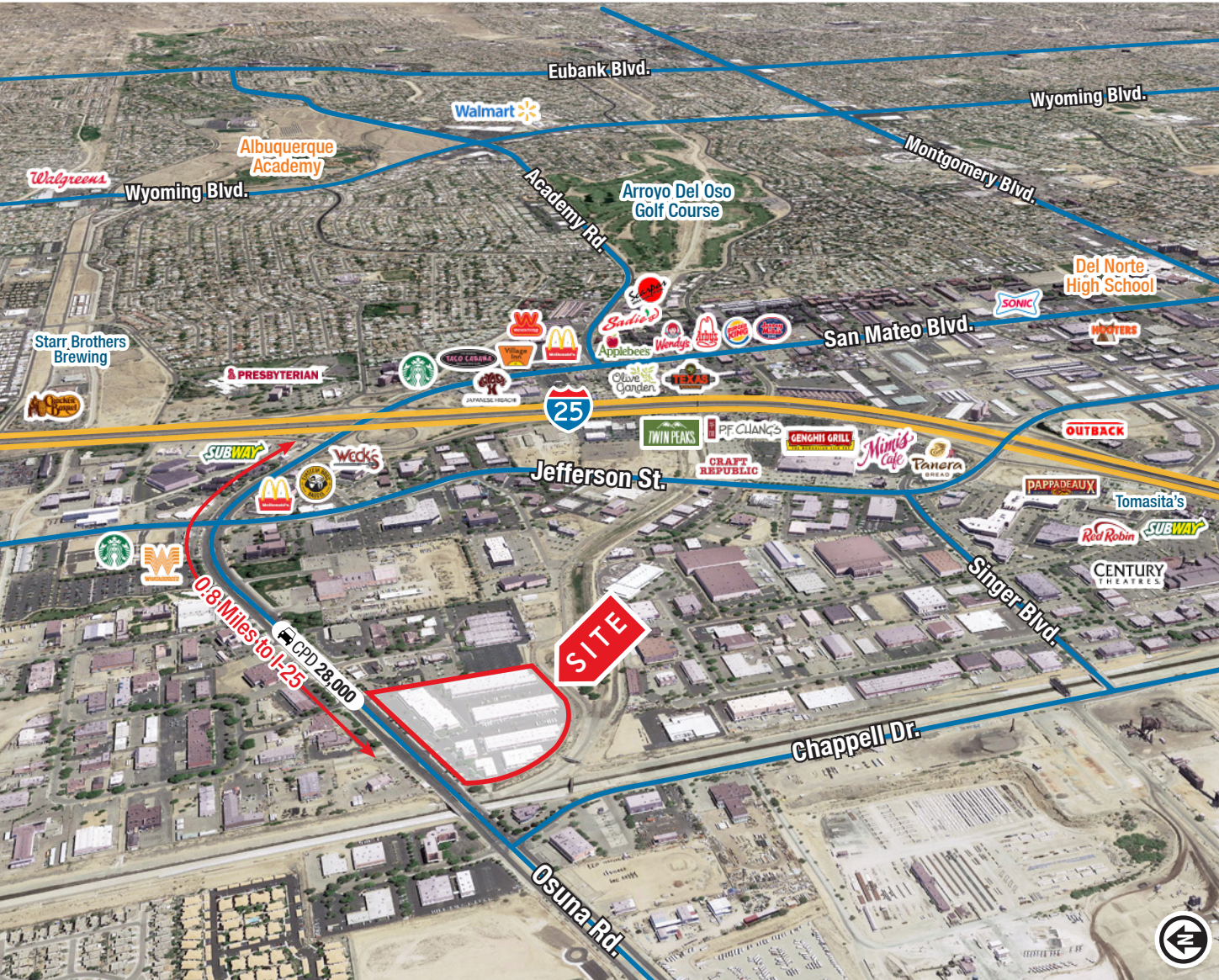
Suite 714: ±6,000 SF

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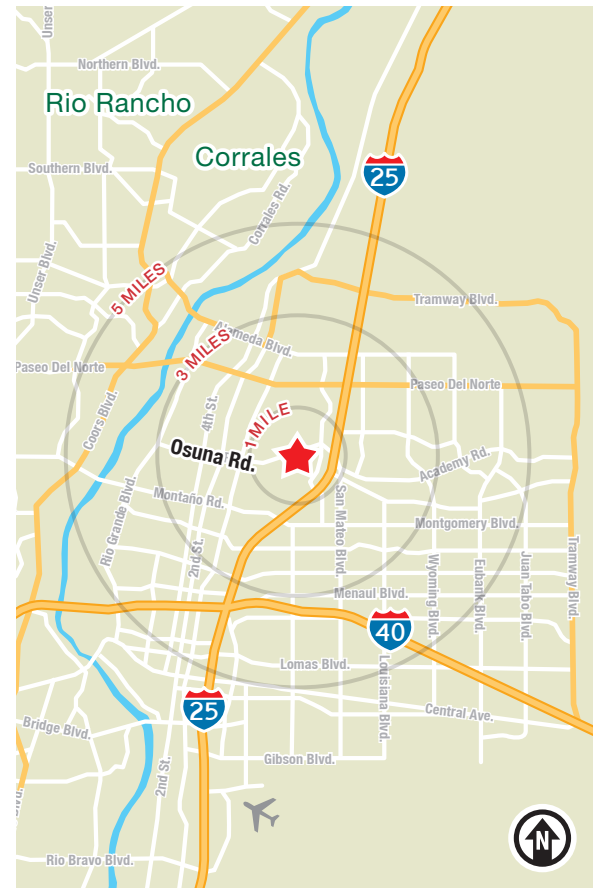
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,606	104,447	229,543
Average HH Income	\$85,878	\$99,157	\$86,929
Daytime Employment	5,744	26,771	107,023

2021 Forecasted by Esri



NAI SunVista

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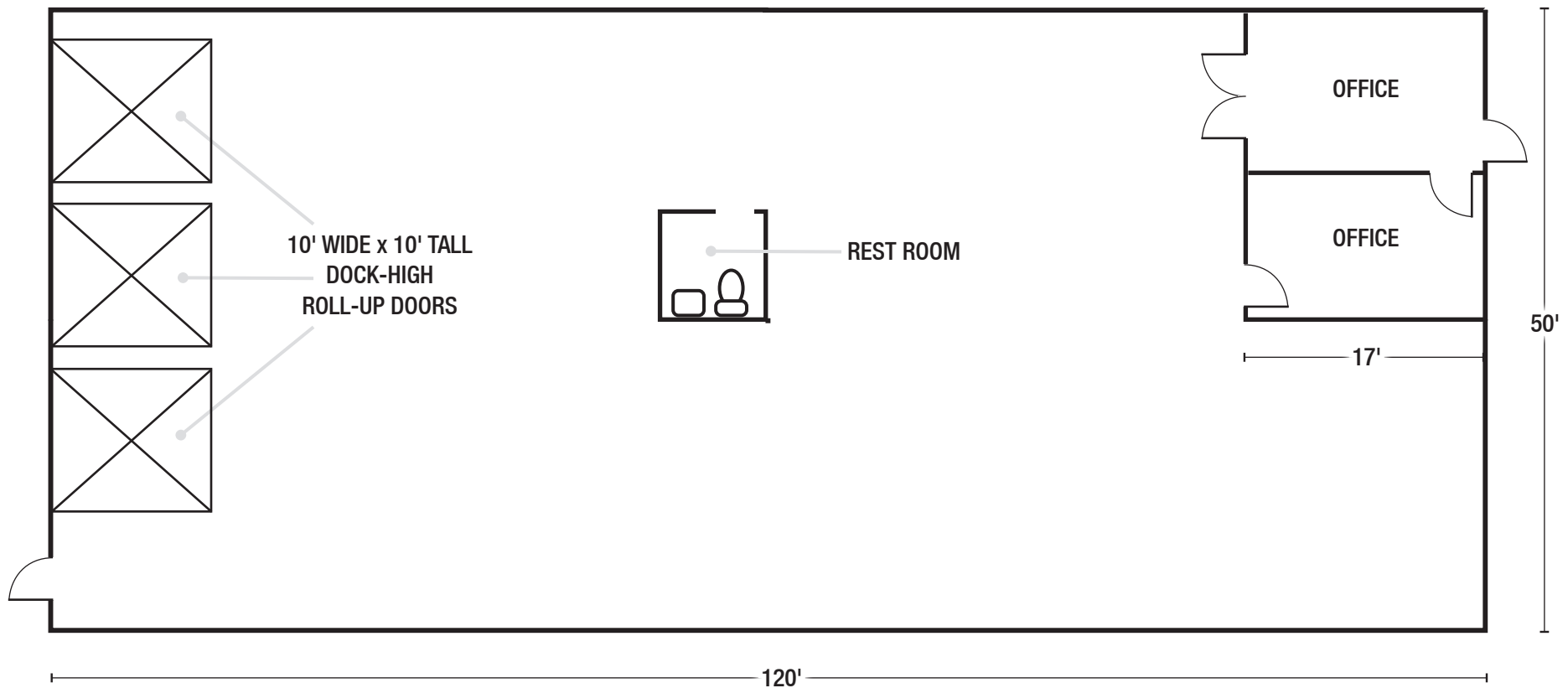
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FLOOR PLAN

OFFICE/WAREHOUSE

Suite 714: ±6,000 SF

\$10.95/SF Modified Gross



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PHOTOS



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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