

**FOR LEASE**

5501 Wilshire Ave. NE | Albuquerque, NM 87113

*NWC Wilshire Ave. & Pan American Fwy. NE*

# North I-25 Office Space

PROMINENT FAR NORTHEAST  
HEIGHTS LOCATION



## LEASE RATE

- \$12.25/SF + NNN  
NNN = \$4.50/SF includes taxes, insurance, CAM & electric.  
Tenant pays janitorial within suite.

## AVAILABLE

- Suite 3: ±2,363 RSF

## PROPERTY HIGHLIGHTS

- Highly-visible, North I-25 location with easy access from Alameda Blvd. & 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

got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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



FOR MORE INFORMATION:

**Shelly Branscom, CCIM**  
[shelly@sunvista.com](mailto:shelly@sunvista.com)  
505 414 2669

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154

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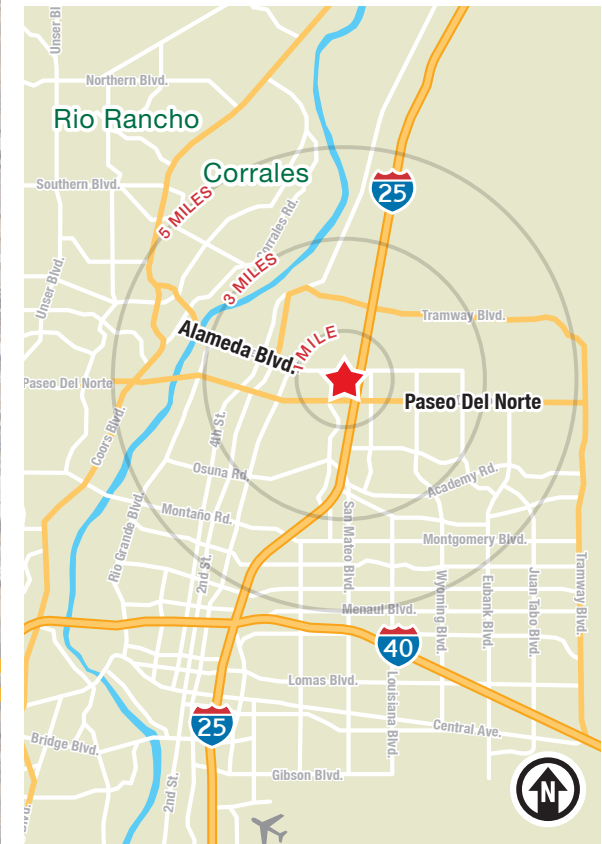
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	5,975	57,647	164,677
Average HH Income	\$84,299	\$93,987	\$86,426
Daytime Employment	14,382	55,181	111,798

*2020 Forecasted by Esri*



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Available Common Area Leased



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