

For Lease

Office Space Near “The Big I”

CENTRAL LOCATION WITH EASY ACCESS TO I-40 & I-25



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

**±2,750 - 8,500 SF
Available**

901 Lamberton Place NE | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

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901 Lamberton Place NE | Albuquerque, NM 87107

PROPERTY

AVAILABLE

East Suite: ±5,750 SF
\$17.00-\$18.00/SF Modified Gross (Tenant pays gas, electric and janitorial)

West Suite: ±2,750 SF
\$15.00-\$16.00/SF Full Service (Less Janitorial)

HIGHLIGHTS

- Gated campus
- Covered parking spaces available
- 7:1000 parking ratio
- Outdoor break area and dog run
- Ideal office space for:
 - Engineering
 - Marketing
 - Attorney firm
 - Advisor teams
- Great, centralized location

ZONING NR-LM 

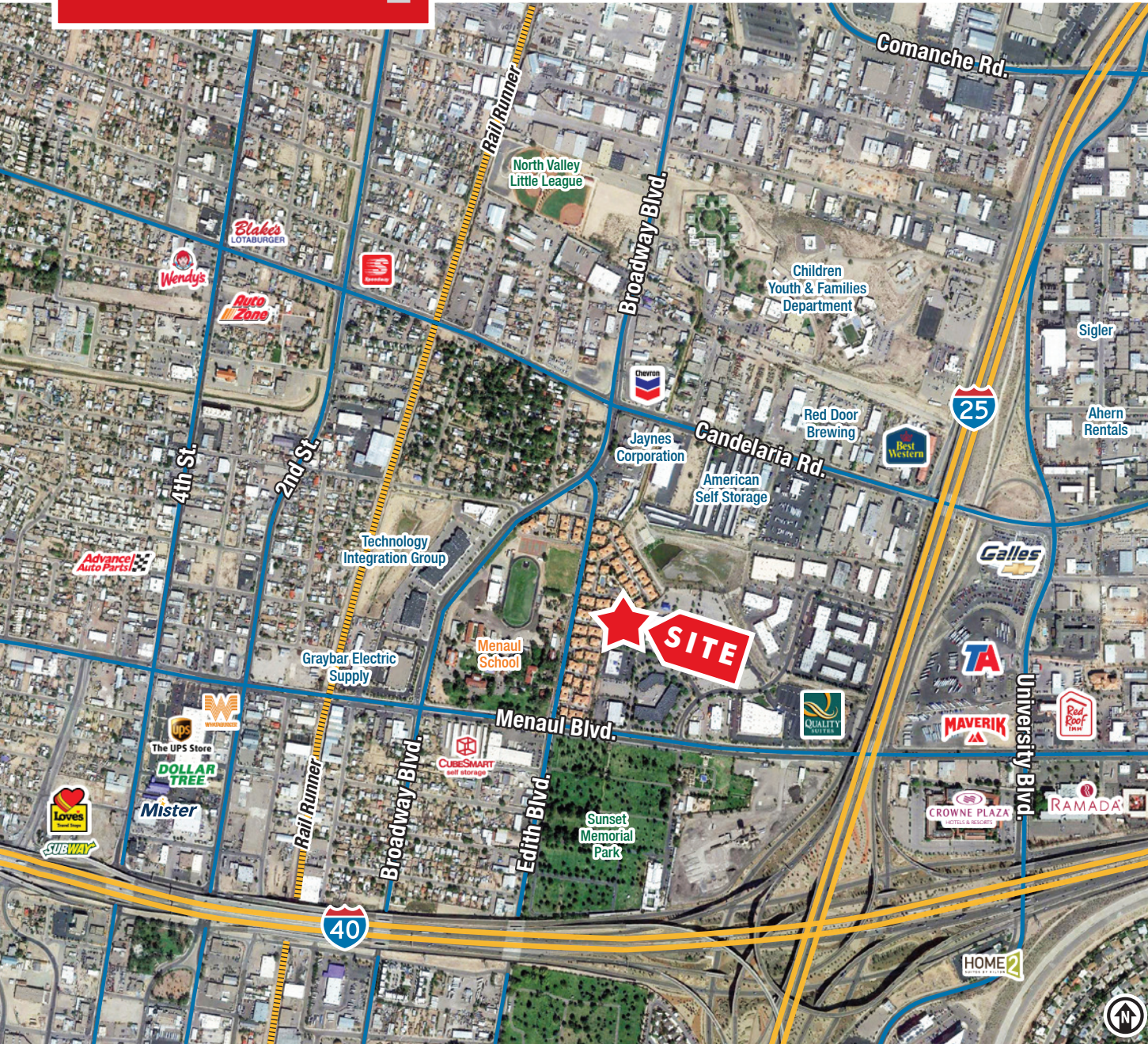
LOCATION

NWQ Menaul Blvd. & Lamberton Pl. NE



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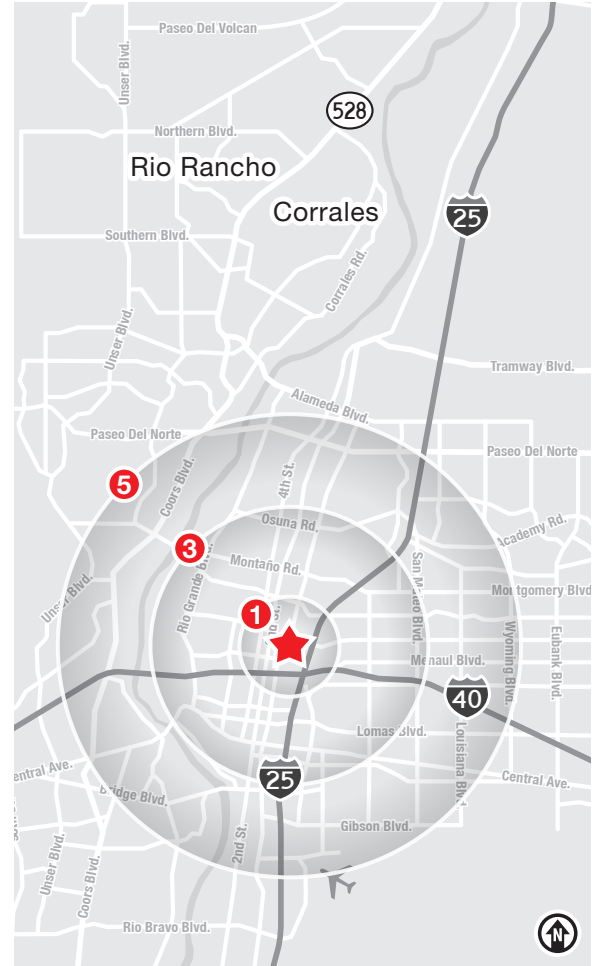
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,825	92,615	256,432
Average HH Income	\$64,273	\$83,589	\$81,226
Daytime Employment	11,177	111,337	211,932

2024 Forecasted by Esri



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WEST SUITE ENTRANCE



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WEST SUITE



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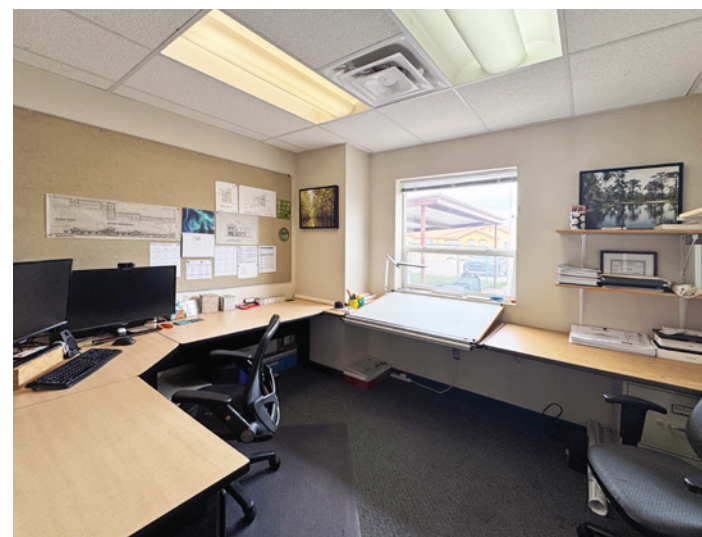
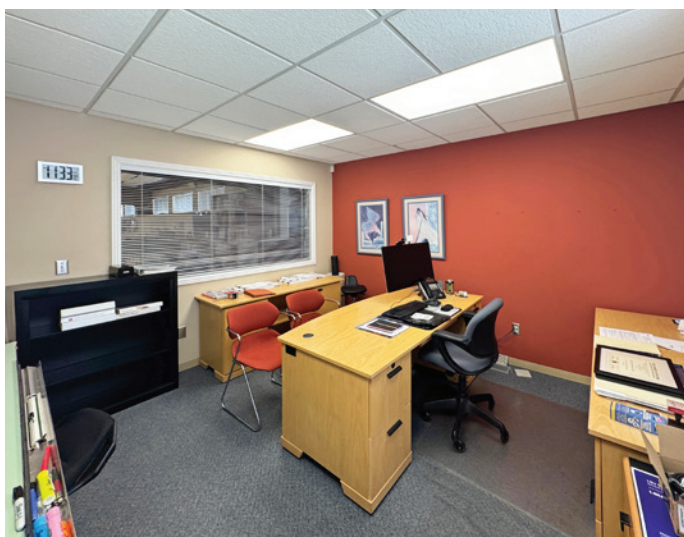
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EAST SUITE



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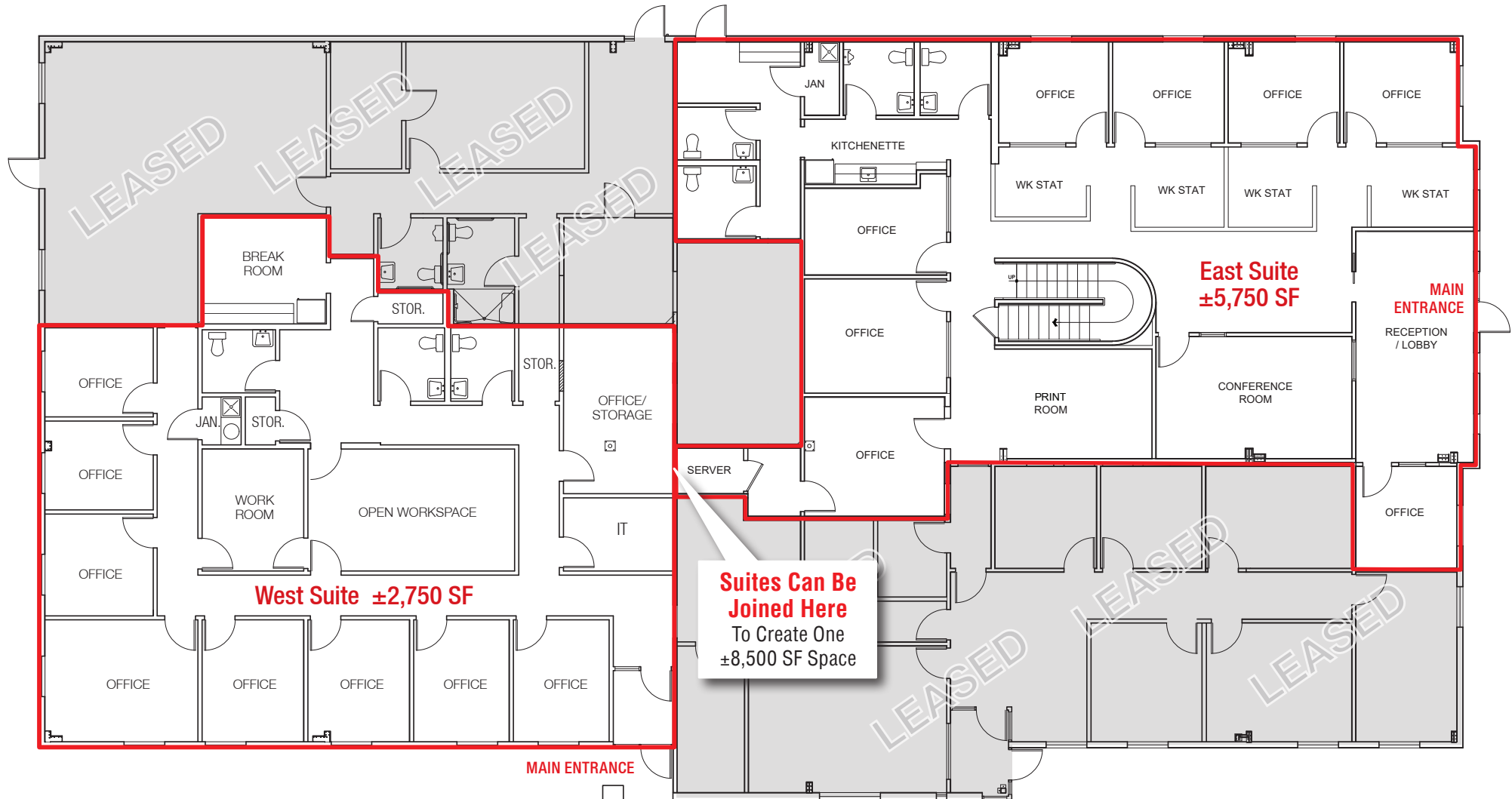
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1ST FLOOR



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2ND FLOOR

EAST SUITE

±5,750 SF
(Includes First Floor)

