



Colliers

For Lease

7050 Barstow St NE
Albuquerque, NM 87111

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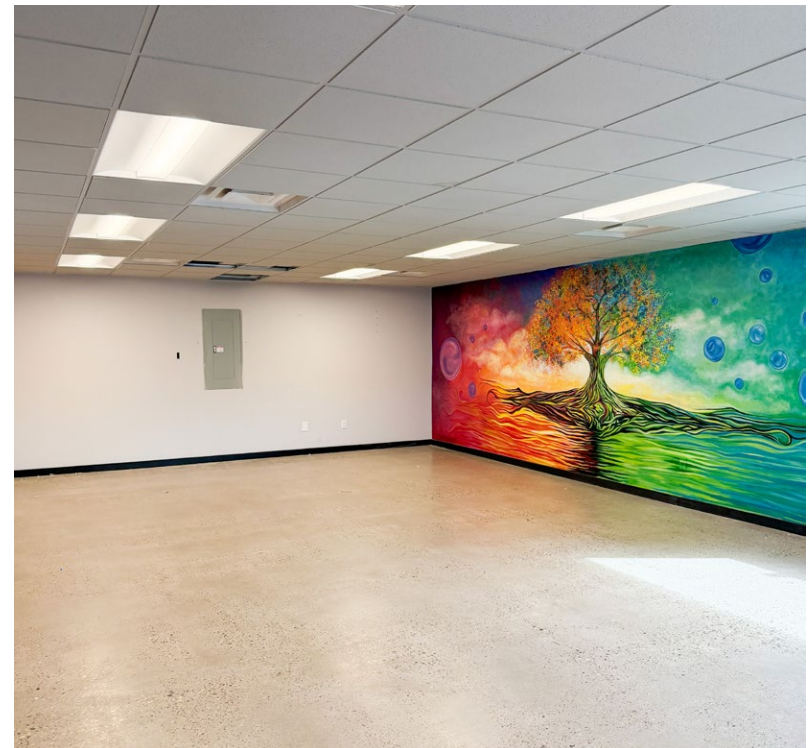
Property Profile

Details

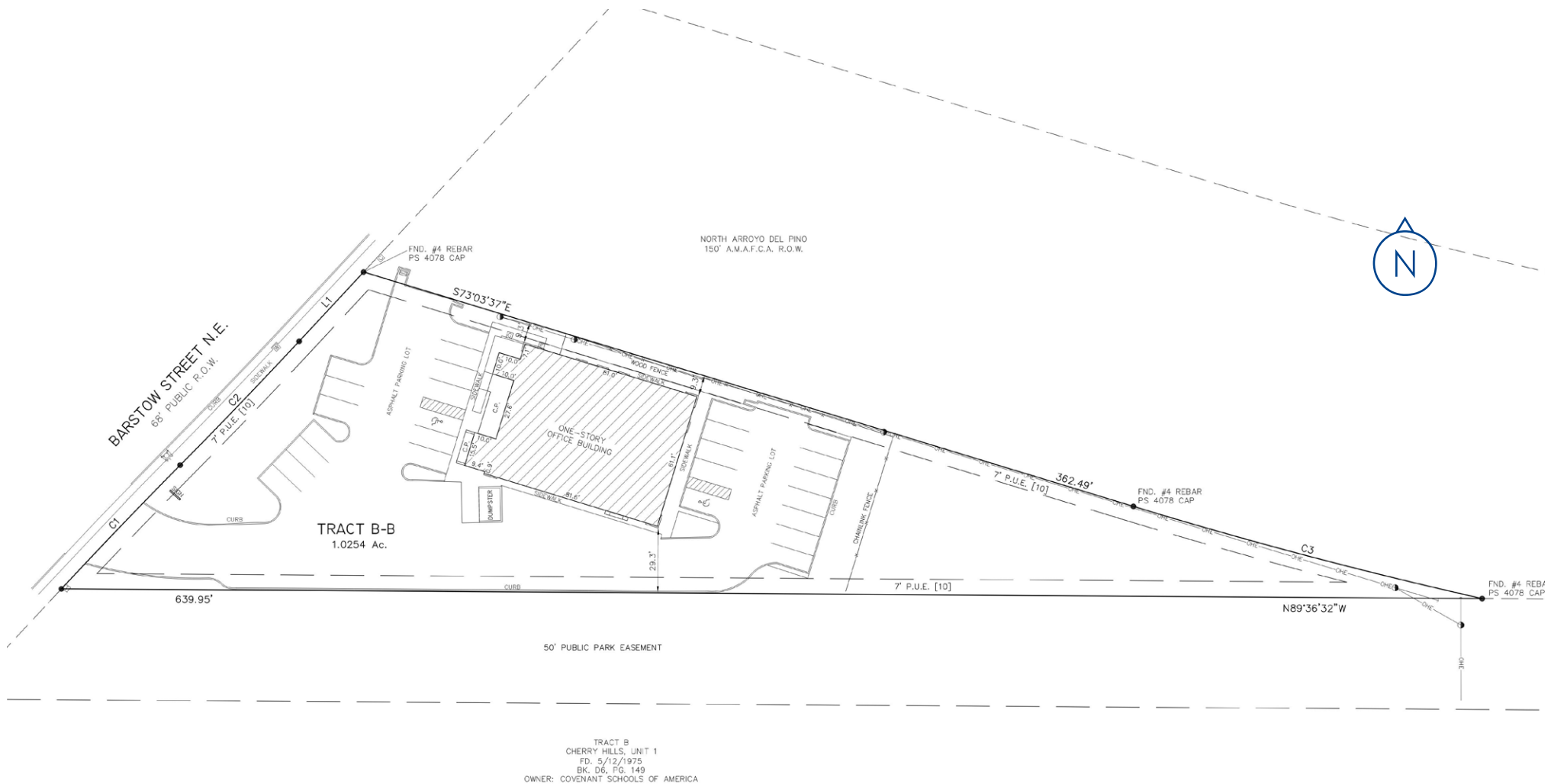
Lease Rate	\$23.00 PSF
Lease Rate	Modified Gross (Tenant pays gas, electric, janitorial)
Space Available	Suite B ± 2,409 SF
Parking	5:1,000
Submarket	Far Northeast Heights
Zoning	MX-T (Mixed-Use - Transition Zone)

Features

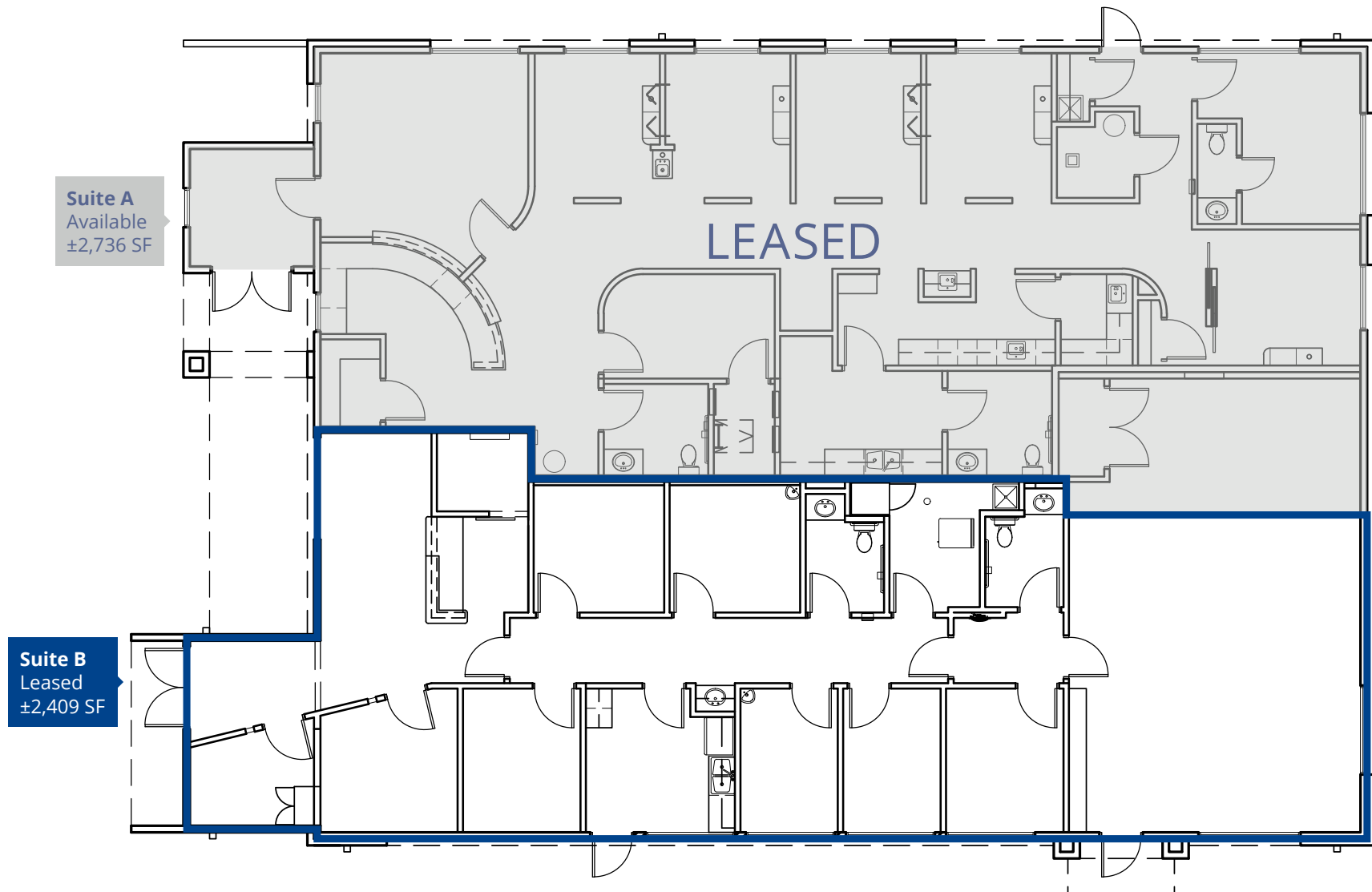
- Well located in the NE Heights off Harper and Barstow St.
- Adjacent to bike trail and open space
- Lots of natural light
- Building and monument signage
- Access to Paseo del Norte
- Walking distance to Cherry Hills Library, food, and Del Norte Sports & Wellness
- Multiple building entrances/exits
- Interior suite restrooms
- Individual offices, breakroom, and open area for lab or work-stations
- Polished concrete floors



Site Plan



Floor Plan



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Property Gallery



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Trade Area Aerial

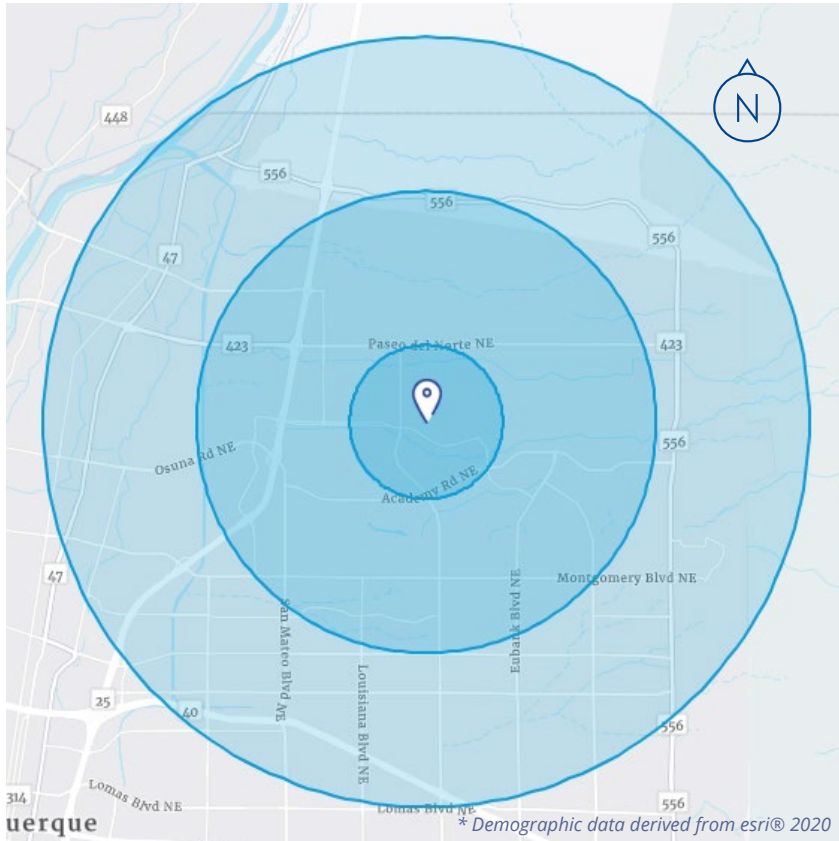


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Intersection Aerial



Demographics*



* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	11,668	99,945	212,882
Households	5,371	45,344	96,899
Median Age	47.4	43.1	43.5
Average HH Income	\$127,395	\$131,793	\$118,119
Per Capita Income	\$58,767	\$60,123	\$53,798
Daytime Population	10,418	120,676	259,728
College Education	60.9%	64.1%	58.6%



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