

# For Lease

## Convenient & Affordable Office Suites

ON I-25 IN THE SHADOW OF PRESBYTERIAN DOWNTOWN

200 Oak St. NE | Albuquerque, NM 87106

NEC Pan American Fwy. & Copper Ave. NE



### AVAILABLE

\$14.00/SF Full Service (Excluding Janitorial)

- Suite 1: ±2,009 SF (\$2,343.83/Mo.)
- Suite 2: ±1,422 SF (LEASED)
- Suite 3: ±1,266 SF (LEASED)
- Suite 4: ±1,791 SF (LEASED)
- Suite 5: ±2,002 SF (\$2,335.67/Mo.)
- Suite 6: ±1,054 SF (\$1,229.67/Mo.)
- Suite 7: ±1,133 SF (\$1,321.83/Mo.)

\$10.00/SF Full Service (Excluding Janitorial)

- Suite B-1: ±1,488 SF (\$1,240/Mo.)
- Suite B-2: ±1,594 SF (LEASED)

IDO ZONING **MX-M**

### PROPERTY HIGHLIGHTS

- Customizable suites with sizes ranging ±1,054 to ±2,187 SF
- High-profile location with easy access to Presbyterian, UNM and Lovelace hospitals
- 1 mile from the "Big I" interchange with a short commute to all metro areas

**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.

EASY ACCESS TO: **PRESBYTERIAN** **Lovelace** **NM HOSPITAL**

# NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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



FOR MORE INFORMATION:

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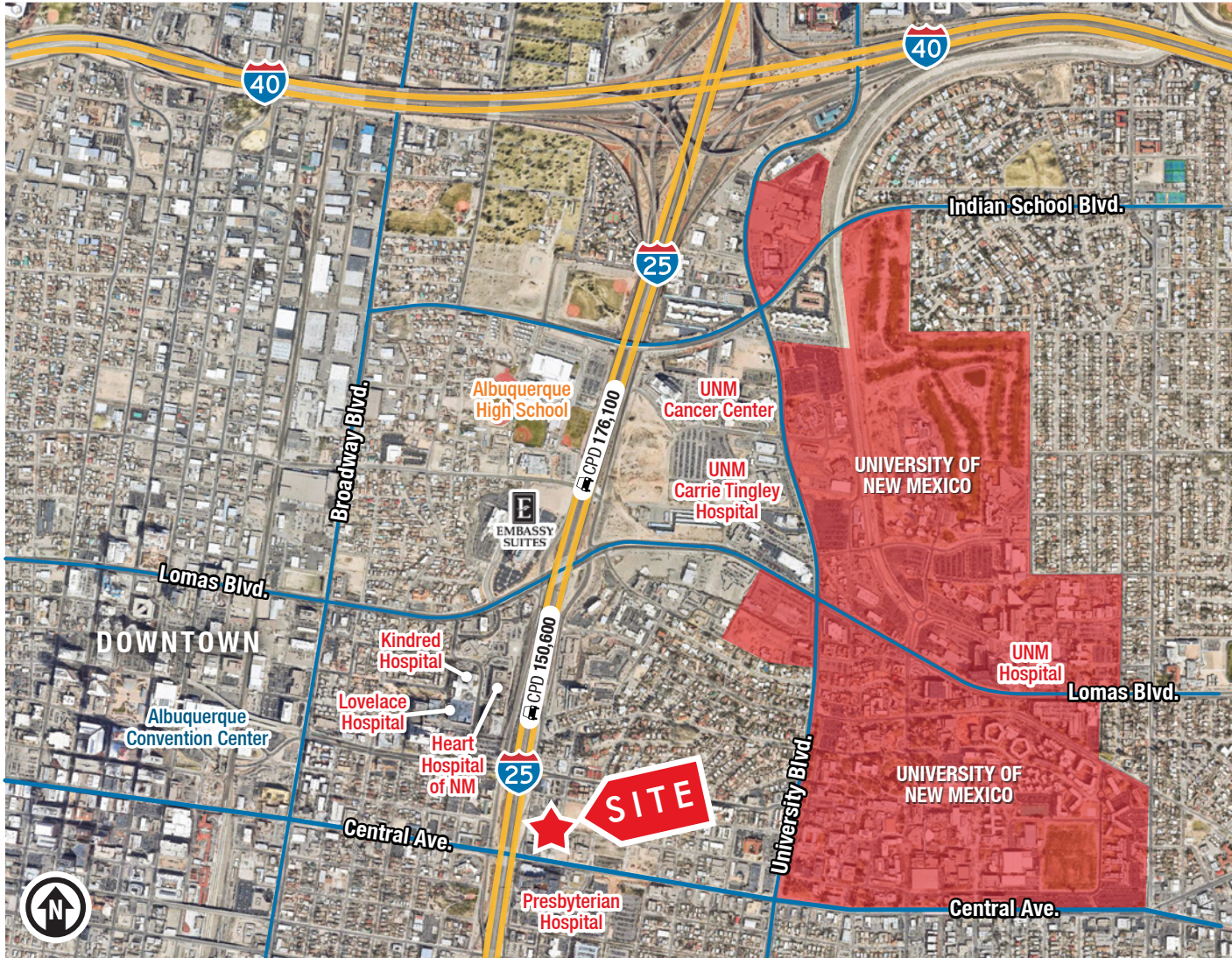


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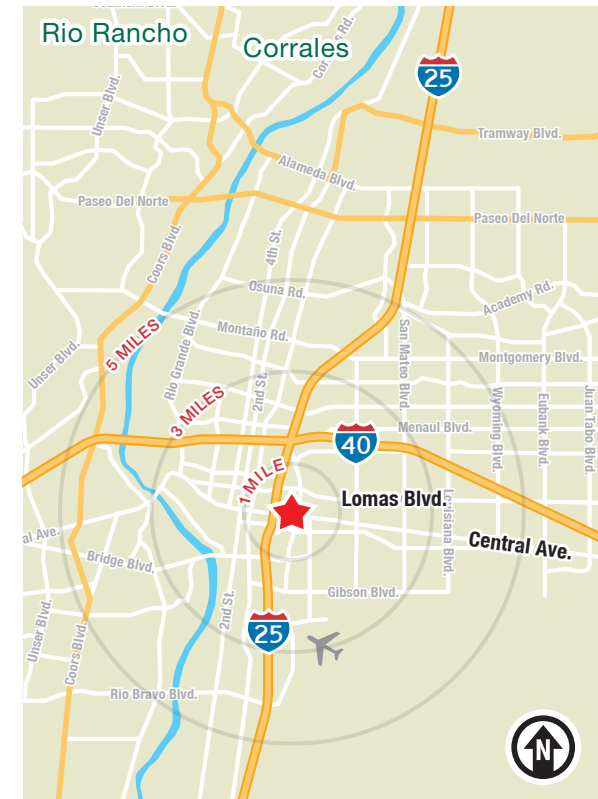
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population 	12,054	92,305	241,149
Average HH Income 	\$46,886	\$60,932	\$57,935
Daytime Employment 	41,553	114,007	194,821
2020 Forecasted by Esri			



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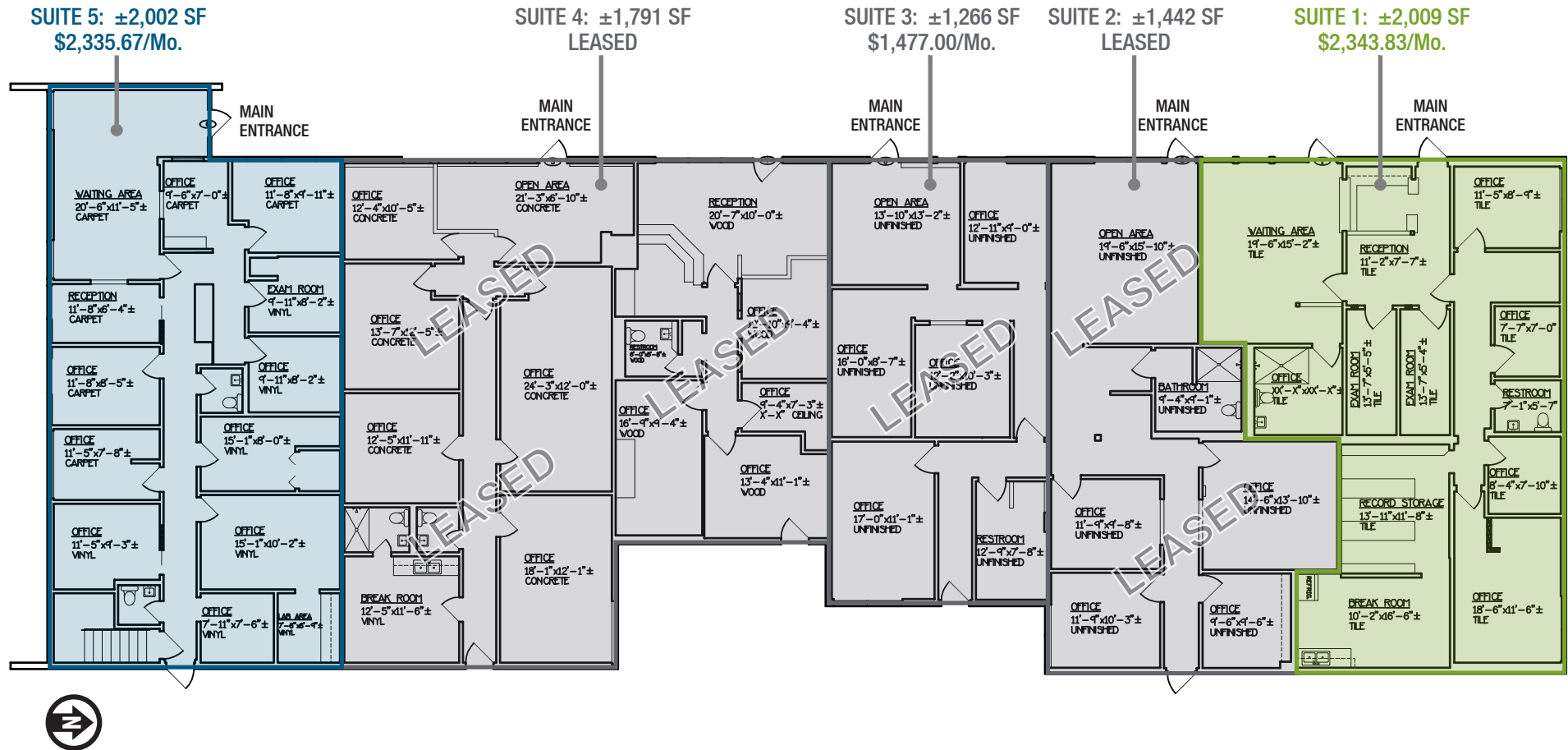
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FLOOR PLAN

Oak St.



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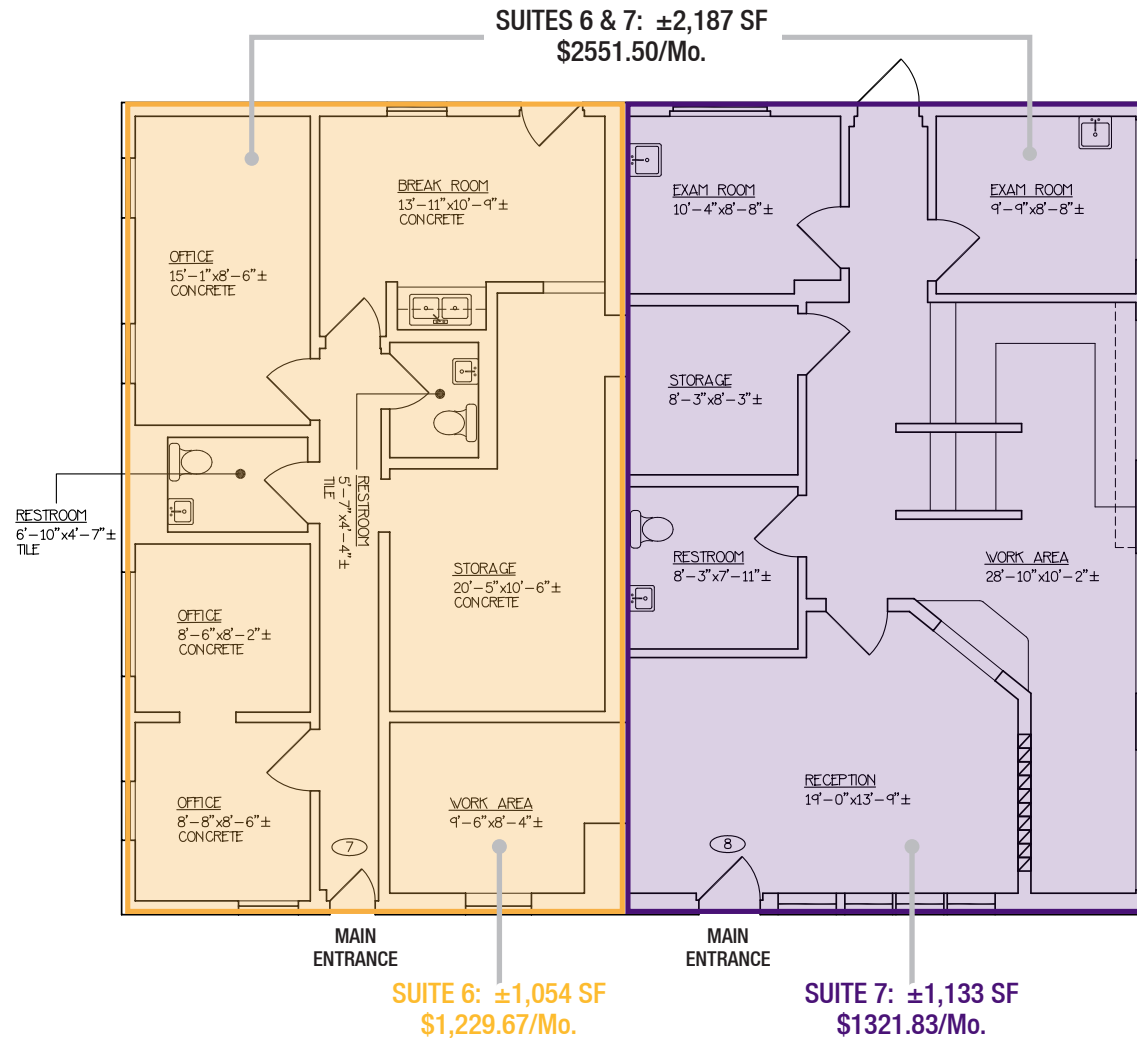
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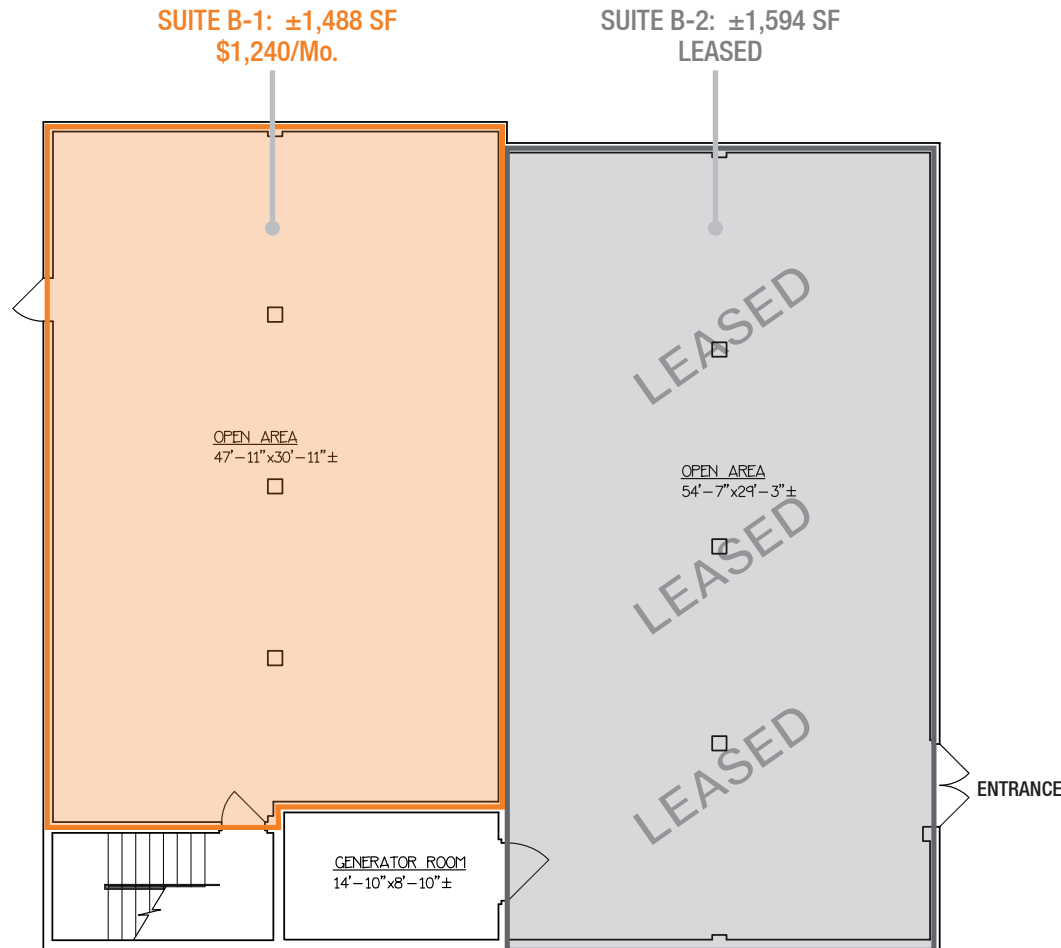
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## BASEMENT LEVEL

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