

PRIME NORTH I-25 LOCATION

5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

FOR
LEASE



\$15.00/SF NNN
Includes NEW office buildout*

Your NAME Here

**New Path
Coming Soon**

FOR LEASE | 5601 OFFICE BLVD NE, ALBUQUERQUE, NM 87109

ARGUSINVESTMENTREALTY.COM



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FOR
LEASE



Join **SONOBELLO** America's #1
Cosmetic Surgery Specialist!

LEASE

» **\$15.00/SF NNN** (NNN's of approx. \$6.54/SF)

Includes NEW office buildout*

**35/SF TI allowance from 5 years to 7 years*

» **Suite 600:** 4,020 RSF

FEATURES

- » Highly desirable North I-25 sub-market
- » Suite can be configured for a variety of uses: medical, office, flex, retail showroom, etc.
- » 24' Ceiling height
- » Abundant amenities including restaurants and hotels in walking distance
- » Building and monument signage available
- » Excellent parking

CONTACT

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☎ 505.855.7608

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PRIME NORTH I-25 LOCATION

FLOOR PLAN

FOR
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SUITE 600
4,020 RSF

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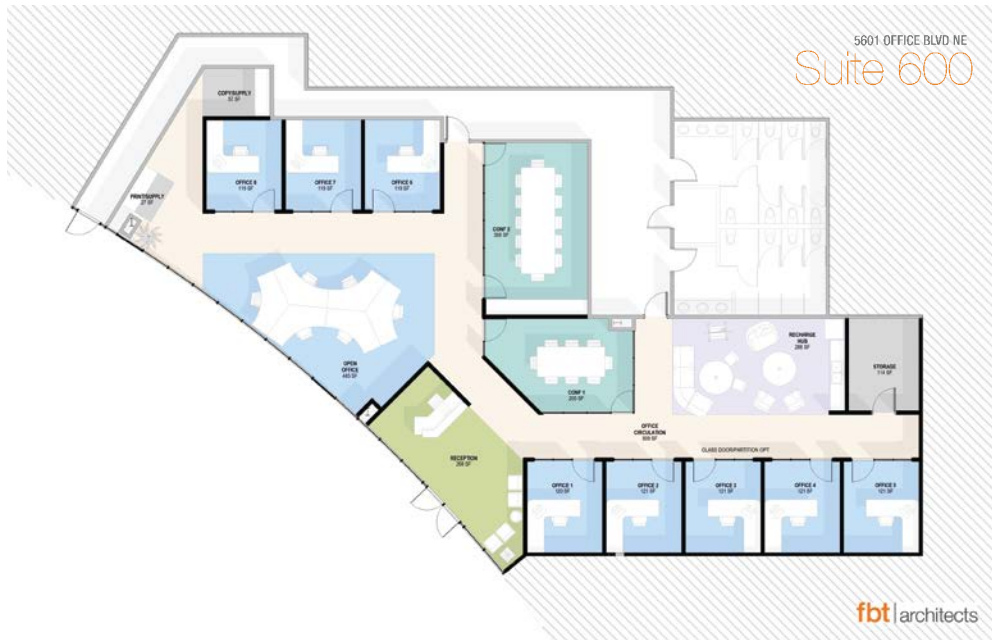
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PRIME NORTH I-25 LOCATION

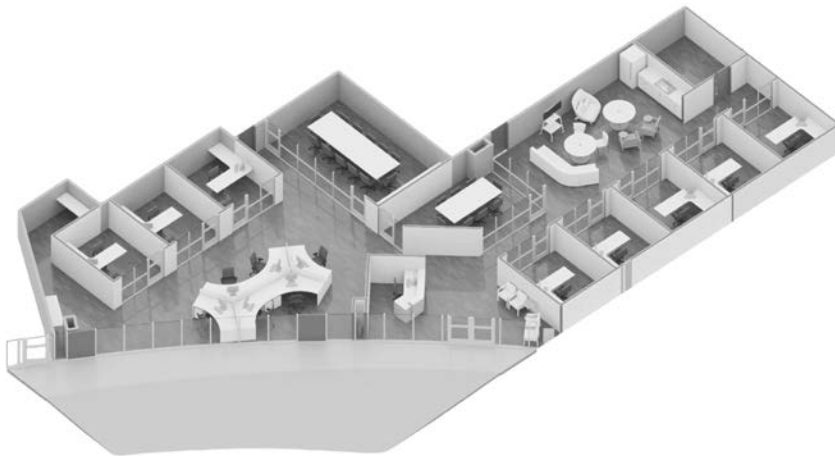
CONCEPTUAL FLOOR PLAN - OFFICE

FOR
LEASE



OFFICE LAYOUT |

- ❑ 8 Private Offices
- ❑ Open Office with 6 Workstations
- ❑ 2 Conference Rooms
- ❑ Reception Area
- ❑ Recharge Hub
- ❑ Storage Room
- ❑ Copy/Print Stations



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CONCEPTUAL FLOOR PLAN - MEDICAL

FOR
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CLINIC LAYOUT |

- ❑ 5 Exam Rooms
- ❑ 2 Procedure Rooms
- ❑ Nurses Station
- ❑ Reception Area
- ❑ Single-User Bathroom
- ❑ 4 Private Offices
- ❑ Work Areas and Storage
- ❑ Break Room



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5 MINUTE DRIVE TIME



Population - 22,332



Avg HH Income - \$55,987



10 MINUTE DRIVE TIME



Population - 120,050



Avg HH Income - \$71,306



15 MINUTE DRIVE TIME



Population - 281,129



Avg HH Income - \$76,827



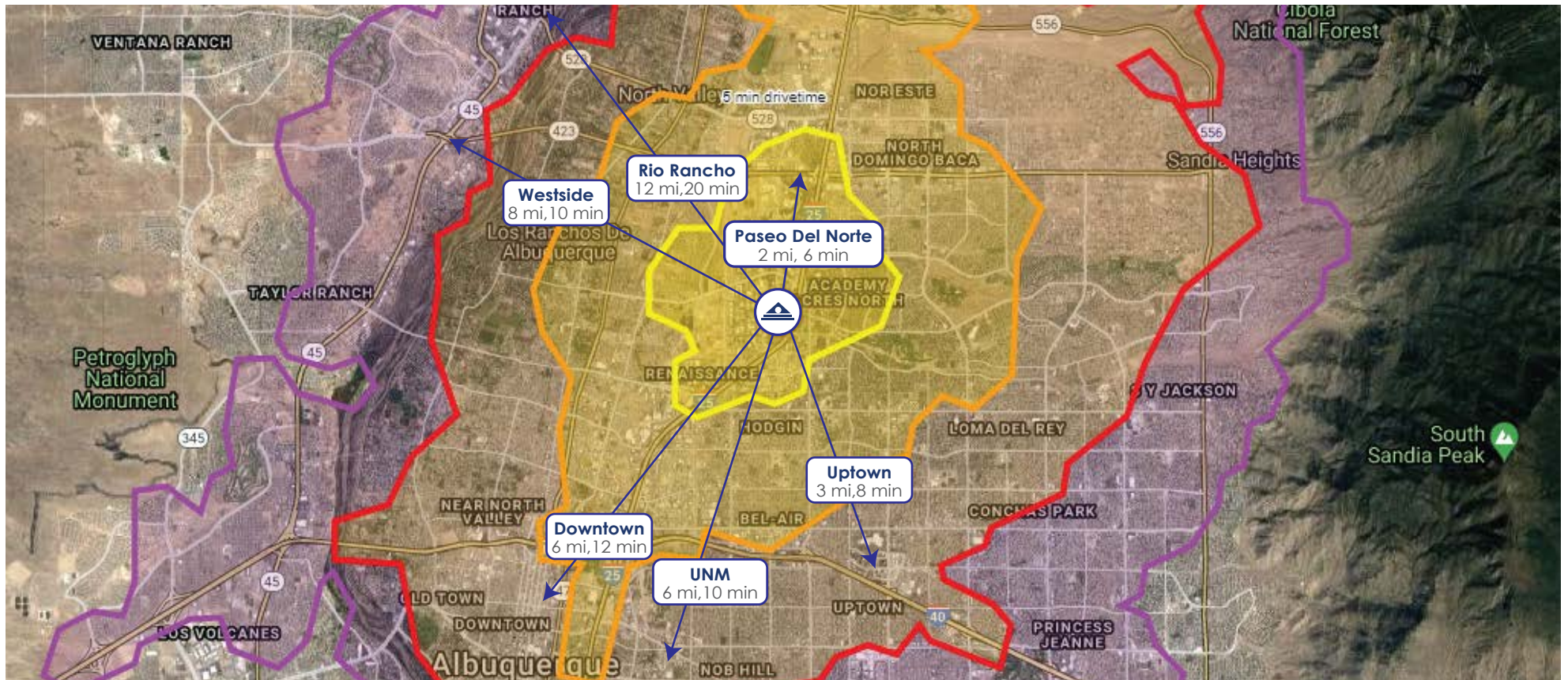
20 MINUTE DRIVE TIME



Population - 501,380



Avg HH Income - \$76,697



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