

For Lease

Colliers

Osuna Professional Center
8400 Osuna Rd NE
Albuquerque, NM 87111



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Property Overview

Details

Lease Rate	\$22.00 PSF
Lease Type	Modified Gross (Tenant pays gas, electric, and janitorial)
Parking Ratio	4.8/1,000 (±177 parking spaces total)
Submarket	Far Northeast Heights
Zoning	MX-T (Mixed-Use – Transition Zone)

Suites Available

Building 1	Suite D	± 1,258 SF	Former estheticians office
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Features

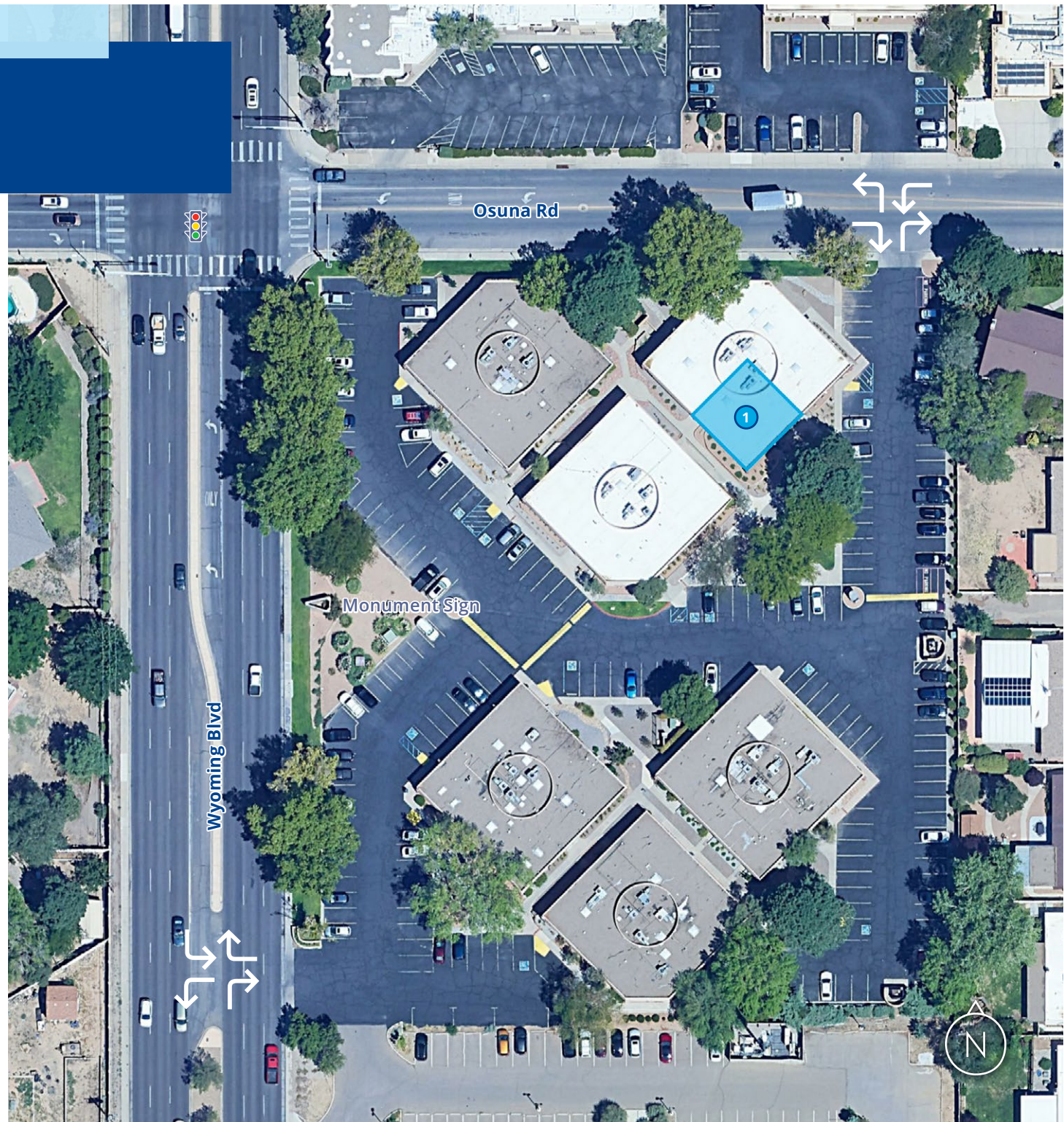
- 6 Building, ±36,894 SF Professional Medical/Office campus
- Frontage on Osuna and Wyoming with easy access from both major roads
- New way-finding signs and tenant specific signage
- Large windows
- Excellent Far Northeast Heights submarket location
- Beautifully landscaped grounds with campus feel
- Locally owned and professionally managed

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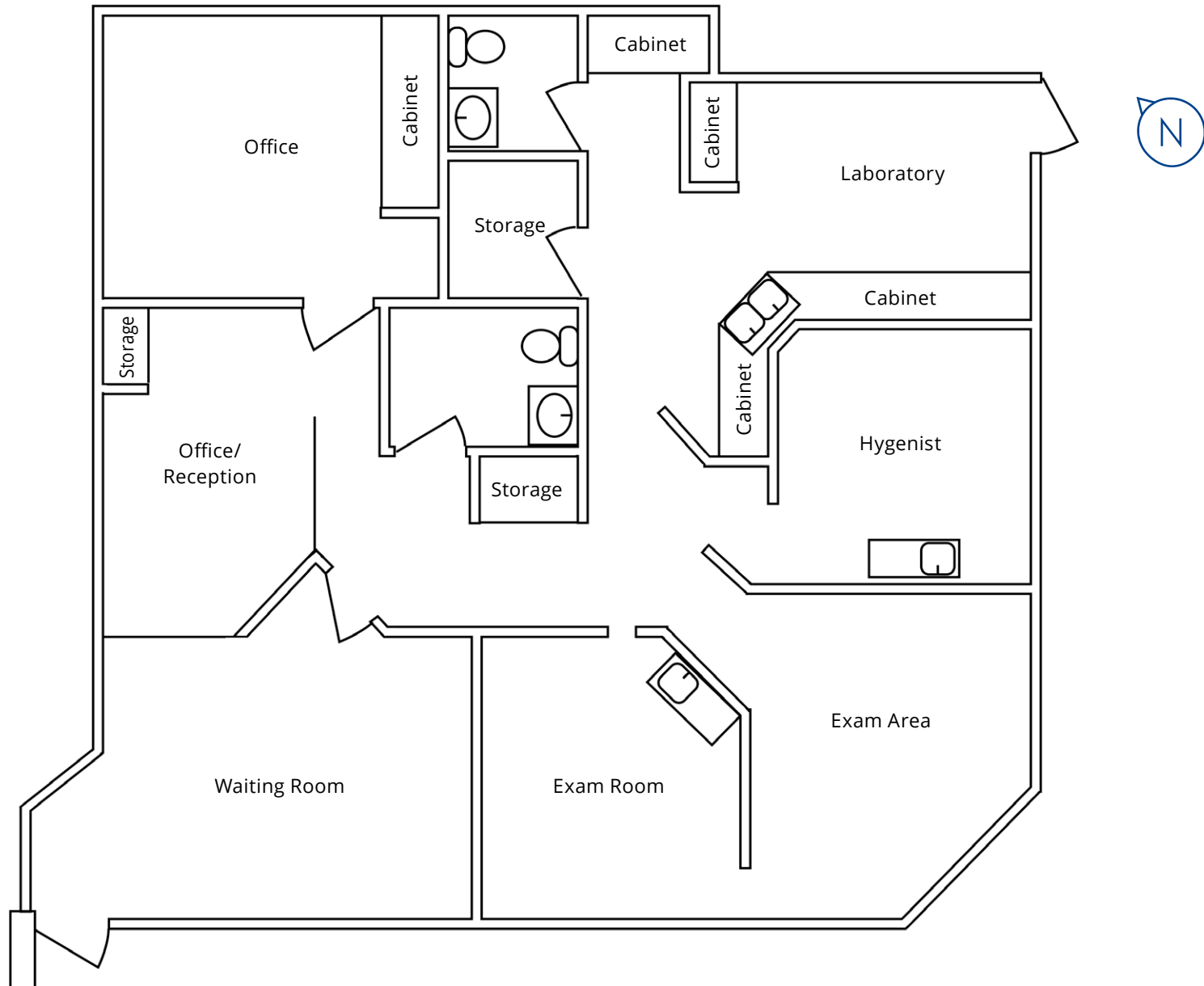
Site Plan

Building 1

1 Suite D
± 1,258 SF



Building 1: Suite D Floor Plan



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Property Gallery

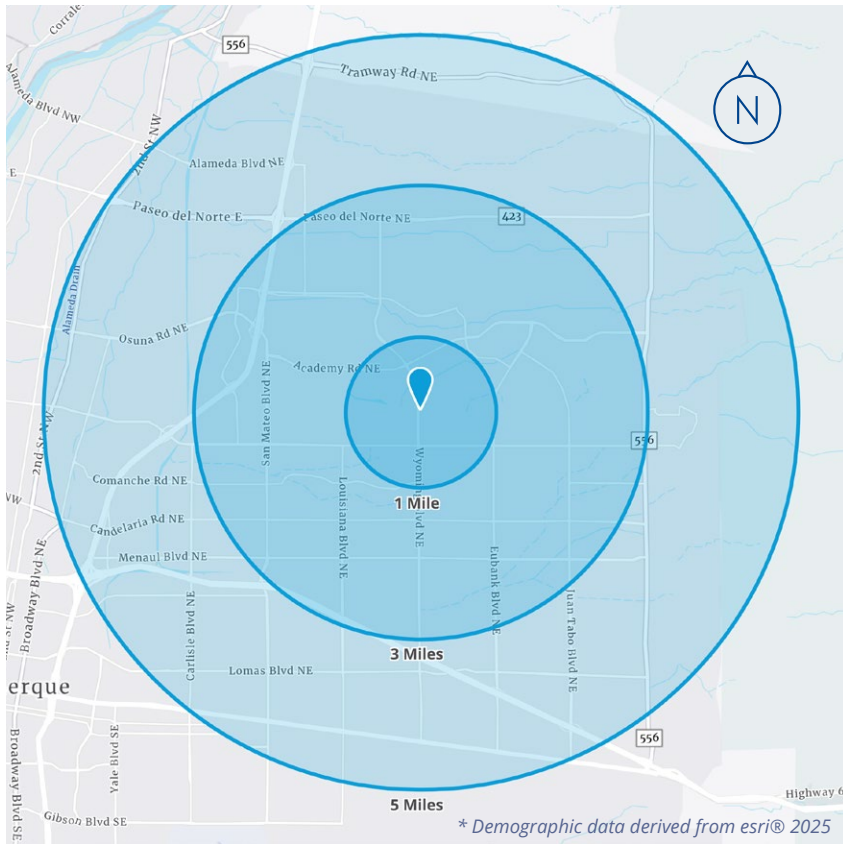


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Trade Area Aerial



Demographics*

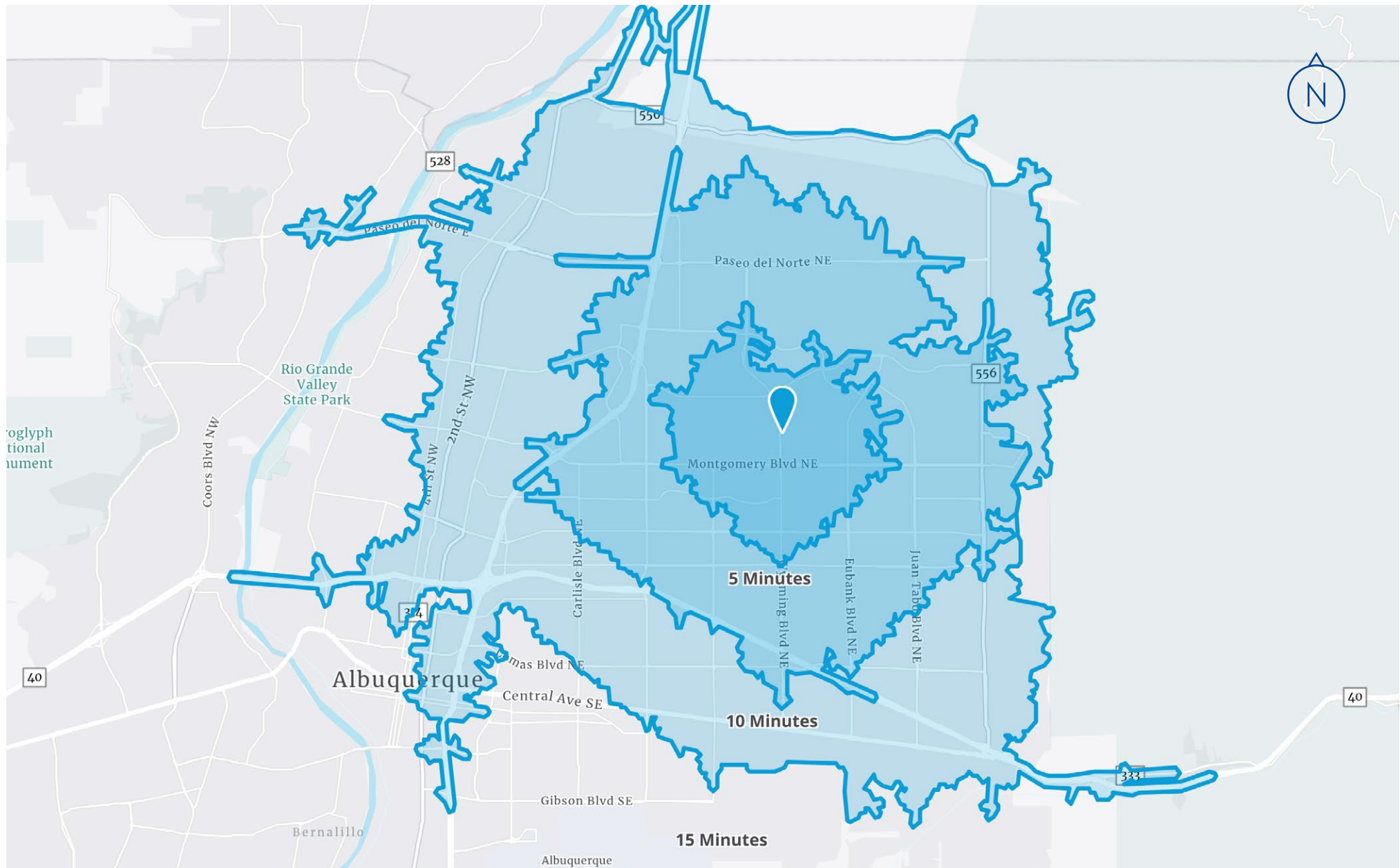


* Demographic data derived from esri® 2025

	1 MILE	3 MILES	5 MILES
Population	14,763	131,032	266,549
Households	6,845	61,070	120,988
Median Age	41.4	42.4	42.2
Average HH Income	\$97,392	\$98,157	\$101,481
Per Capita Income	\$45,619	\$45,716	\$46,124
Daytime Population	13,587	150,206	310,679
College Education	63.7%	56.2%	55.4%

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Drive Time Map





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