

For  
Lease

# Industrial & Office Space Available

CONVENIENTLY LOCATED NEAR I-25 NORTH



3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

*SWC Osuna Rd. & Academy Parkway NE*



**AVAILABLE**

±1,500 - 3,000 SF



**LEASE RATE**

\$14.00/SF Modified Gross  
with 3-Year Lease Term

- Less than a mile west of I-25
- Flexible floor plans
- On-site property management/maintenance
- Dusk-to-dawn security patrol
- Very close to restaurants & amenities
- Zoning: [NR-BP](#)

**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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## NORTH I-25 INDUSTRIAL AND OFFICE SPACE

3600-3700 Osuna Rd. NE | Albuquerque, NM 87109



### AVAILABLE

All lease rates are modified gross and reflect a 3-year lease term.

#### Building 5

- Suite 505: ±1,500 SF
  - Office
  - \$14.00/SF (\$1,750/Month)
- Suite 508: ±1,500 SF
  - Office
  - \$14.00/SF (\$1,750/Month)

#### Building 6

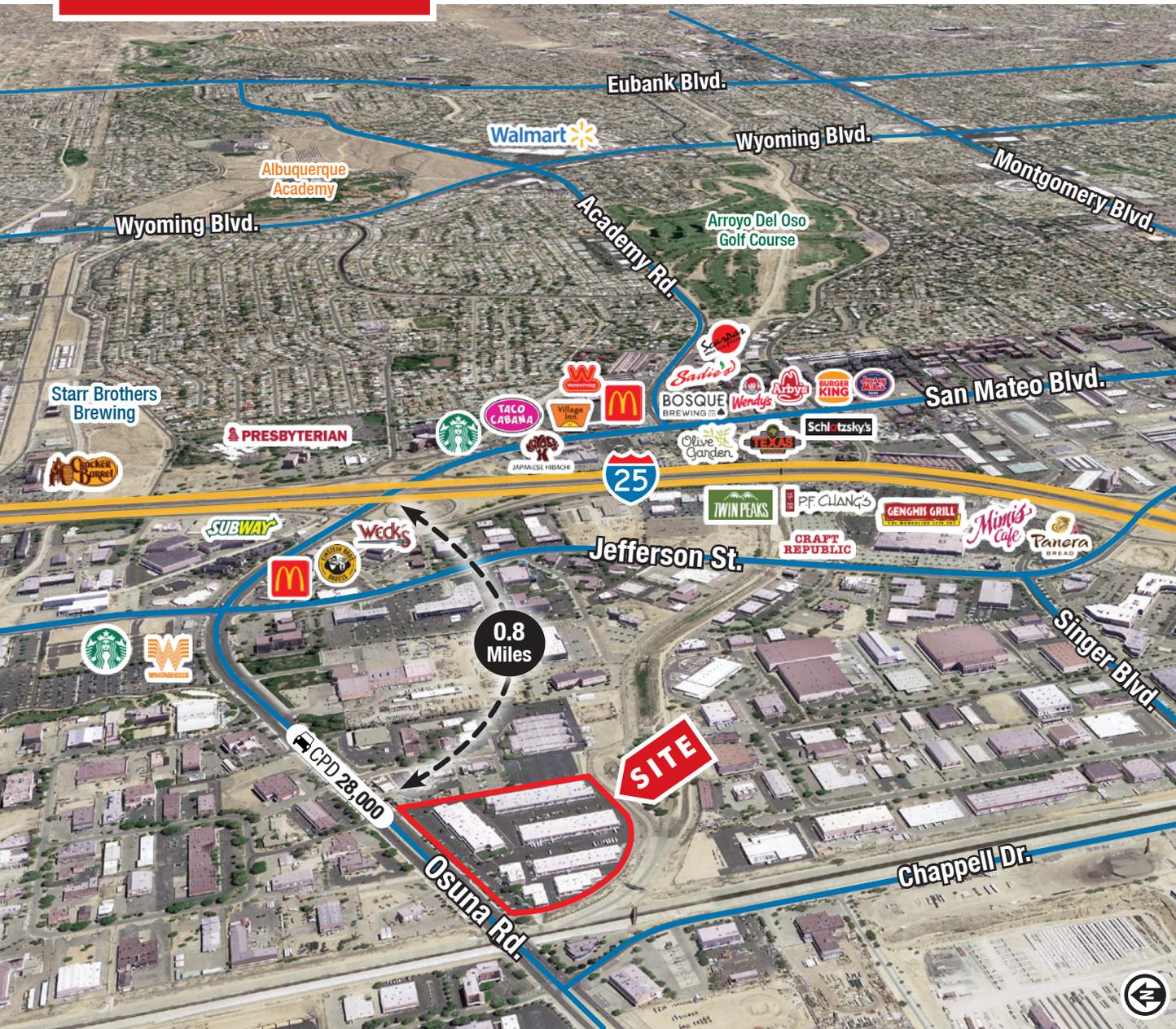
- Suite 603: ±3,000 SF
  - Office/Warehouse
  - \$14.00/SF (\$3,500/Month)
  - Available July 1, 2026



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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,552	79,894	225,270
Average HH Income	\$108,275	\$86,987	\$100,483
Daytime Employment	19,337	95,533	190,329

2024 Forecasted by Esri



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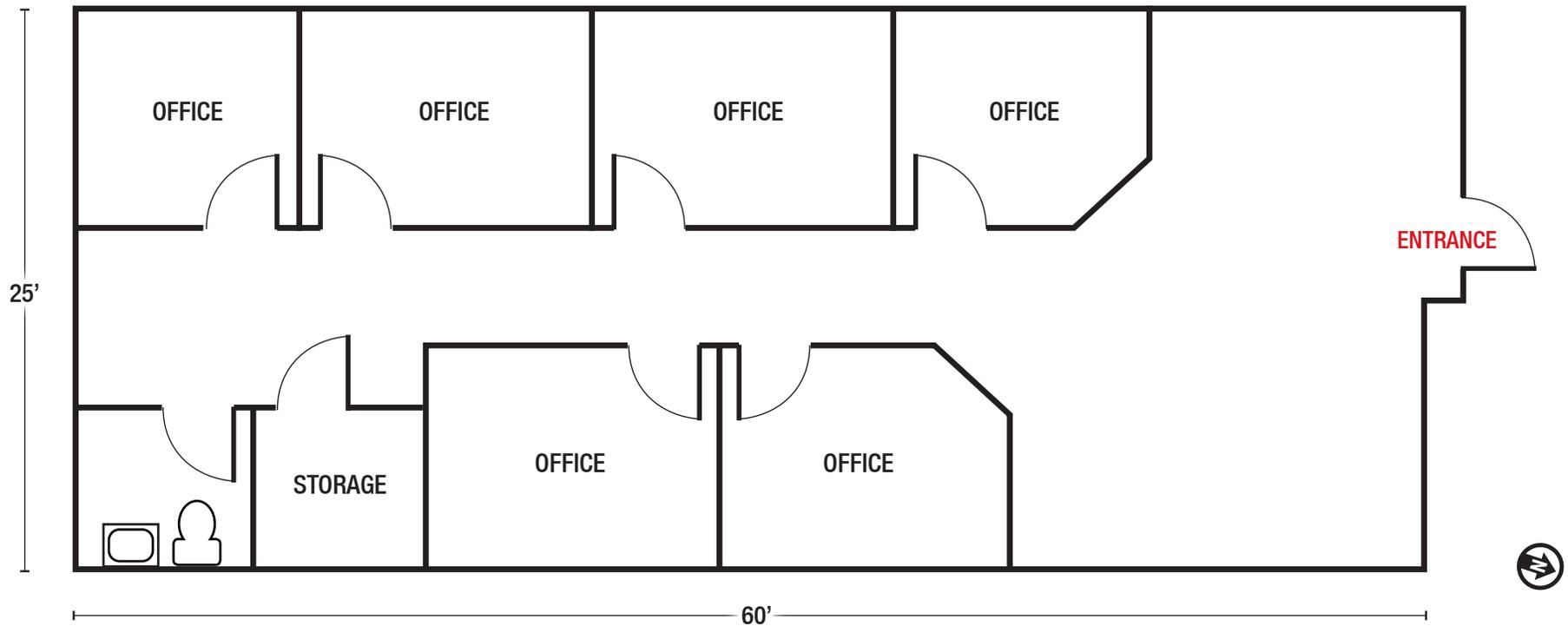
### OFFICE

**Suite 505: ±1,500 SF**

\$14.00/SF Modified Gross (\$1,750/Month)

3-Year Lease

*Floor plan not to scale.*



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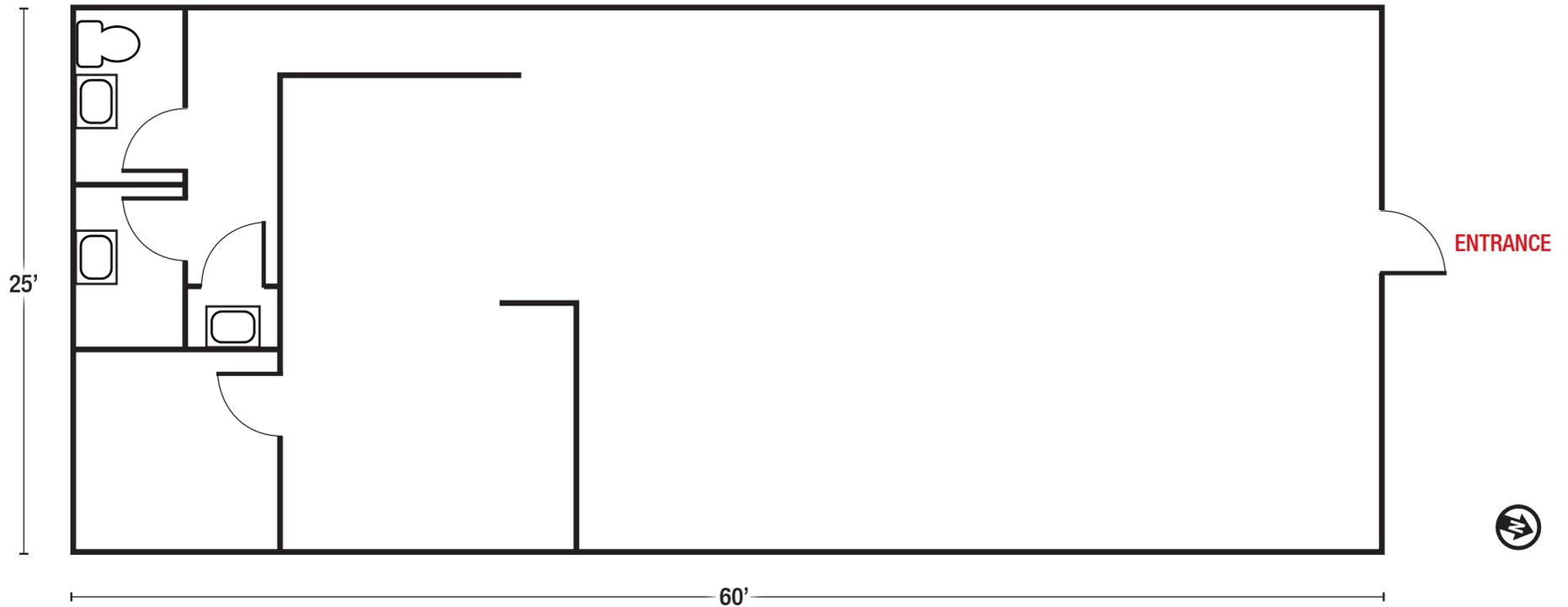
### OFFICE

**Suite 508: ±1,500 SF**

\$14.00/SF Modified Gross (\$1,750/Month)

3-Year Lease

*Floor plan not to scale.*



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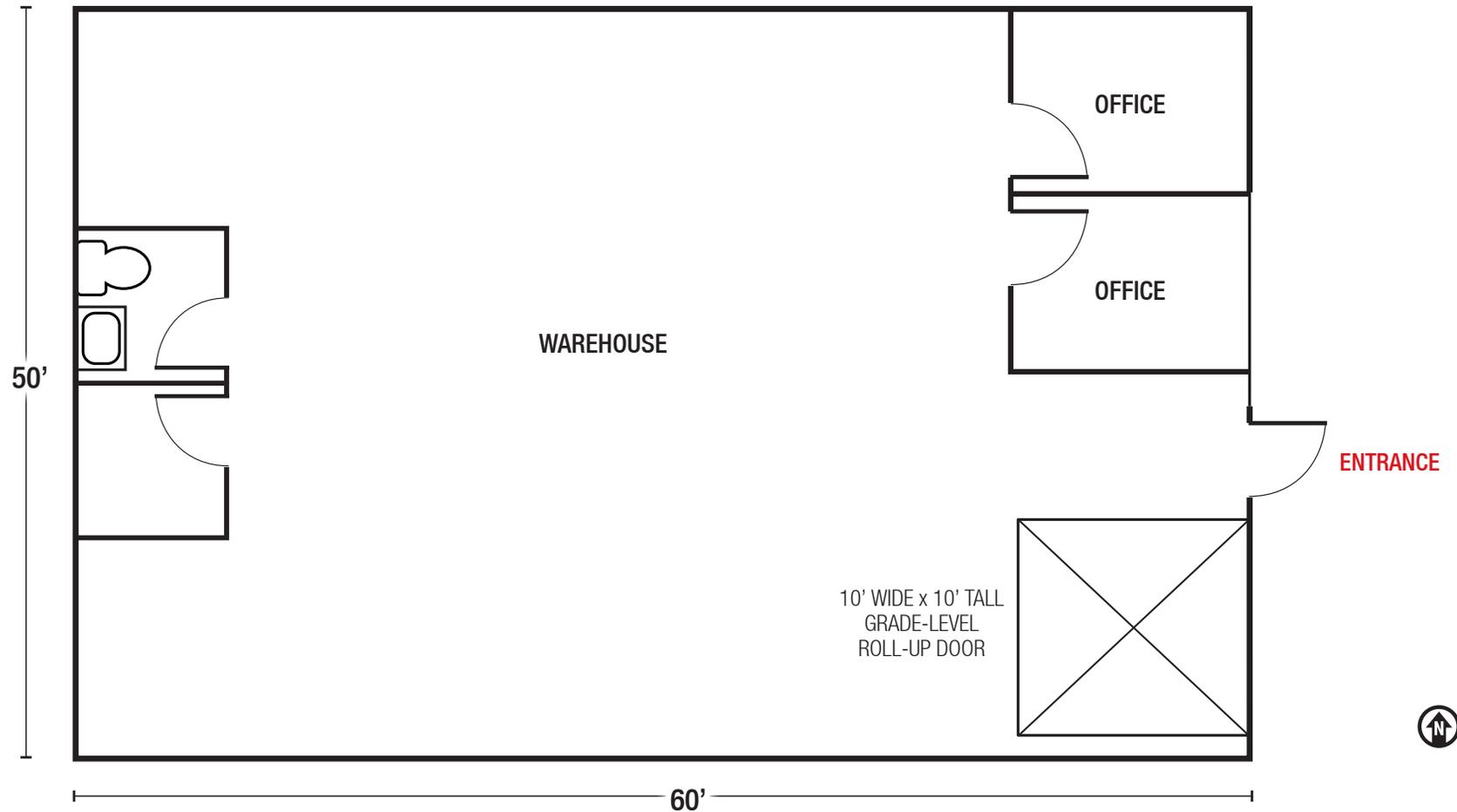
### WAREHOUSE/OFFICE

**Suite 603: ±3,000 SF**

\$14.00/SF Modified Gross (\$3,500/Month)

3-Year Lease | Available July 1, 2026

*Floor plan not to scale.*



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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