

For Lease

Colliers

Osuna Professional Center
8400 Osuna Rd NE
Albuquerque, NM 87111



John Ransom, CCIM, SIOR

SR VP | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

SR VP | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Keith Bandoni, CCIM, SIOR

SR VP | Principal
+1 505 880 7015
keith.bandoni@colliers.com
Lic. No. 14472

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

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	
Building 3	Suite A	± 1,378 SF	Available 11/1/2026

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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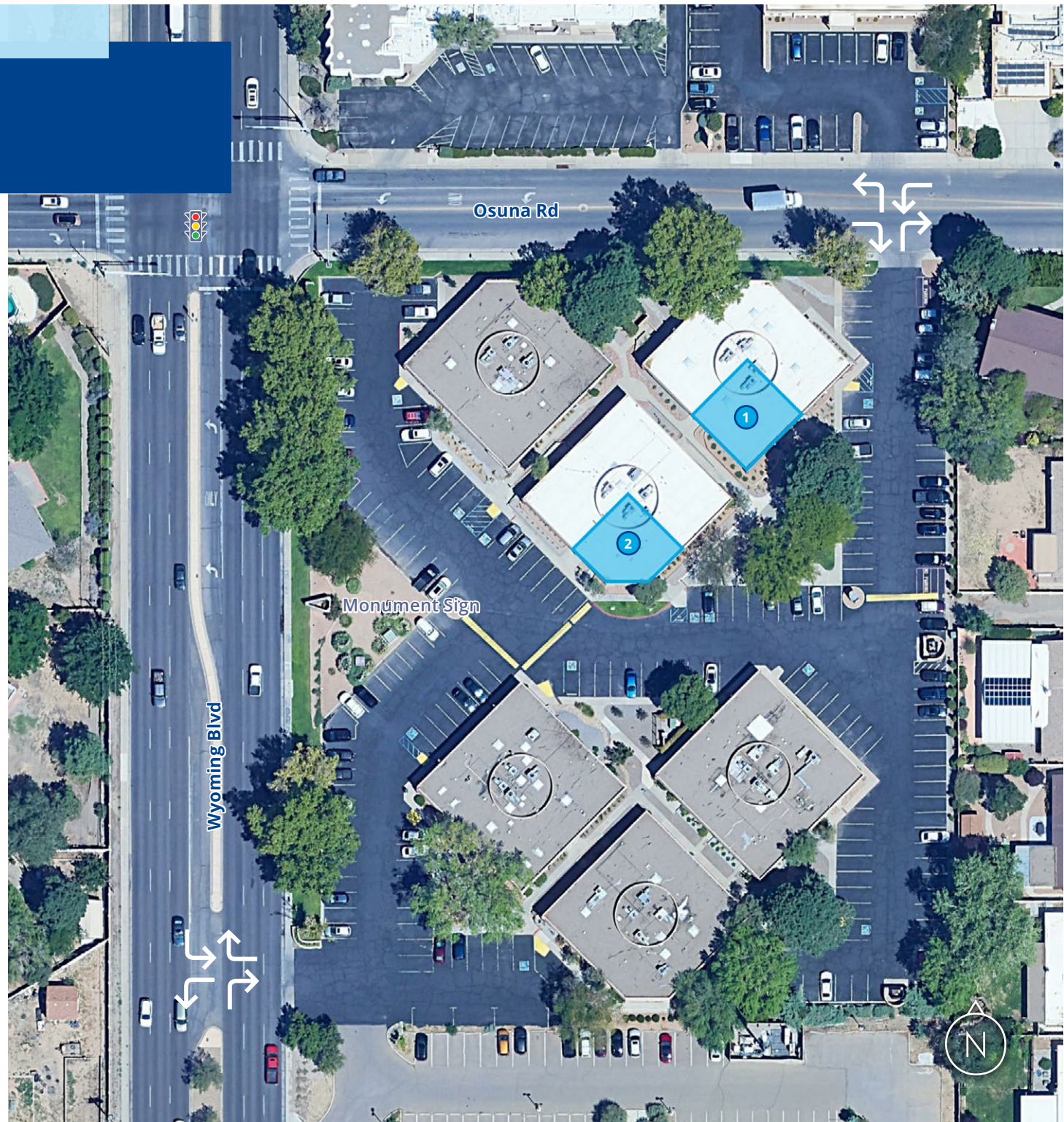
Site Plan

Building 1

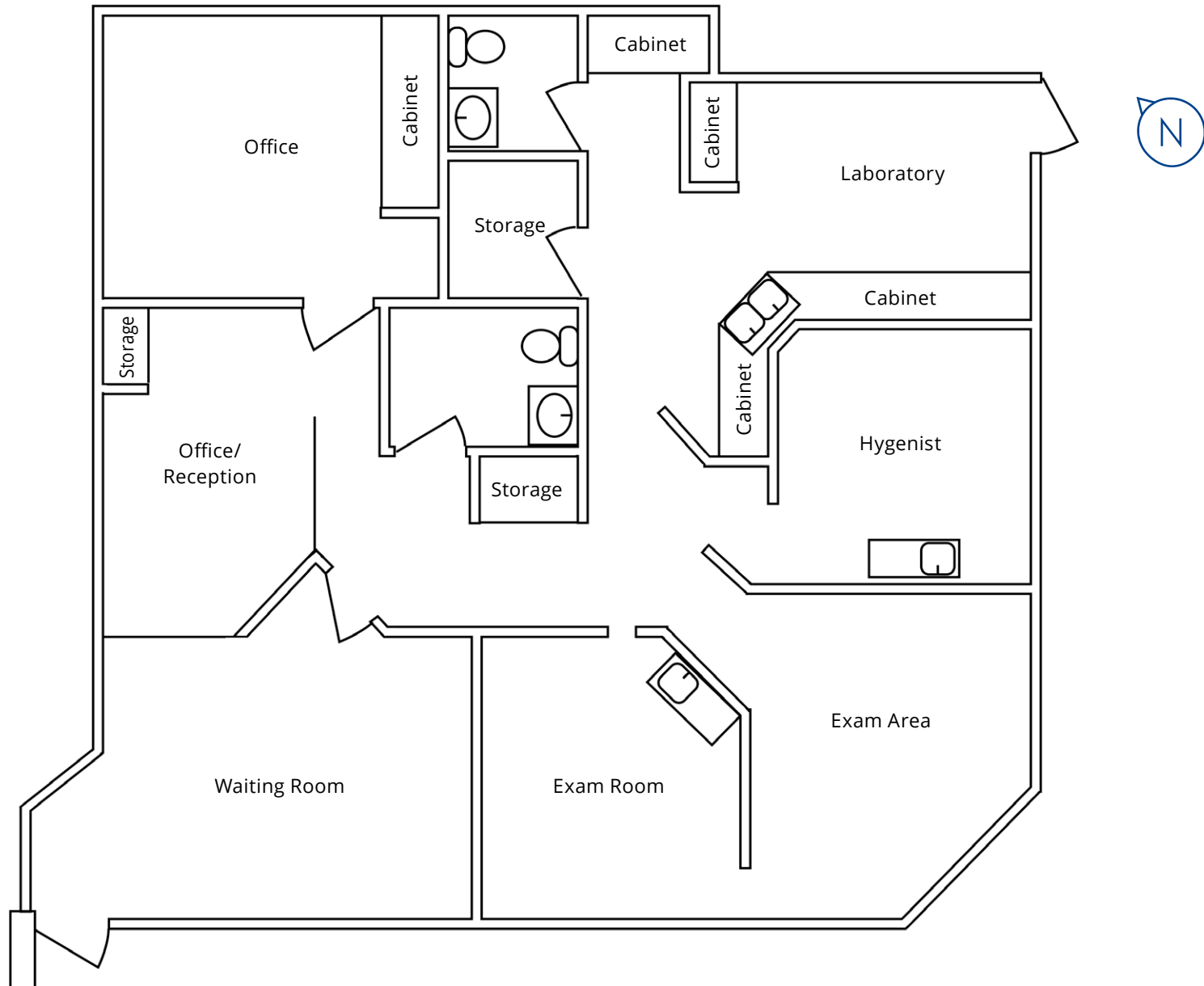
- 1 Suite D
± 1,258 SF

Building 3

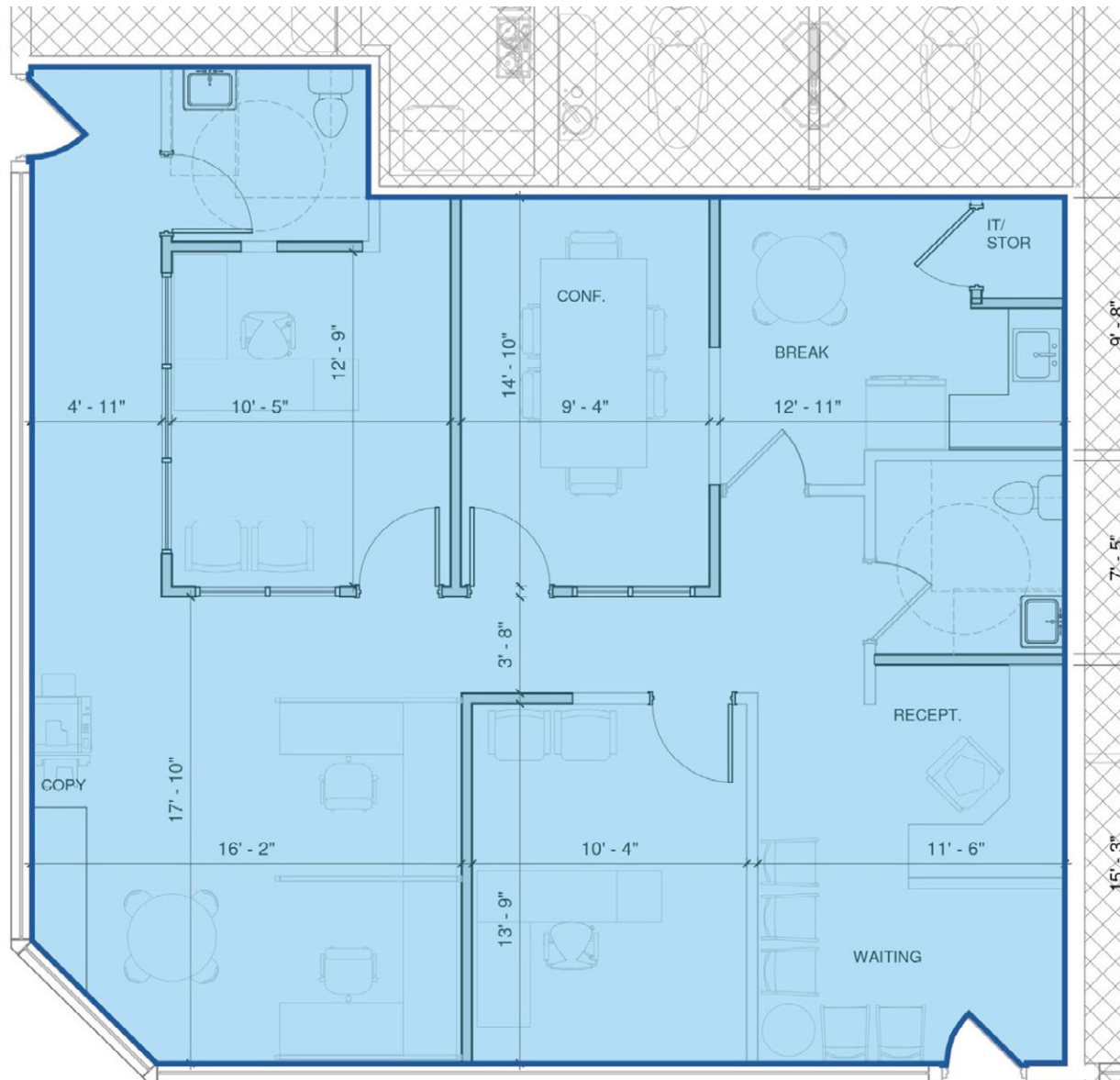
- 2 Suite A
± 1,378 SF



Building 1: Suite D Floor Plan



Building 3: Suite A Floor Plan



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Property Gallery

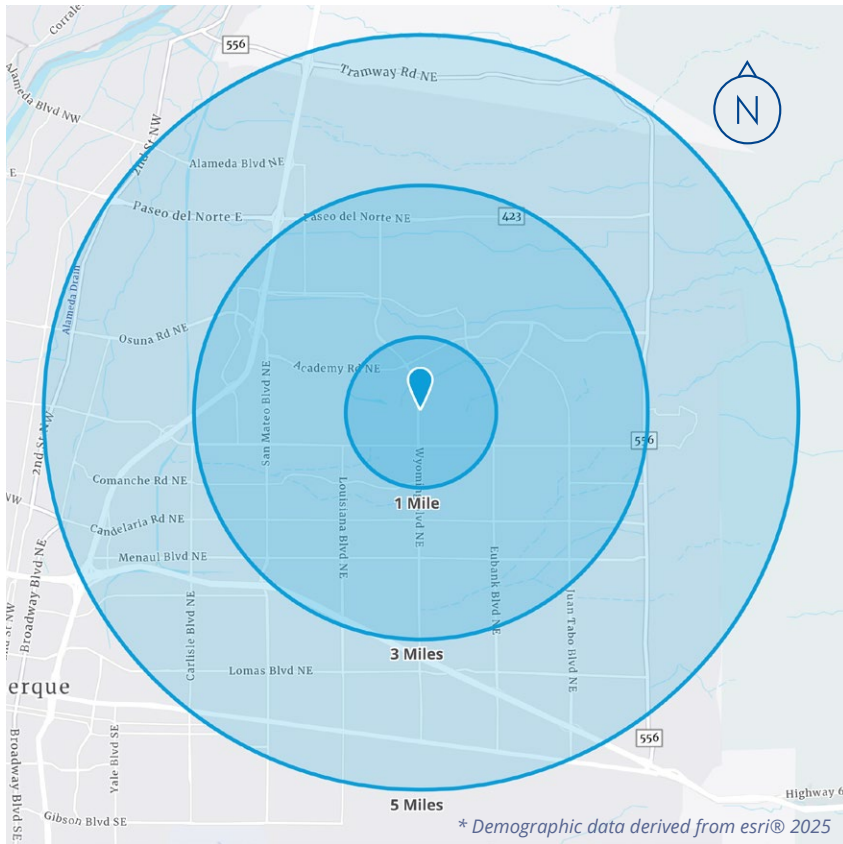


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Trade Area Aerial



Demographics*

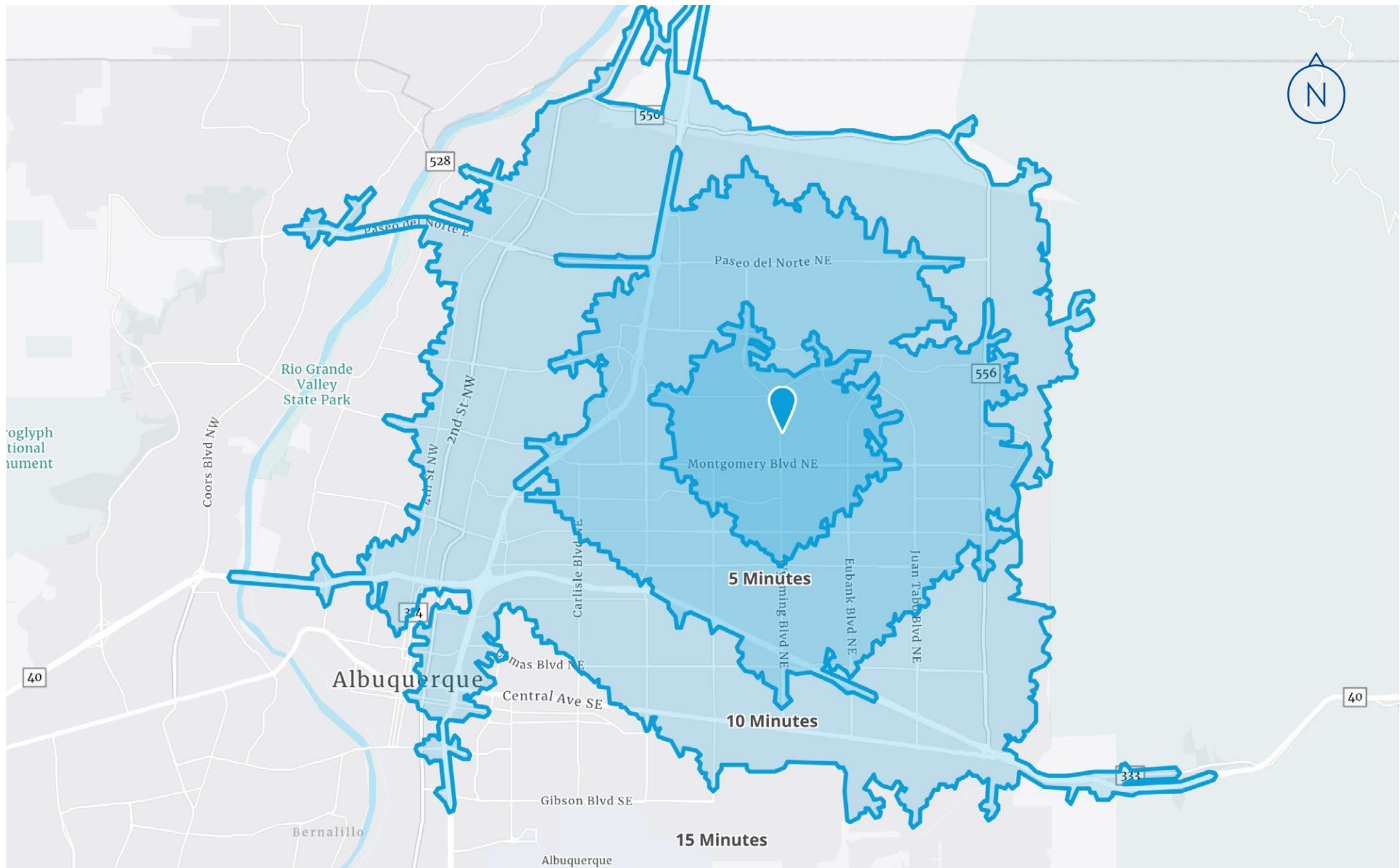


* Demographic data derived from esri® 2025

	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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