

For Lease



Far North I-25 Office Suites

SEAGULL OFFICE PARK



GREAT FAR NORTH I-25 VALUE

**±1,660 - ±15,385 RSF
Available**

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

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

FAR NORTH I-25 OFFICE SUITES

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

PROPERTY

AVAILABLE

Building A

- Suite A-200:
±1,660 - ±15,385 RSF
Space can be demised –
See Proposed Floorplan

LEASE RATE

\$18.00/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](#) 



For Lease

FAR NORTH I-25 OFFICE SUITES

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



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,955	99,996	244,025
Average HH Income	\$78,034	\$93,373	\$99,738
Daytime Employment	16,999	97,451	173,030

2024 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [i](https://www.instagram.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [yt](https://www.youtube.com/channel/UCqj0K1m1m1m1m1m1m1m1m1m)
 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
 505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
 505 235 8503

]

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

Bldg. A | 5801 Osuna Rd.

Suite A-200: ±15,385 RSF

- FLOOR**
- A-200: ±15,385 RSF
- Space can be demised – See Proposed Floor Plan
-
- The floor plan for the second floor (A-200) shows a complex arrangement of office spaces and common areas. The plan is roughly rectangular with a central core area. The core area includes a staircase labeled 'UP' and 'DOWN', an 'ELEVATOR', and a 'RECEPTION' area. Surrounding the core are numerous offices of various sizes, some labeled with dimensions (e.g., 12'-11" x 12'-6", 15'-0" x 14'-1"). Other areas include a 'COMPUTER ROOM' (12'-10" x 10'-7"), a 'BREAK AREA' (15'-11" x 10'-2"), a 'CONFERENCE ROOM' (13'-0" x 16'-0"), and a 'MAIL/SUPPLY' room (11'-11" x 10'-0"). There are also several 'OPEN TO BELOW' areas and a 'RECEPTION' area. The plan is detailed with walls, doors, and furniture like desks and chairs.

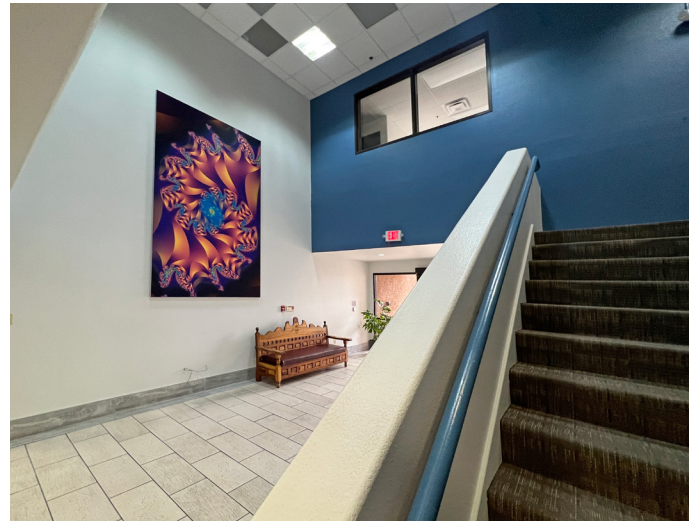
SEAGULL ST.



For Lease

FAR NORTH I-25 OFFICE SUITES

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



NAI SunVista

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.

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503