

For Lease

Office/Lab Space with High-Bay Warehouse

COPPER POINTE OFFICE PARK ON I-40 NEAR EUBANK BLVD.



Office Space: ±10,700 SF \$15.50/SF + NNN
Lab Space/Warehouse: ±10,040 SF \$9.50/SF + NNN

**±10,040 - 10,700 SF
Available**

10500 Copper Ave. NE | Albuquerque, NM 87123

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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10500 Copper Ave. NE | Unit 1 | Albuquerque, NM 87123

PROPERTY

COPPER POINTE OFFICE PARK

UNIT 1

- Office Space: $\pm 10,700$ SF
\$15.50/SF + NNN
- Lab Space/Warehouse: $\pm 10,040$ SF
\$9.50/SF + NNN
- Central metro area location with easy access to I-40
- Easy access to Sandia National Labs/Kirtland AFB Eubank gate
- Numerous amenities nearby
- 7 climate-controlled lab spaces
- Two "Closed Areas" and one "SCIF Area"
- Fiber optics
- 14' roll-up door with ramp
- 9' dock-high, roll-up door
- 25' ceiling height
- Strong parking ratio: 6:1,000

ZONING NR-BP 



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FLOOR PLAN

UNIT 1

Large Office Space (First Floor):
±10,700 SF \$15.50/SF + NNN

Lab Space/Warehouse:
±10,040 SF \$9.50/SF + NNN

Total Space: ±20,740 SF

2025 NNN Estimate: \$6.70/SF

OFFICE SPACE

- Built out nicely with lots of hard-wall offices
- Two "Closed Areas" and one "SCIF Area"

LAB SPACE/WAREHOUSE

- 14' roll-up door with ramp
- 9' dock-high, roll-up door
- 25' ceiling height
- 7 climate-controlled lab spaces
- Full air-conditioned space

- Leased to 2nd Floor Tenant
- Closed/SCIF Areas
- Common Area



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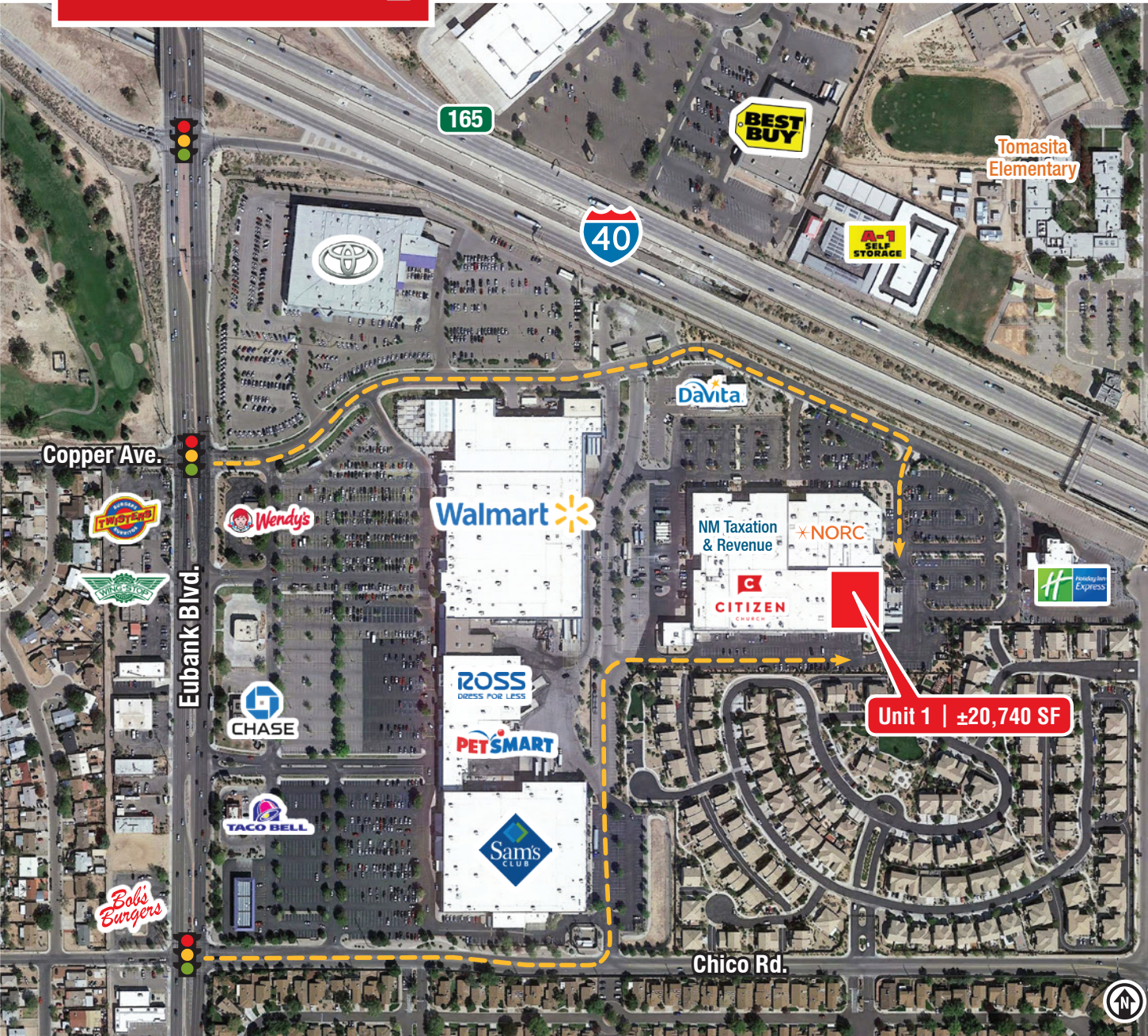
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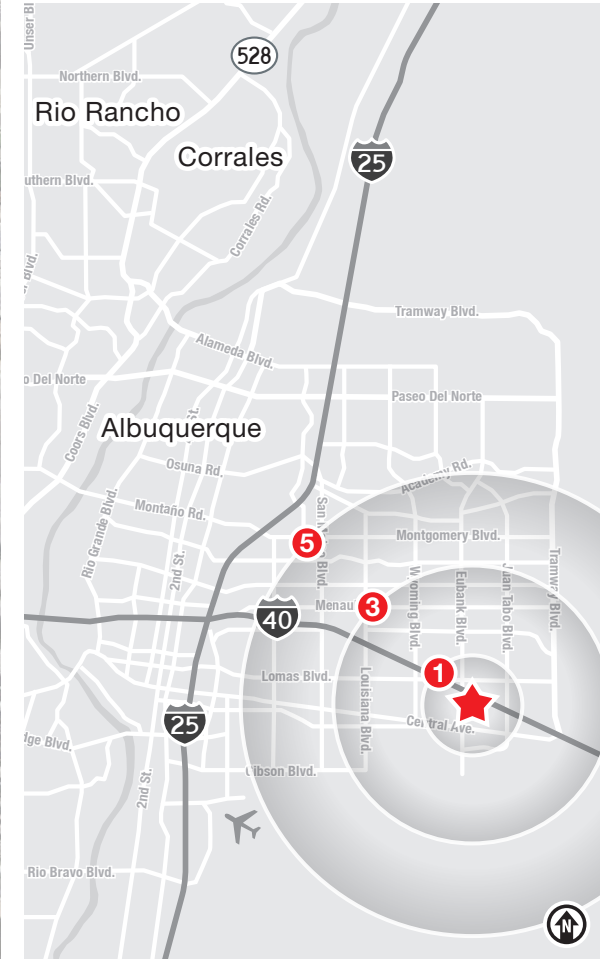
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,614	122,265	227,236
Average HH Income	\$83,547	\$82,906	\$90,361
Daytime Employment	6,849	52,302	98,163

2025 Forecasted by Esri



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