

For Lease



Far North I-25 Office Suites

SEAGULL OFFICE PLAZA



GREAT FAR NORTH I-25 VALUE

**±1,660 - ±15,385 RSF
Available**

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building A

Suite A-200:

±1,660 - ±15,385 RSF

- Space can be demised – See proposed floorplan

LEASE RATE

\$20.00/SF Full Service

HIGHLIGHTS

- Great location near I-25 & San Mateo Blvd. between Academy and Osuna Rds.
- Close to restaurants, shopping and other amenities
- Easy access to I-25
- Plenty of on-site parking
- 3:1,000 parking ratio

ZONING NR-C 

LOCATION

SWC Osuna Rd. & Seagull St. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,094	99,839	246,251
Average HH Income	\$86,618	\$103,230	\$109,582
Daytime Employment	16,004	99,576	177,466

2026 Forecasted by Esri



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FLOOR PLAN

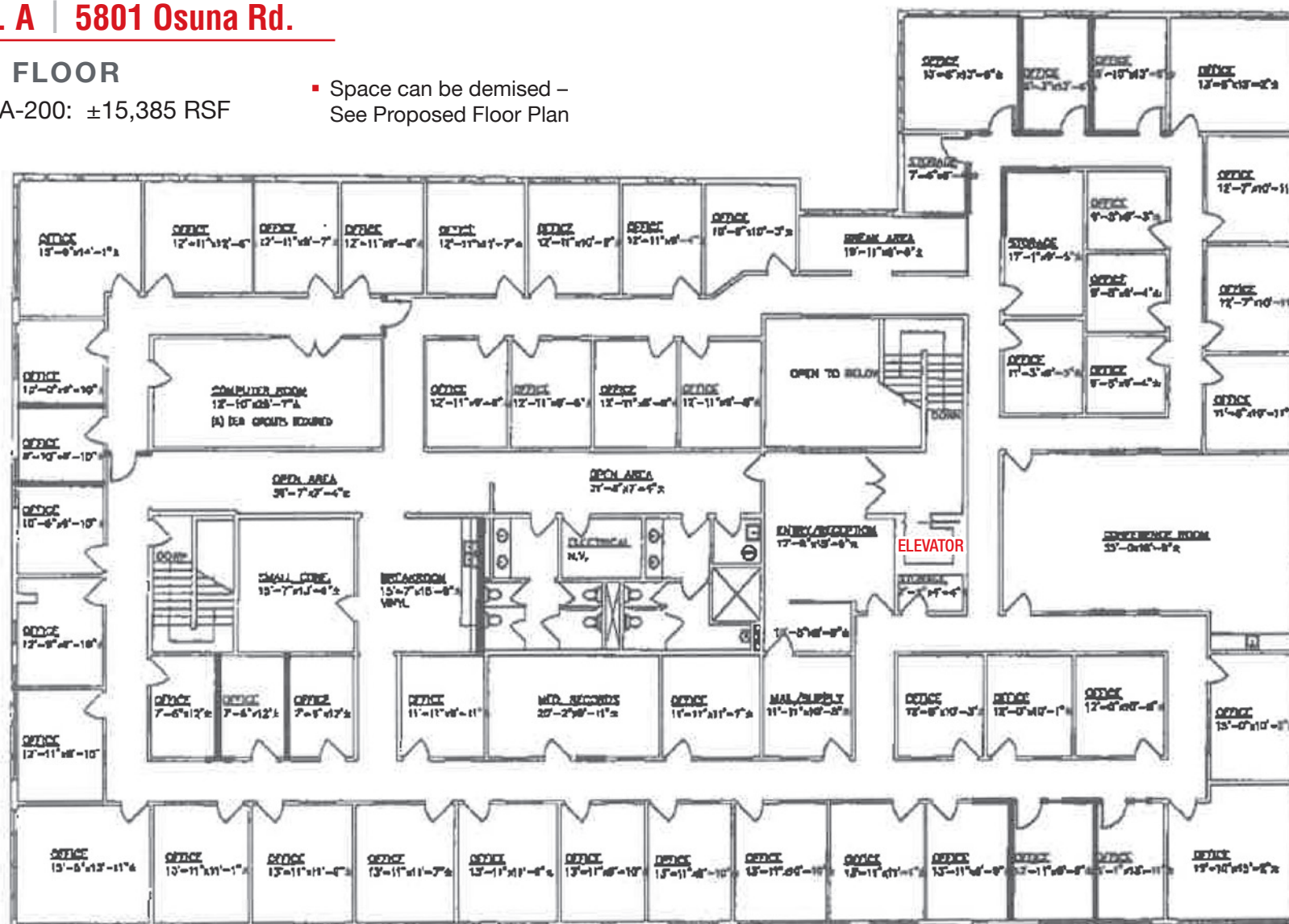
OSUNA RD.

Bldg. A | 5801 Osuna Rd.

2ND FLOOR

Suite A-200: $\pm 15,385$ RSF

- Space can be demised – See Proposed Floor Plan

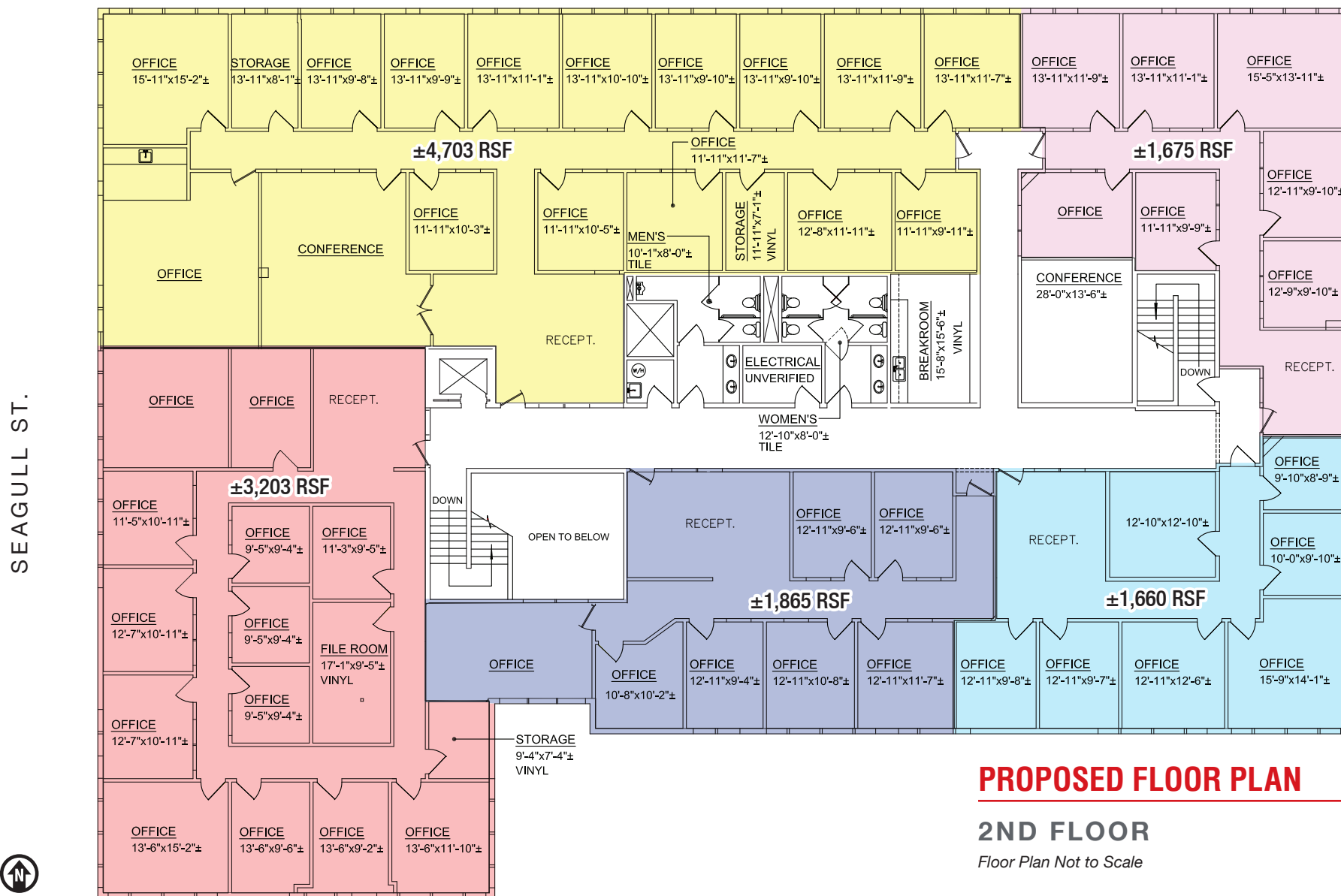


SEAGULL ST.



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OSUNA RD.



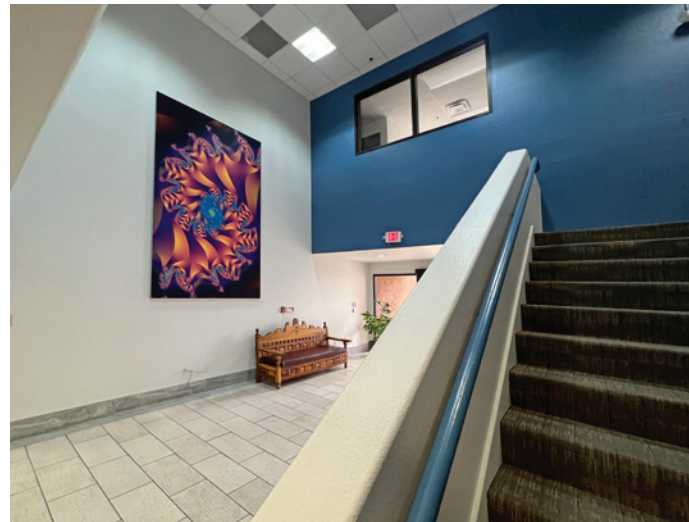
PROPOSED FLOOR PLAN

2ND FLOOR

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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