

# 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 aesthetica office |
|------------|---------|------------|--------------------------|

## Features

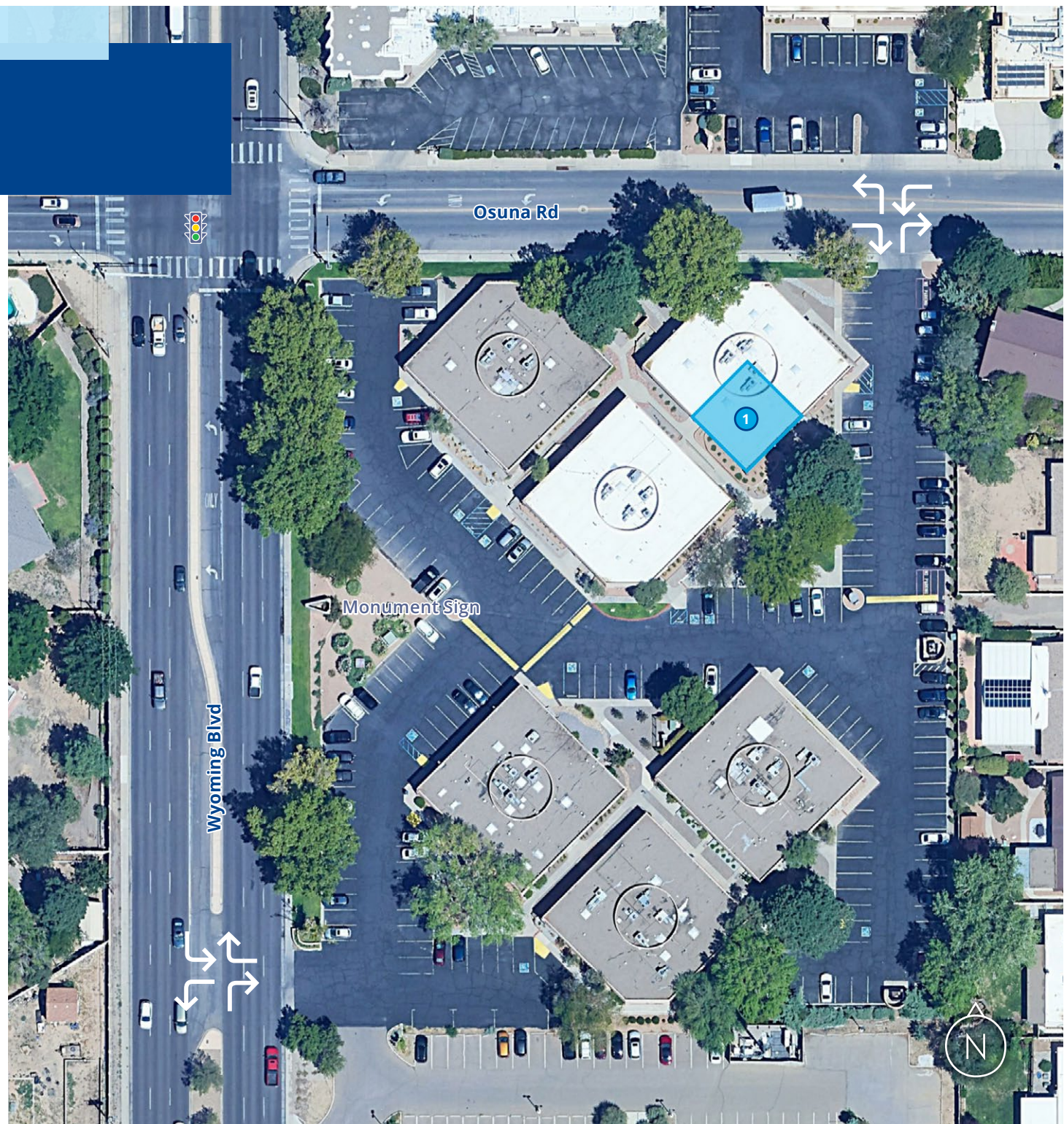
- 6 Building, ±36,894 SF Professional Medical/Office campus
- Frontage on Osuna and Wyoming with easy access from both major roads
- New way-finding signs and tenant specific signage
- Large windows
- Excellent Far Northeast Heights submarket location
- Beautifully landscaped grounds with campus feel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

## 8400 Osuna Rd NE | For Lease

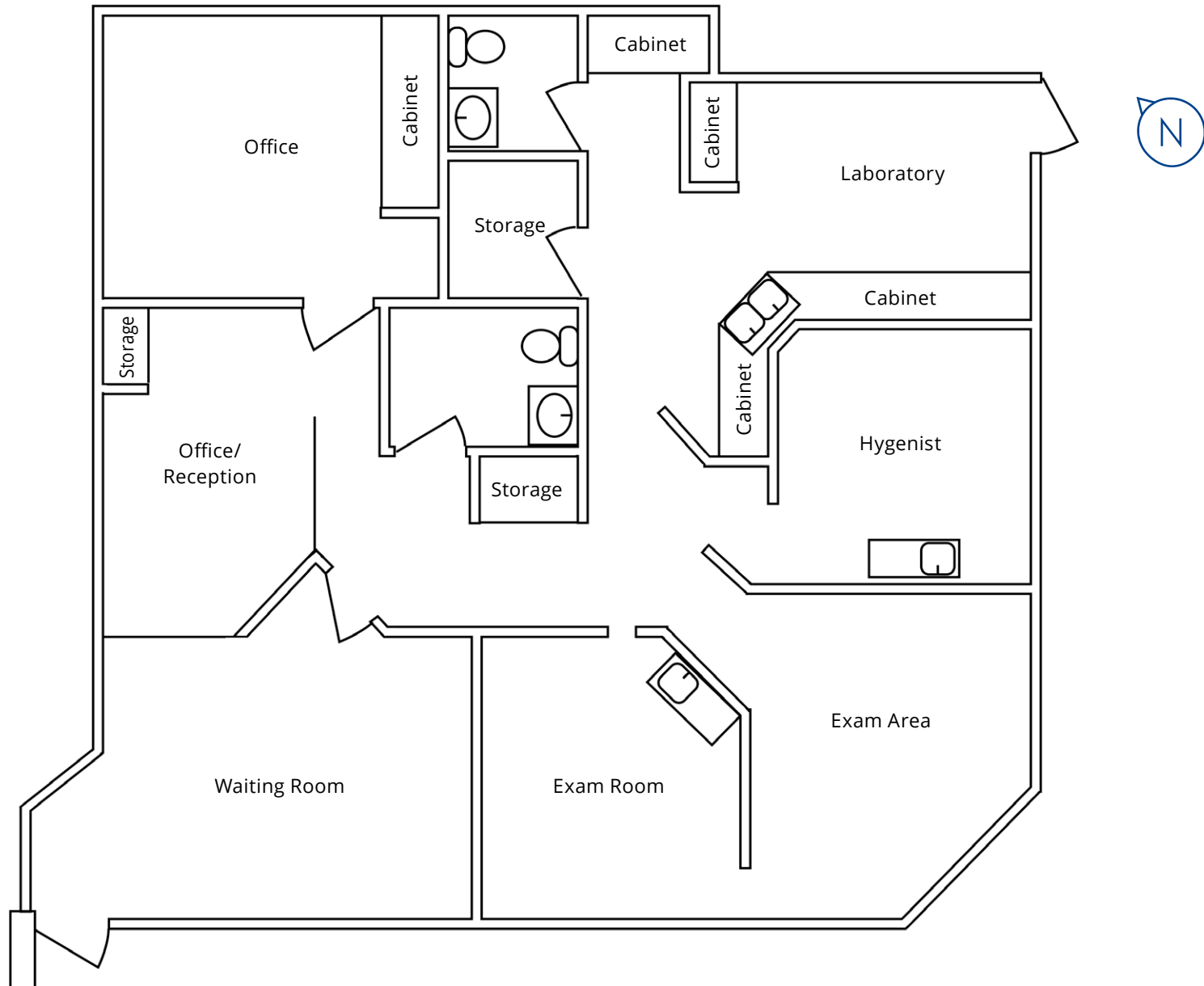
# Site Plan

## Building 1

**1 Suite D**  
± 1,258 SF



# Building 1: Suite D Floor Plan



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# Property Gallery

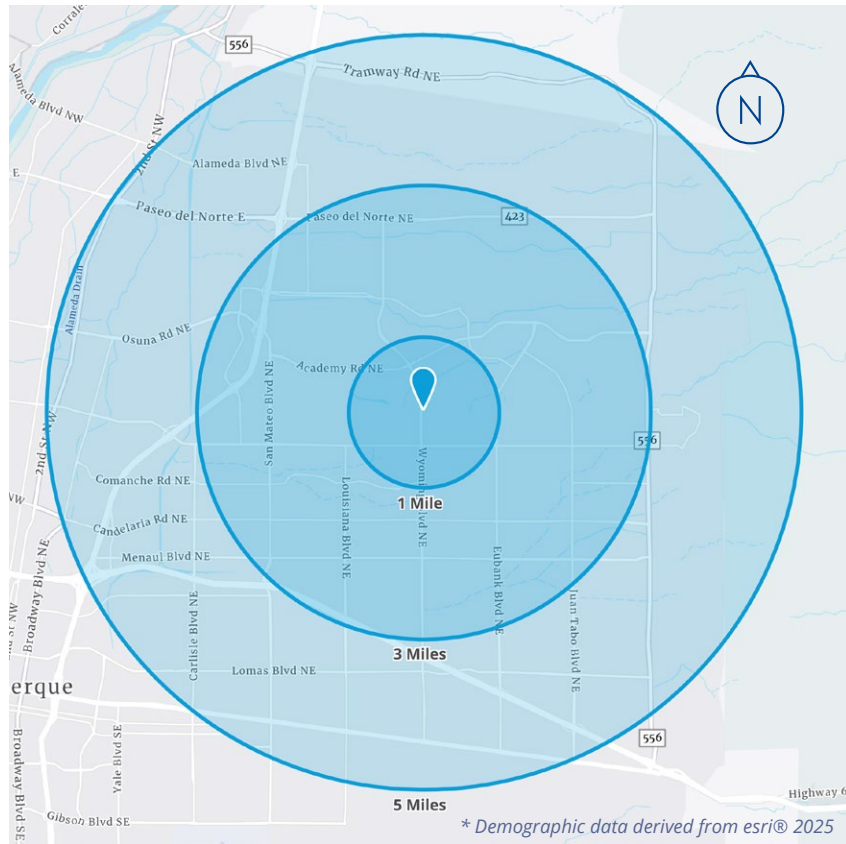


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# Trade Area Aerial



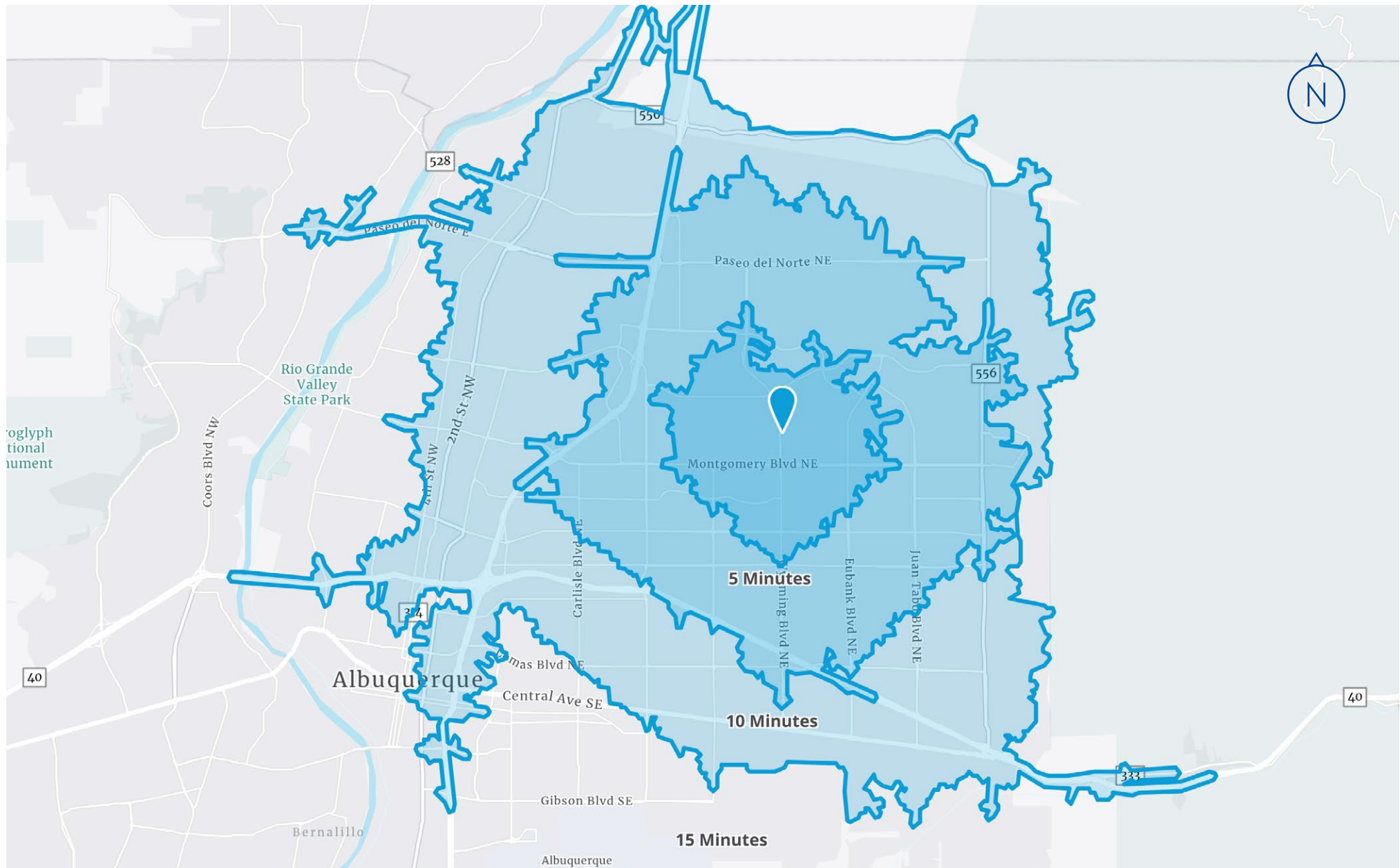
# Demographics\*



|                    | 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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