

±18,083 RSF
LAB/OFFICE SPACE FOR LEASE



2425 RIDGECREST DR SE
ALBUQUERQUE, NM 87108

CBRE

**LOVELACE
BIOMEDICAL BUILDING**

FOR LEASE: LAB + OFFICE

The Right Combination

The third floor of the Lovelace Biomedical building is a mixture of traditional lab and office space with a variety of amenities inside a secure building. With close proximity to Kirtland Airforce Base, Sandia National Labs, Gateway Center, and Veterans Affairs, the building has ample parking, on-site security, and key-card access.

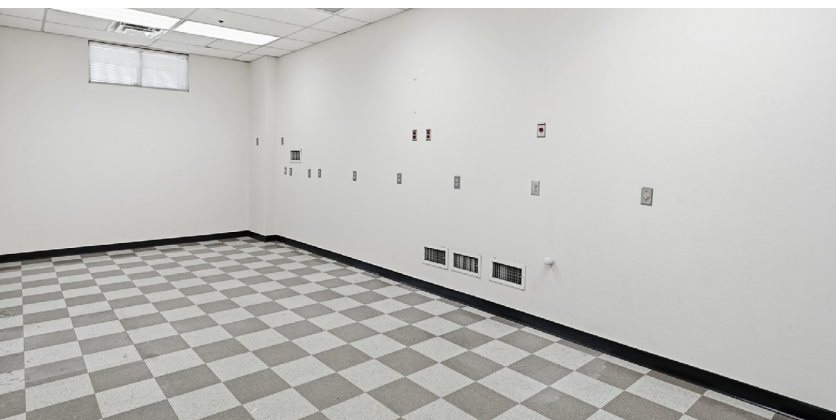
The space comes equipped with:

- 1 Walk-In Cooler
- 1 GETINCE Lander/LSS, Model LSS275
- Vacuum Steam Sterilizer
- 3 Phase Power with three feeds: 277/480 volt 300 amps, 277/480 volt 150 amps, and 120/208 volt 100 amps (equipped with Diesel Generator Back-up Power)
- Gas, compressed air, vacuum and water lines in the lab spaces
- Hard Duct Chemical Fume Hoods available in several labs
- Common loading dock and freight elevator access

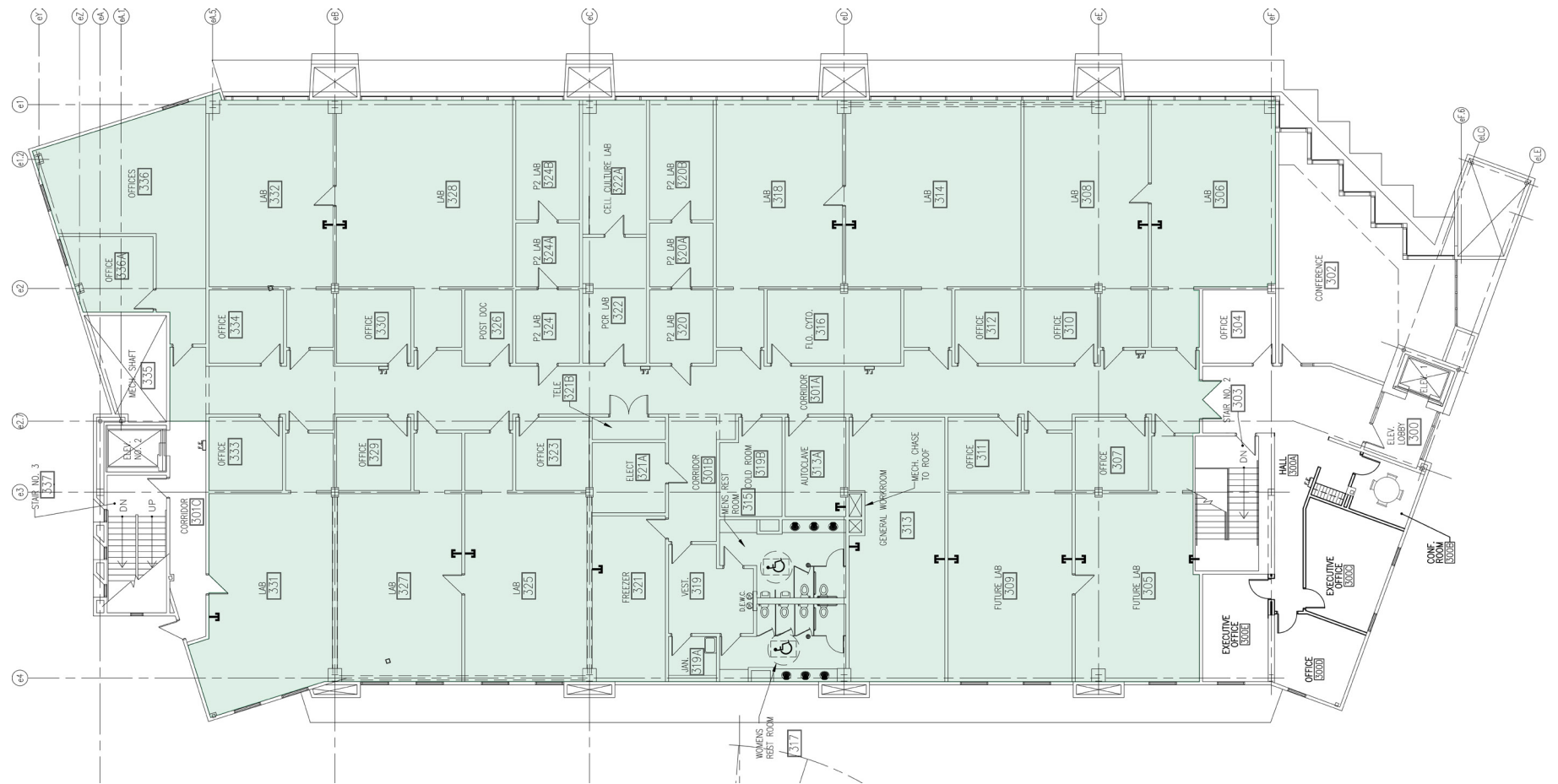
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**LEASE RATE: \$19.50/RSF
FULL SERVICE**





FLOOR PLAN



±18,083 SF





AERIAL MAP







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