

# 1,177 SF CAFÉ/KITCHEN SPACE AVAILABLE FOR SUBLEASE IN CLASS A OPTUM BUILDING

*5150 Journal Center Blvd NE ALBUQUERQUE, NM 87109*





- 1,177+/- RSF Inclusive of Full Kitchen, Office, Pick-Up/Order Window and Dining Area to Exclusively Serve Building Patients, Employees & Visitors
- Located on Ground Floor of Optum's Multi-Specialty Medical Facility in Premier Journal Center Location
- Existing Commercial Kitchen Equipment in Place & Available for Use
- Adjacent Open Seating "Cafeteria" Dining Area Not Included in Leasable Area
- Secured Building Access with Potentially Flexible Hours for Food Prep
- Great Exposure Opportunity for a Local Food & Beverage Vendor
- Centrally Located Near Paseo Del Norte / Interstate 25 Interchange
- Ideal for Smoothie, Sandwich Shops & Other Health-Conscious Food & Beverage Options
- Additional 861 RSF Former Optical Space Also Available for Complementary Café-Oriented Vendor or Additional Ordering/Serving Area
- Sublease Rate Negotiable Inquire with Agent

**Contact:**  
Mark or Mariah Edwards

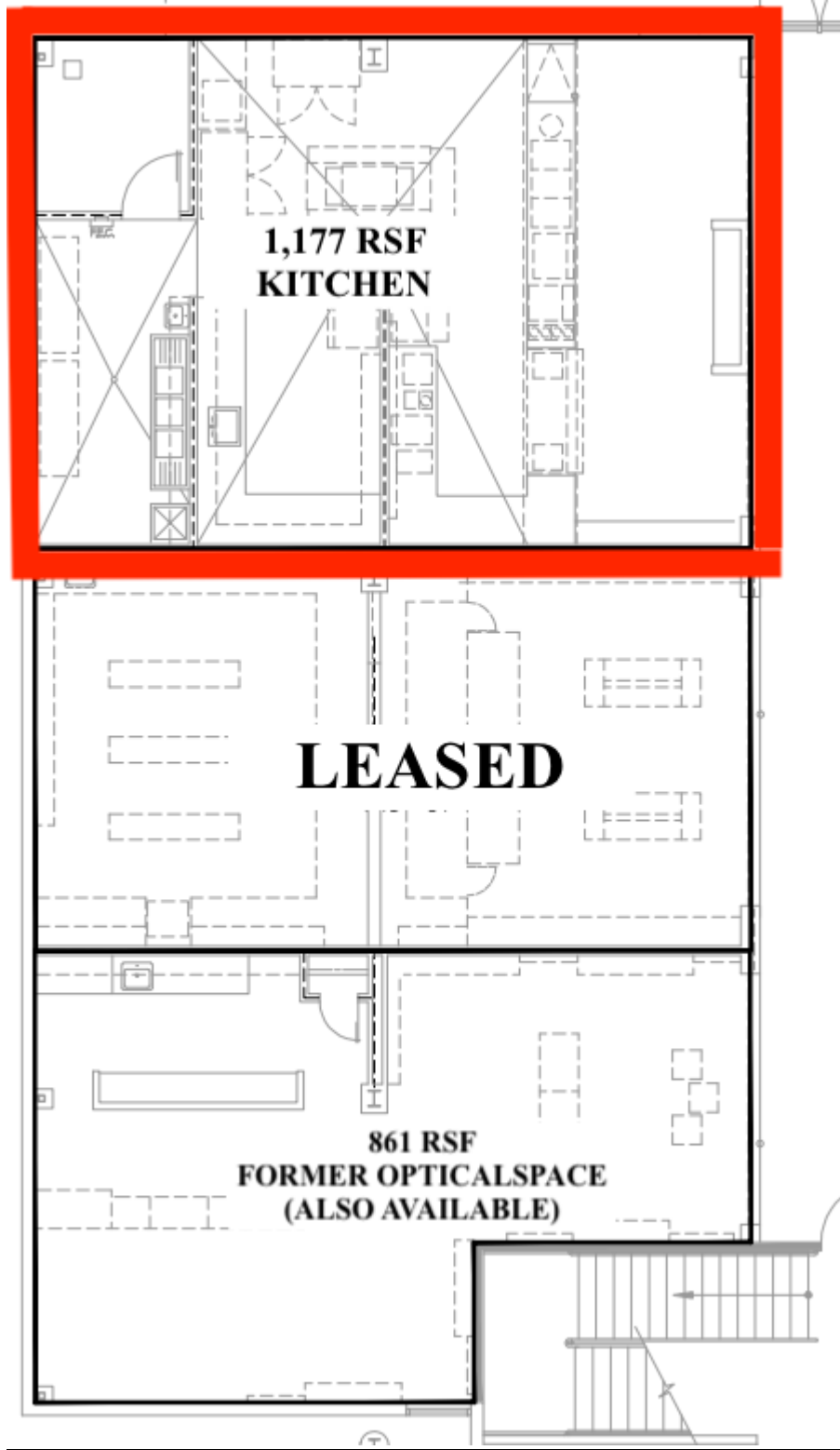


**Leasing ♦ Brokerage ♦ Development**

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
Albuquerque, NM 87120  
505-998-7298 Cell 505-350-8211 505-228-2258 Fax 505-998-7299  
[Mark.Edwards@EdwardsCommercialRealty.com](mailto:Mark.Edwards@EdwardsCommercialRealty.com)  
[Mariah@EdwardsCommercialRealty.com](mailto:Mariah@EdwardsCommercialRealty.com)

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

**FLOORPLAN**





FOOD WINDOW/KITCHEN ENTRANCE



KITCHEN



KITCHEN



KITCHEN



OFFICE

