

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the advertisement is a photograph of a modern, single-story commercial building with a tan-colored facade. On the left side of the building, the words "ASPEN AVIONICS" are displayed in green, with a stylized green airplane icon integrated between the words. To the right of this, the address "5001" is visible. The building features large glass windows that reflect the sky and surrounding environment. In the foreground, there is a landscaped area with a young tree, green shrubs, and a red-painted curb. A "NO PARKING" sign is visible on the curb. The sky is blue with scattered white clouds.

ASPEN AVIONICS

5001

For Lease

5001-5041 Indian School Rd NE
Albuquerque, NM 87110

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

Property Profile

Details

Lease Rate	\$16.50 PSF		
Lease Type	Modified Gross (Tenant pays gas, electric, & janitorial)		
Available Suites	Bldg 5021 Suite 100-A	± 1,050 RSF	} ± 23,424 RSF
	Bldg 5021 Suite 100	± 4,142 RSF	
	Bldg 5041 Suite 100	± 12,123 RSF*	
	Bldg 5041 Suite 200	± 6,001 RSF	
	Bldg 5041 Suite 400	± 5,300 RSF	
Parking Ratio	3.95 per 1,000 SF		
Submarket	University		
Zoning	MX-T (Click here for more info)		

*Suite 100 Available June 1, 2026

Features

- Convenient access from I-40 from two major thoroughfares - San Mateo Blvd. and Carlisle Blvd.
- Close to Uptown, University of New Mexico, and Nob Hill Amenities.
- Highly visible to 180,000+ vehicles per day.
- Extensive IT Infrastructure for technology-based businesses.
- Easy access to Sandia Labs and Kirtland Air Force base.
- Efficient space with minimal common area.
- Great window lines and natural light.
- All units have ground level access (no elevators).
- Professionally managed and well-kept exterior grounds.
- Adjacent to full-service Horn Family YMCA health and fitness center.



Interstate 40 Monument Sign



5001-5041 Indian School | For Lease

Perfect Location

Tech Commons has an extensive fiber network to support demanding IT needs of today's businesses. This location affords easy access to Sandia Labs, Kirtland Air Force Base and is a short drive from restaurants & services.



Parking
4.5/1,000



Bike Score
71



Walk Score™
51



Accessibility



<2 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
12 min. Drive



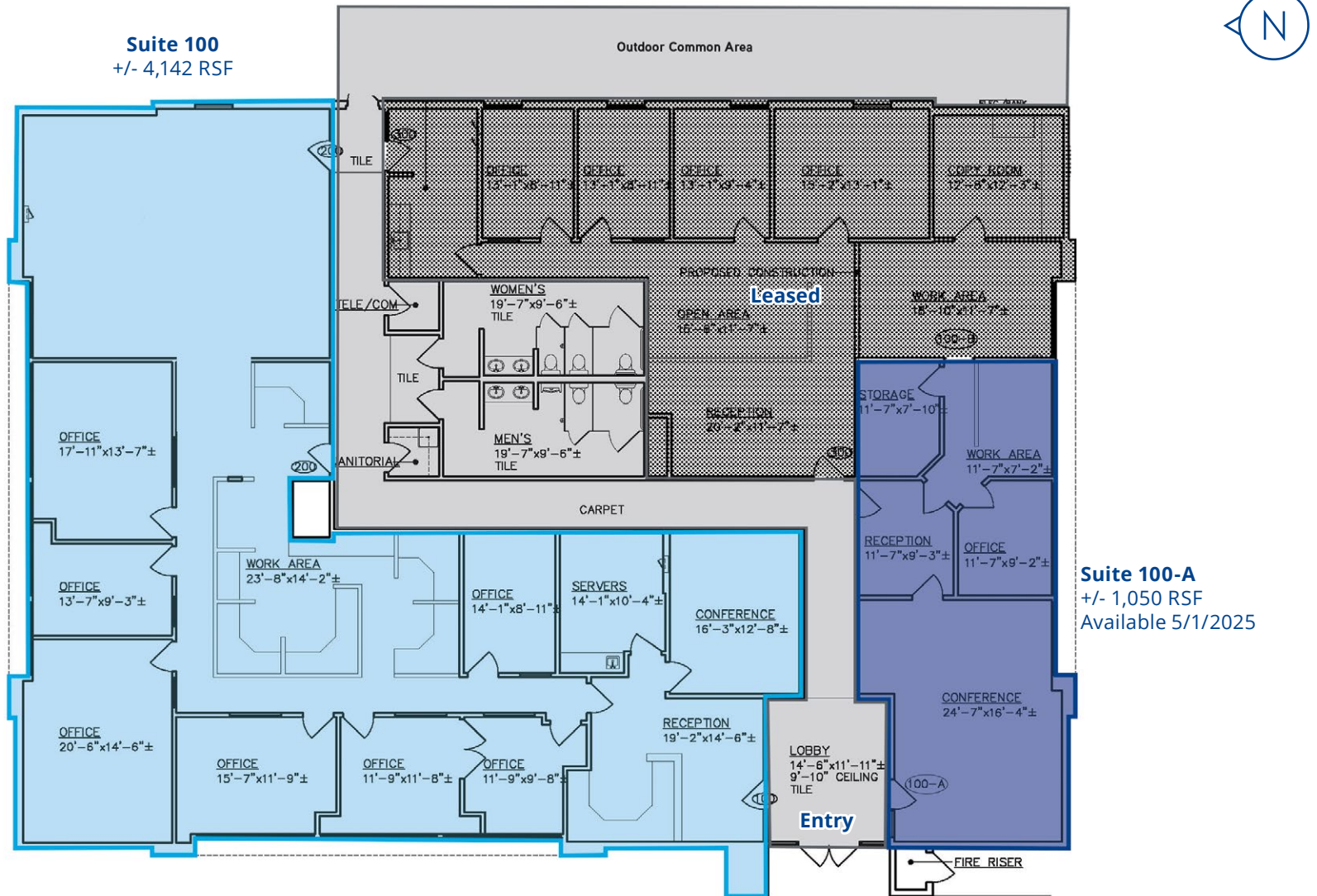
Year Built:
1996

5001-5041 Indian School | For Lease

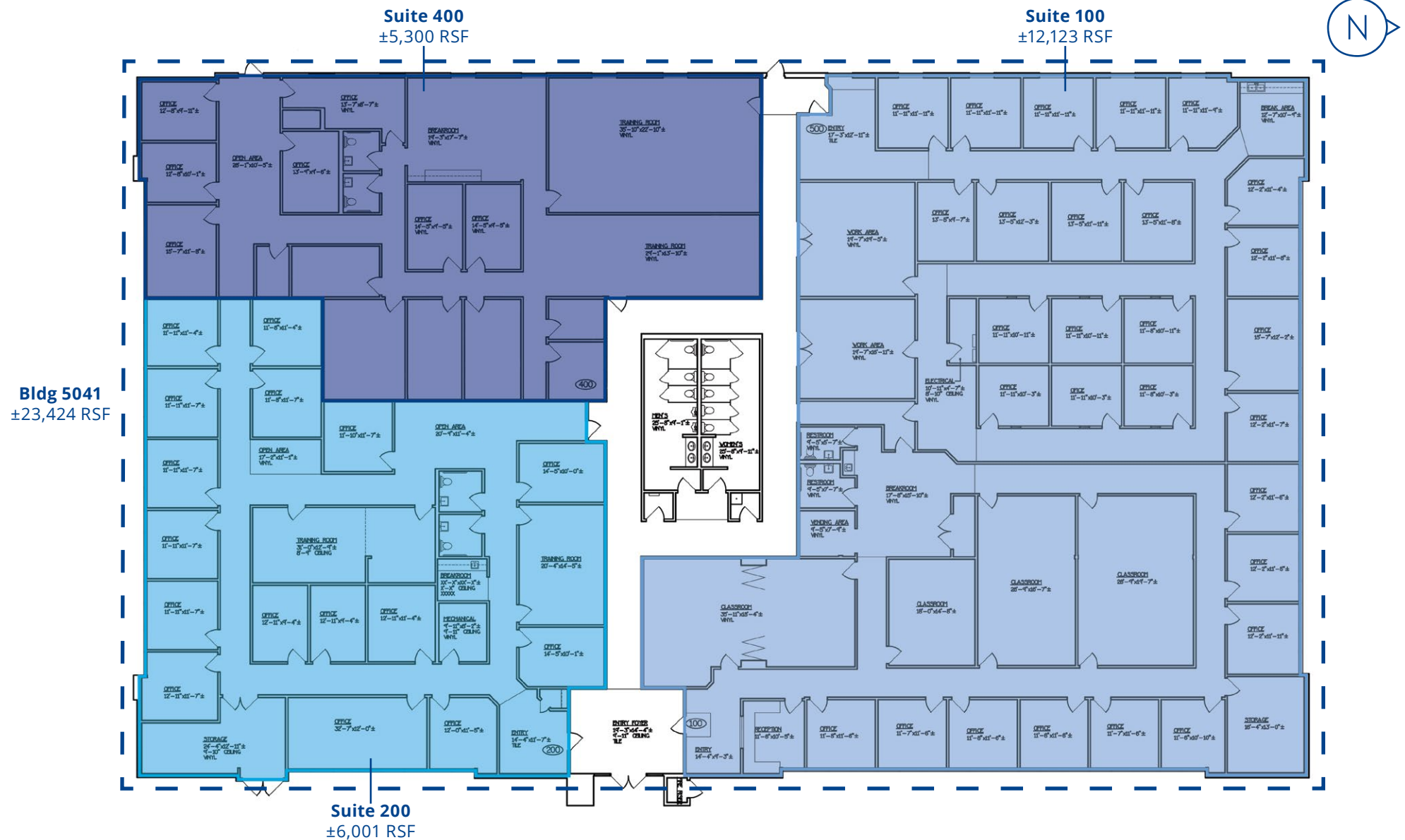
Trade Area Aerial



Bldg 5021 Floor Plan

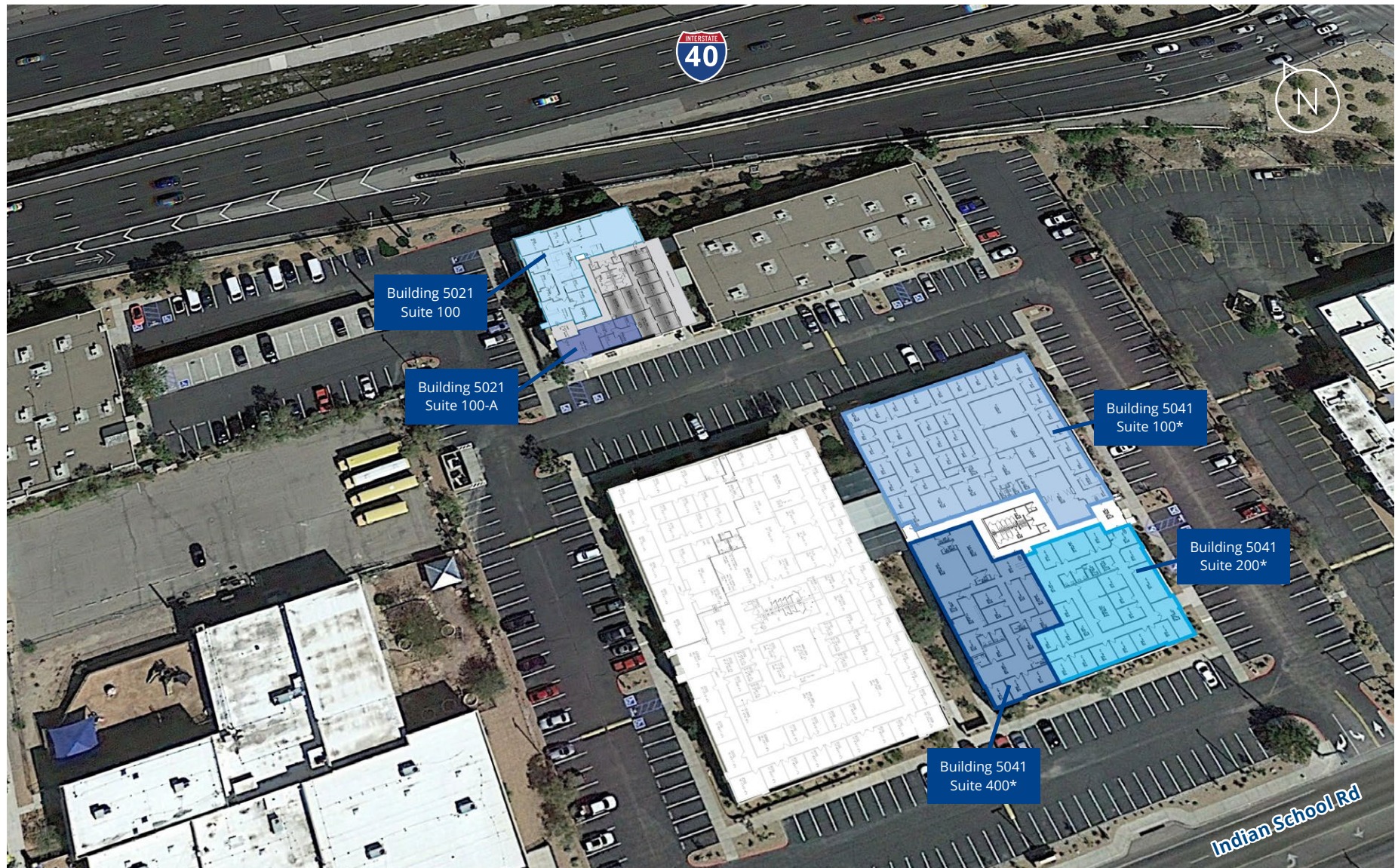


Bldg 5041 Floor Plan



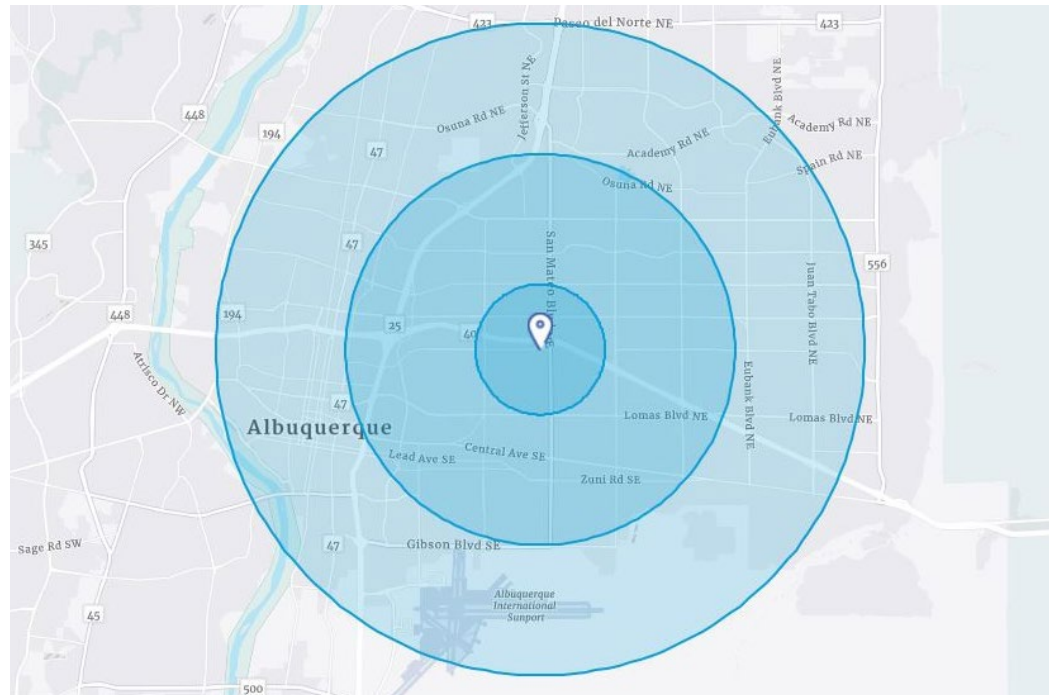
Site Plan

*Suites 100, 200, & 400 can be combined for ±23,424 RSF



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,035	131,881	290,548
Households	6,274	60,412	129,602
Median Age	41.6	36.2	38.3
Average HH Income	\$70,269	\$60,094	\$66,402
Median HH Income	\$48,036	\$40,273	\$46,723

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