

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](#)

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

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AVAILABLE

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

Building 3

- Suite 318 & 319: ±3,000 SF
- Office/Warehouse
 - \$14.00/SF (\$3,500/Month)

Building 5

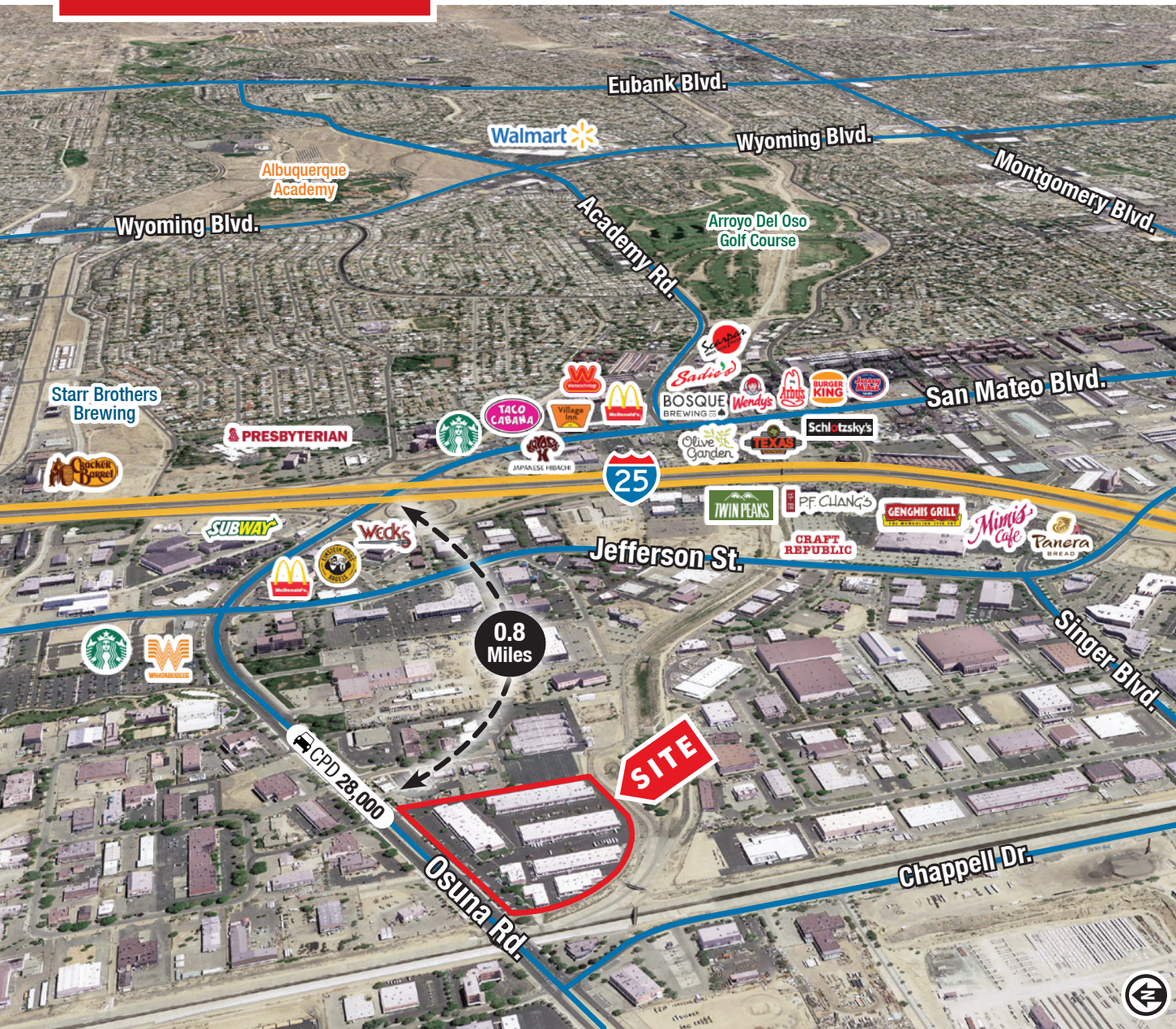
- Suite 500: ±1,675 SF
- Retail/Office
 - \$14.00/SF (\$1,954/Month)
- Suite 508: ±1,500 SF
- Office
 - \$14.00/SF (\$1,750/Month)



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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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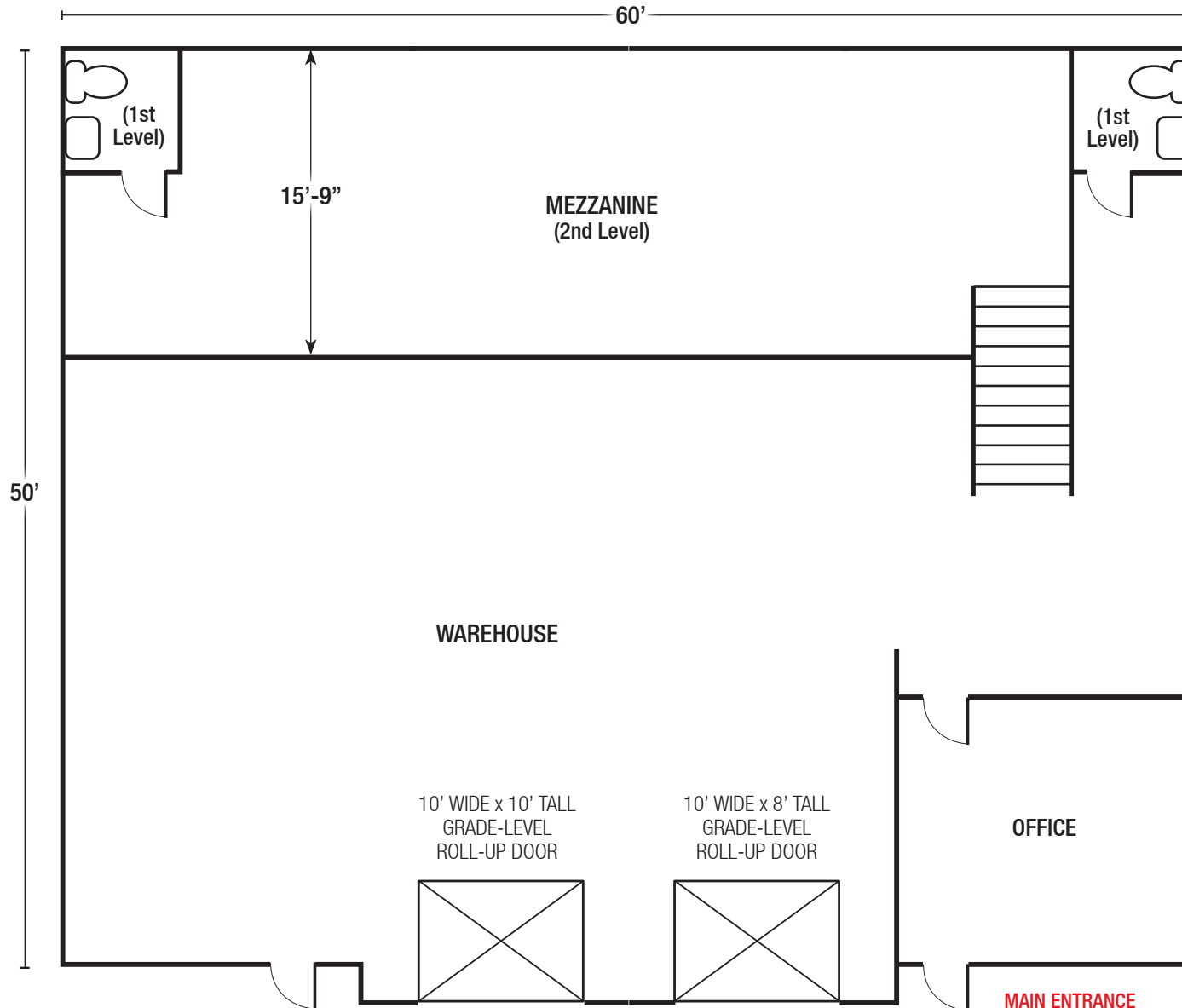
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OFFICE/ WAREHOUSE

Suites 318 & 319:
±3,000 SF

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

3-Year Lease

Floor plan not to scale.



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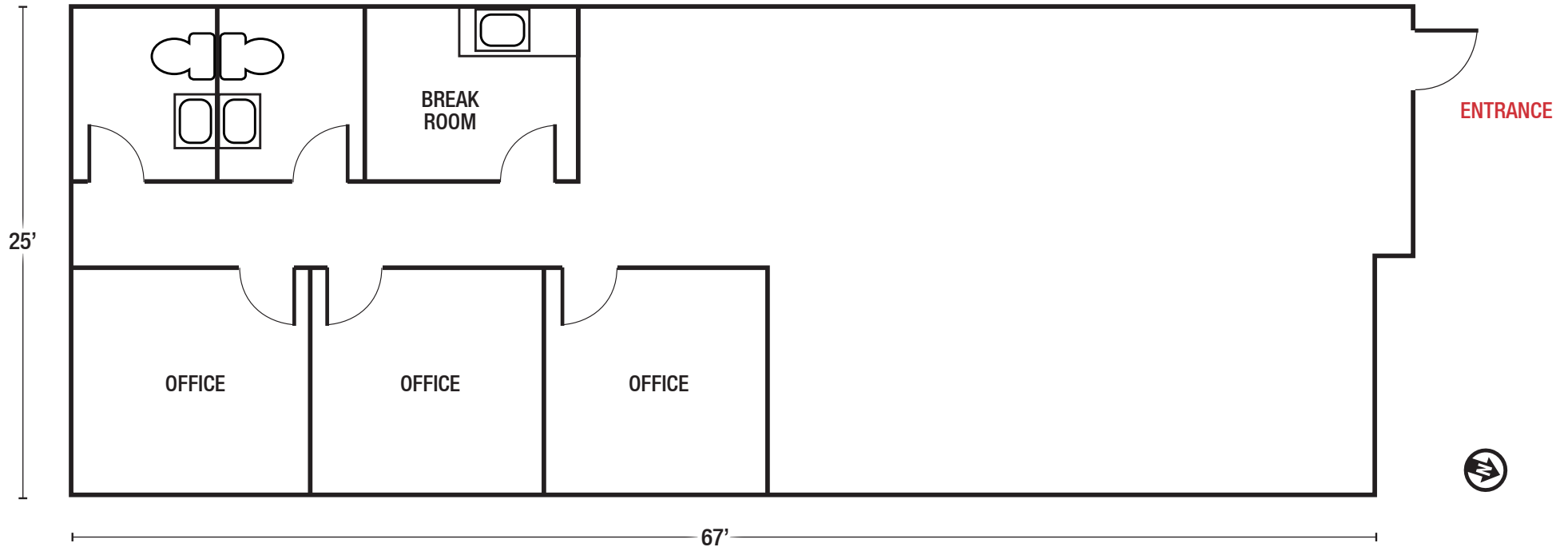
RETAIL/OFFICE

Suite 500: ±1,675 SF

\$14.00/SF Modified Gross (\$1,955/Month)

3-Year Lease

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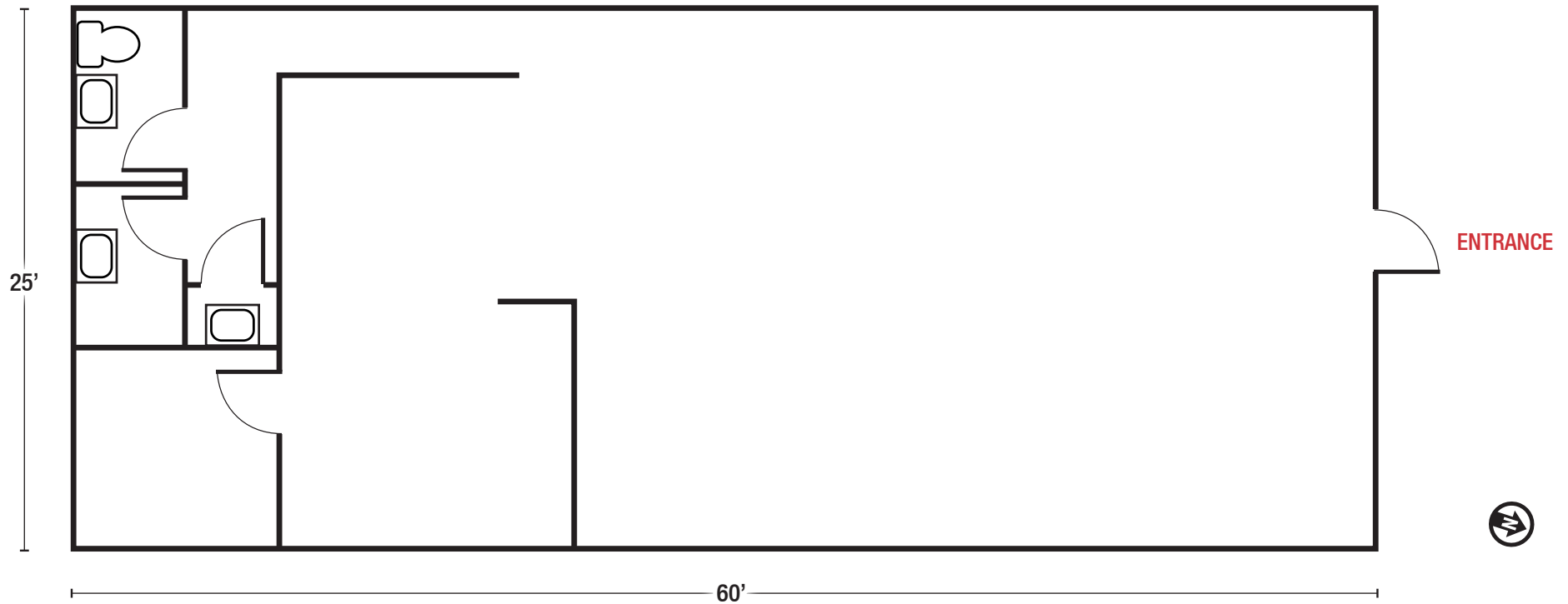
WAREHOUSE/OFFICE

Suite 508: ±1,500 SF

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

3-Year Lease

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