

For Lease

North I-25 Office Space

GREAT VISIBILITY ON HIGH-TRAFFIC OSUNA RD.

3819 Osuna Rd. NE | Albuquerque, NM 87109

NWQ Osuna Rd. & Jefferson St. NE



Lease Rate

- \$13.50/SF MG
Tenant pays gas, electric and janitorial

Available

- Space: ±6,508 SF

IDO Zoning NR-LM

Property Highlights

- 12 private offices with 9 windowed offices
- 10 workstations available in open area space
- Conference room and break room
- Easy access to I-25
- Parking ratio 5:1000
- Building and monument signage available
- Furniture can be included in the lease



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



This property is located in an Opportunity Zone A new way to finance in under-served areas.



Visit Our YouTube Channel to See this Property Video



NAI SunVista

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For more information:

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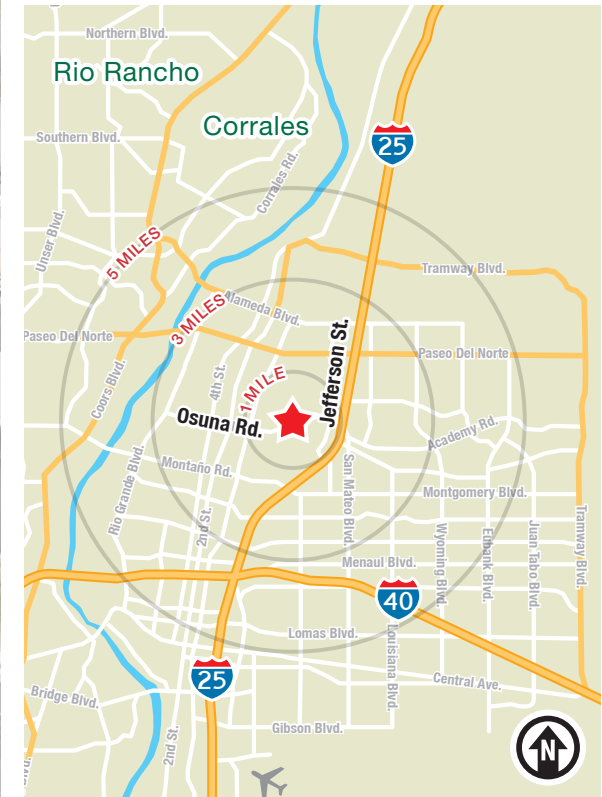
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,574	80,178	222,613
Average HH Income	\$95,911	\$68,570	\$79,829
Daytime Employment	18,756	87,741	179,341

2020 Forecasted by Esri



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PHOTOS



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FLOOR PLAN

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