

PINETREE CORPORATE CENTER FOR LEASE | CLASSIC OFFICE SPACE

4501-4801 Indian School Rd NE Albuquerque, NM 87110



1,278-45,577 Sq Ft Available
\$13.25 PSF
Full Service

AMENITIES

- » I-40 visibility 176,500 vehicles per day
- » Freeway Pylon Sign
- » Great Freeway Access
- » Large, open floor plates
- » Beautifully landscaped campus environment
- » 4.5/1000 parking space
- » Onsite Cafe
- » Onsite tenant fitness center

Presented by:

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COLLIERS INTERNATIONAL

5051 Journal Center Blvd. NE

Suite 200

Albuquerque, NM 87109

MAIN +1 505 880 7055

Accelerating success.



Pinetree Corporate Center

» 4501-4801 Indian School Rd NE Albuquerque, NM 87110

Description:

- » Pinetree Corporate Center offers its tenants a very special office experience. Mature landscaping with 30-year-old shade trees and fountains create a serene, campus-like setting.
- » Onsite amenities include a cafe and a full health club featuring weights, racquetball, lockers, showers and sauna.
- » Located adjacent to Uptown's amenities, Pinetree Corporate Center offers freeway visibility and easy access from I-40.
- » Parking counts are among some of the highest in the City.
- » Large floor plates, high-ceilings and one of a kind construction differentiate Pinetree from any other office complex in Albuquerque.

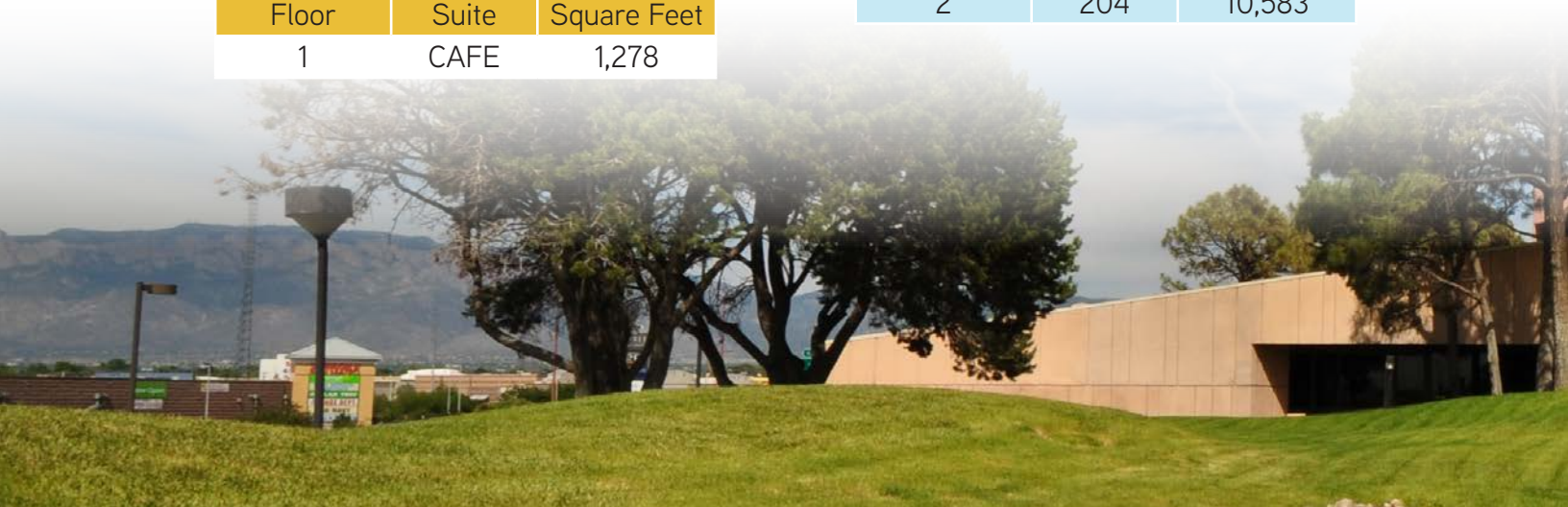
4501 Indian School Rd NE		
Floor	Suite	Square Feet
1	100	40,447
1	101	7,052
2	201	3,685
2	203	1,392

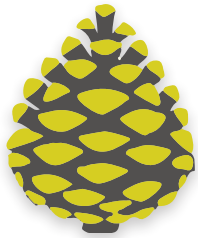
4665 Indian School Rd NE		
Floor	Suite	Square Feet
1	101	17,471
1	102	3,695

4725 Indian School Rd NE		
Floor	Suite	Square Feet
1	CAFE	1,278

4775 Indian School Rd NE		
Floor	Suite	Square Feet
1	100	3,190
1	105A	2,062
1	105B	2,246
1	105 CONT	4,308
1	110	1,792
3	325	5,359

4801 Indian School Rd NE		
Floor	Suite	Square Feet
1	102	4,796
2	200	10,560
2	204	10,583





Pinetree Corporate Center

» 4501 Indian School Rd NE Albuquerque, NM 87110

» Suite 101 » Floor 1 » 7,052 SF

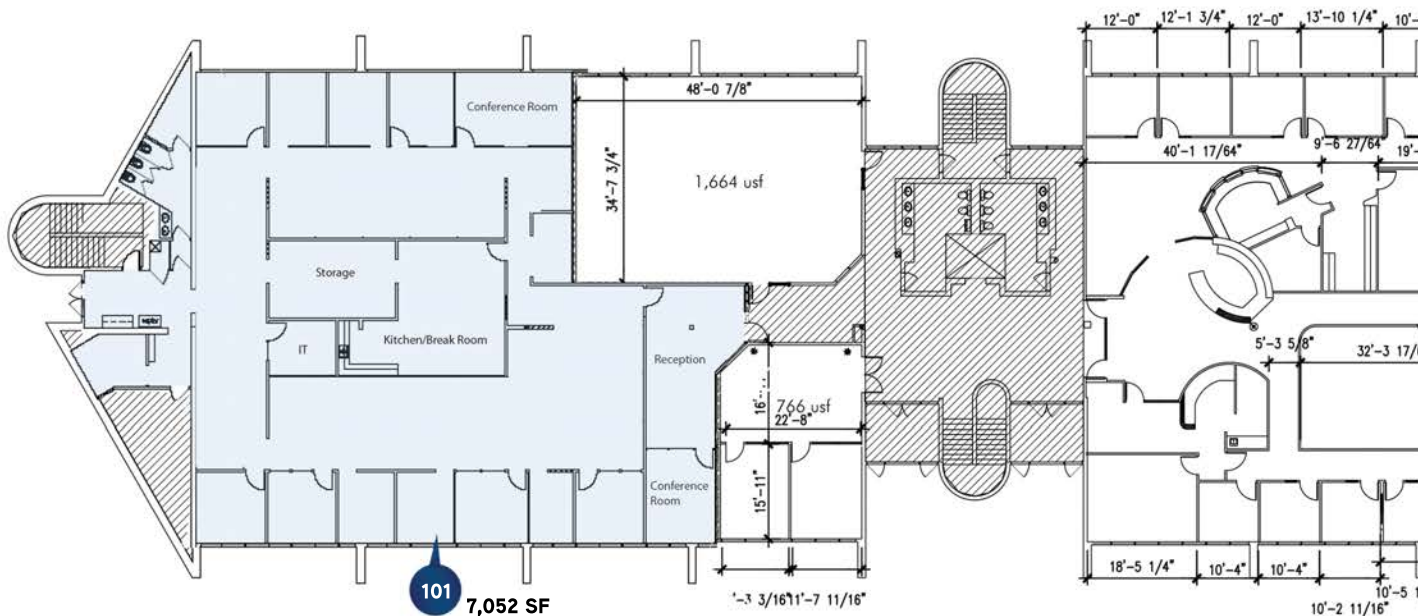
SUITE & BUILDING FEATURES

Perimeter offices with open bullpen space, ample storage/work areas, kitchen and break room.

Two conference rooms. Elevator/lobby presence.

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

4.5/1000 Parking



101
7,052 SF

First Floor
20,527 SF
100% Vacant

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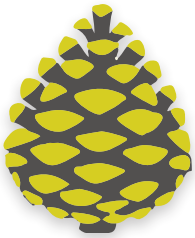
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Pinetree Corporate Center

» 4501 Indian School Rd NE Albuquerque, NM 87110

» Suite 201 » Floor 2 » 3,685 SF



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Pinetree Corporate Center

» 4501 Indian School Rd NE Albuquerque, NM 87110

» Suite 203 » » Floor 2 » 1,392 SF

SUITE & BUILDING FEATURES

2 Private Offices

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

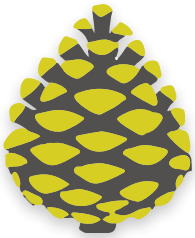
4.5/1000 Parking



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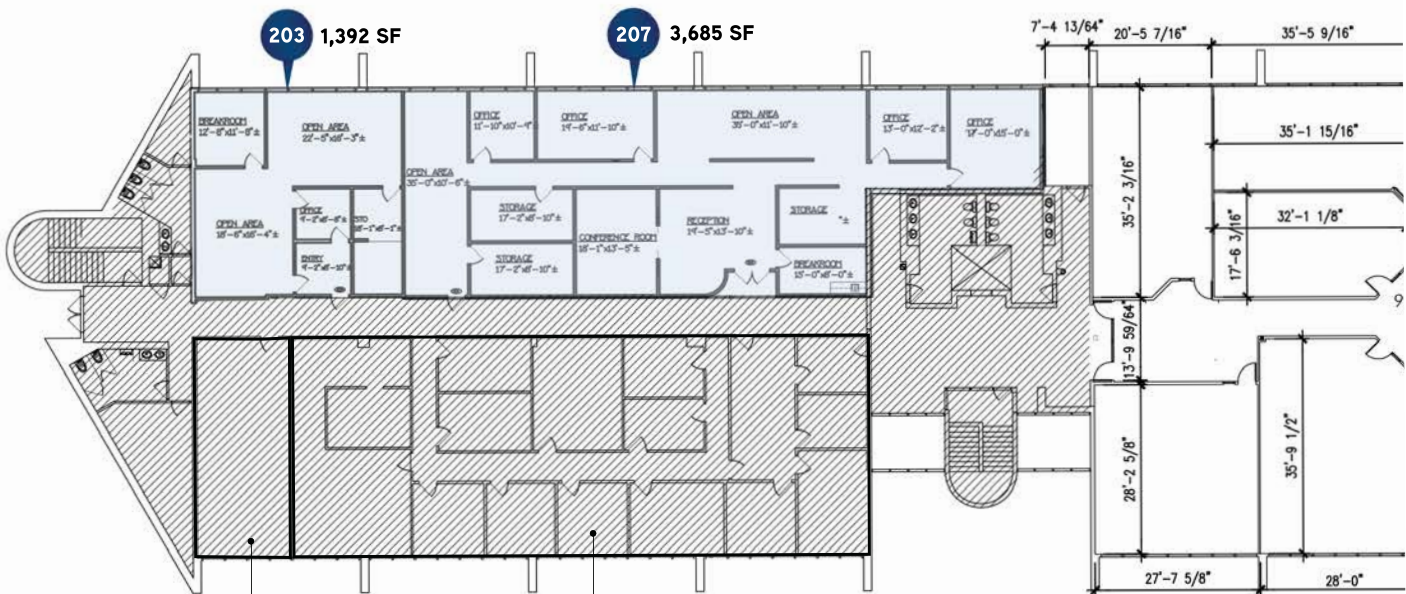


Pinetree Corporate Center

» 4501 Indian School Rd NE Albuquerque, NM 87110

» Suite 201 » Floor 2 » 3,685 SF

» Suite 203 » Floor 2 » 1,392 SF



658 SF
Occupied
Exp. 4.30.17

4,081 SF
Occupied
Exp. 8.31.17

Second Floor

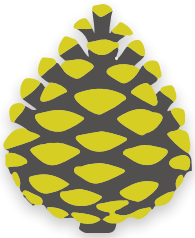
20,610 SF

23% Occupied - All expiring in 2017

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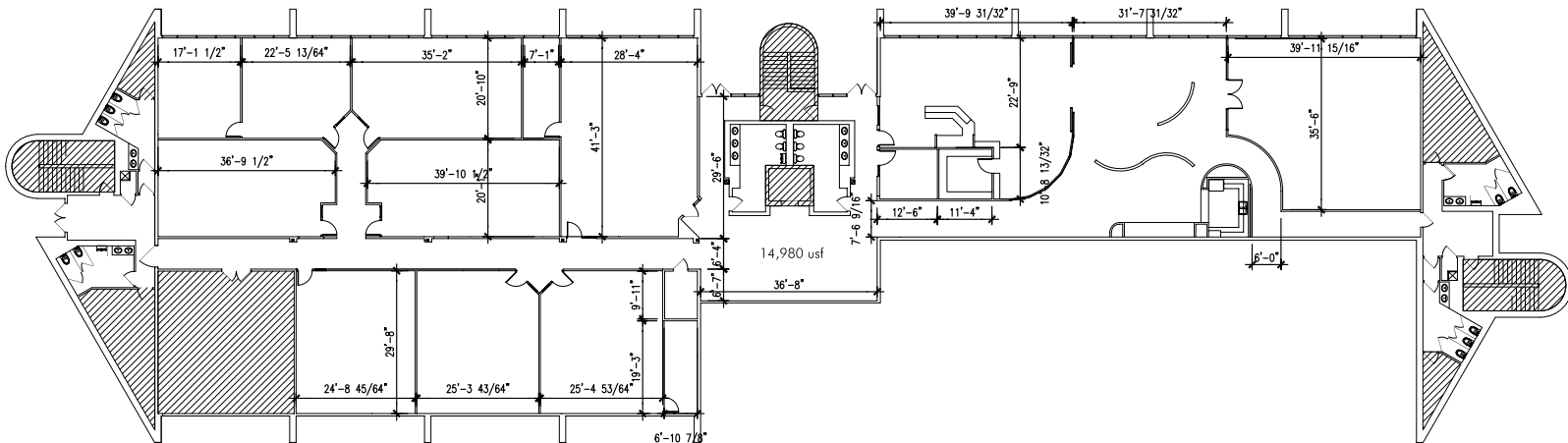
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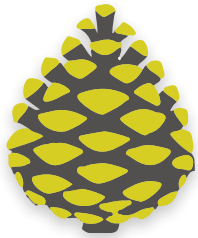
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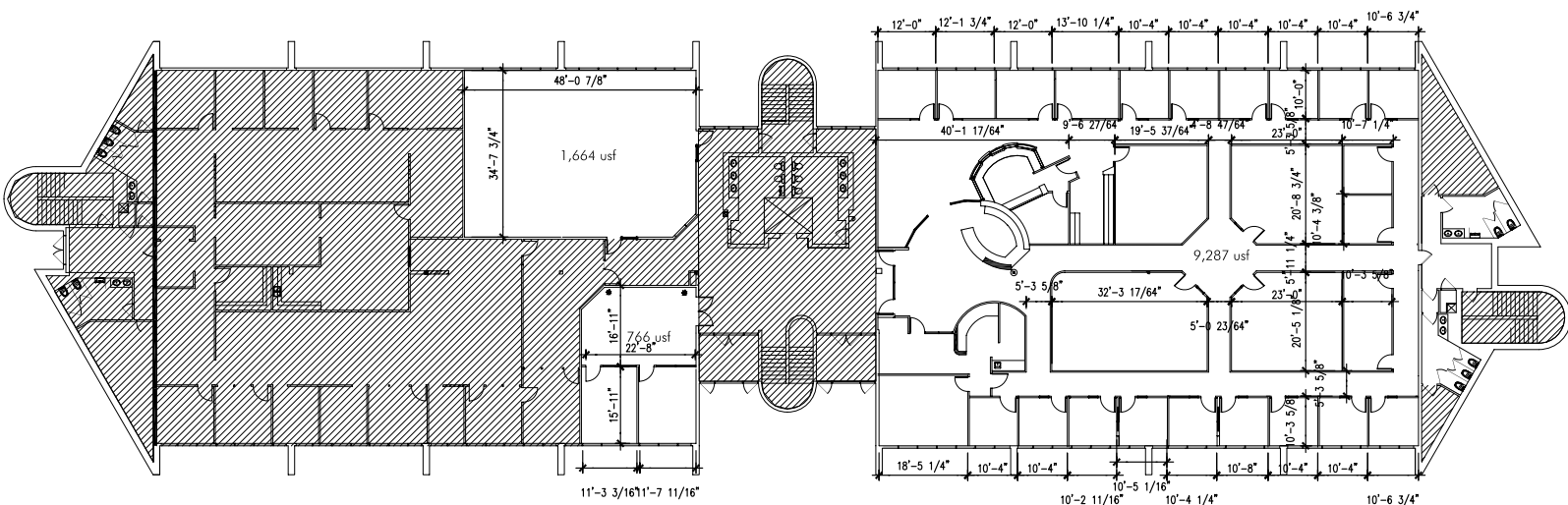
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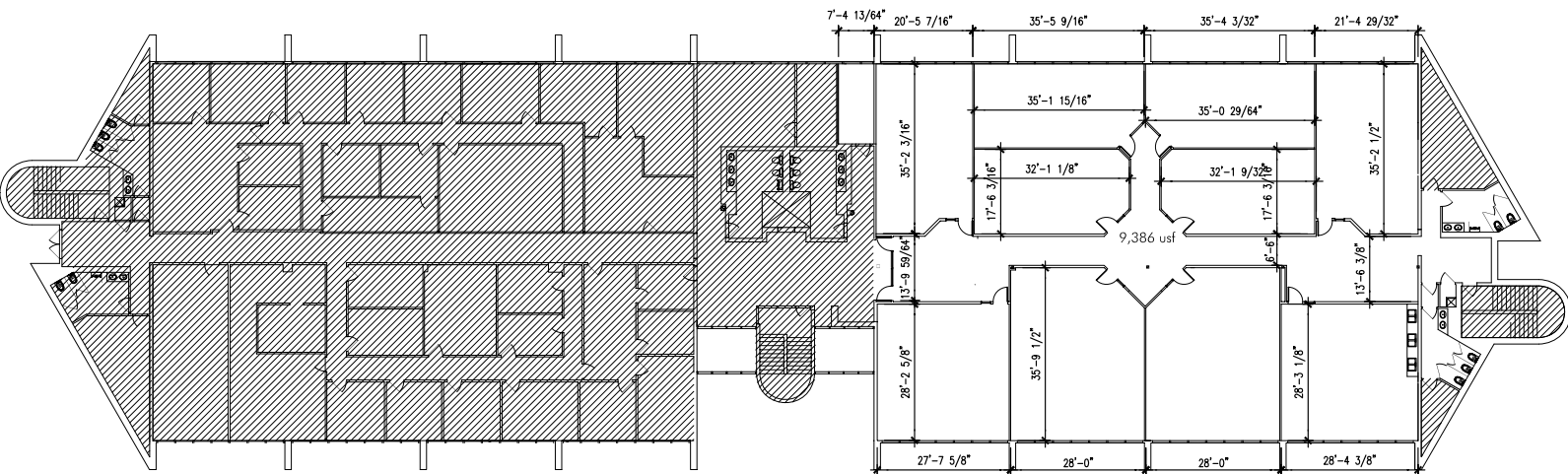
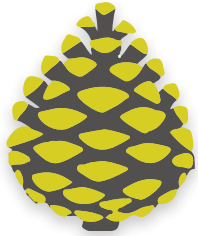
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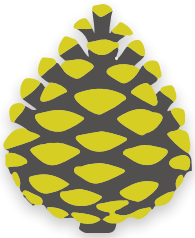
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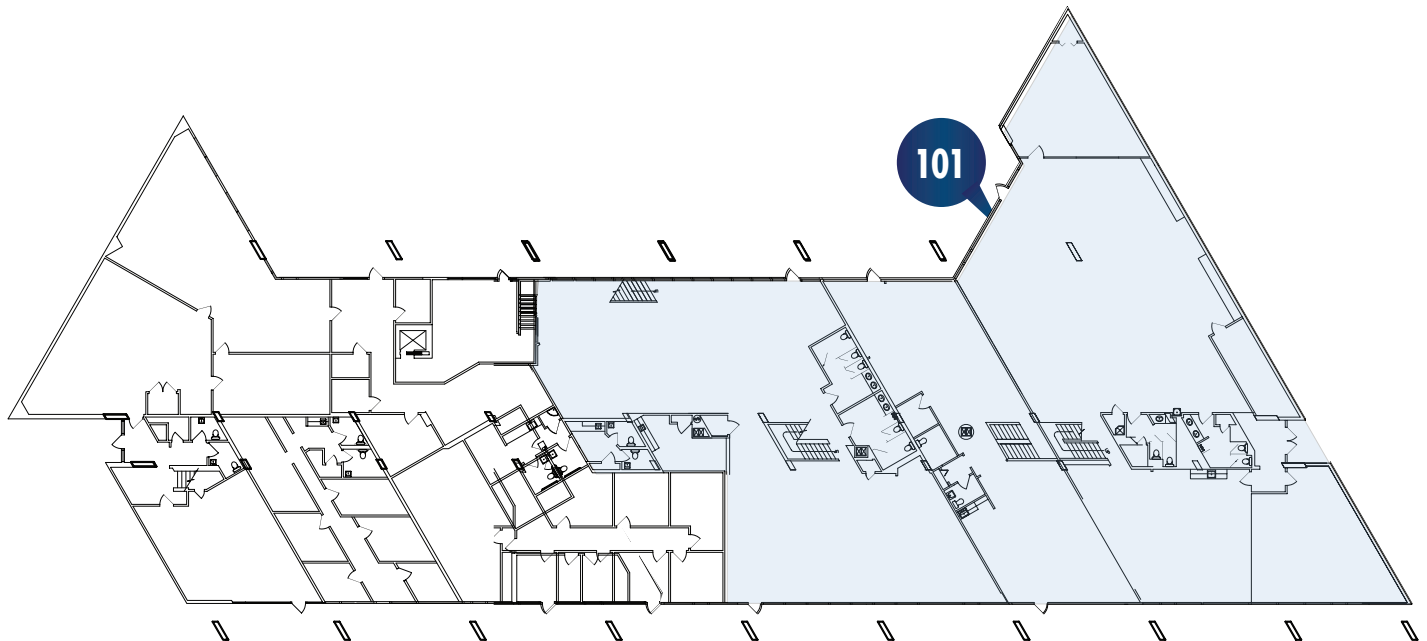
Pinetree Corporate Center

» 4665 Indian School Rd NE Albuquerque, NM 87110

» Suite 101 » Floor 1 » 17,471 SF

SUITE & BUILDING FEATURES

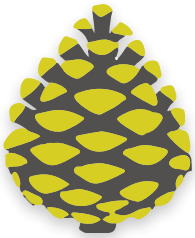
Executive Offices, High Ceilings, Open Plan, Exposed
Timbers, Ideal for Creative, Innovative and Non-traditional Users
Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.
4.5/1000 Parking



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Pinetree Corporate Center

» 4665 Indian School Rd NE Albuquerque, NM 87110

» Suite 102 » Floor 1 » 3,695 SF

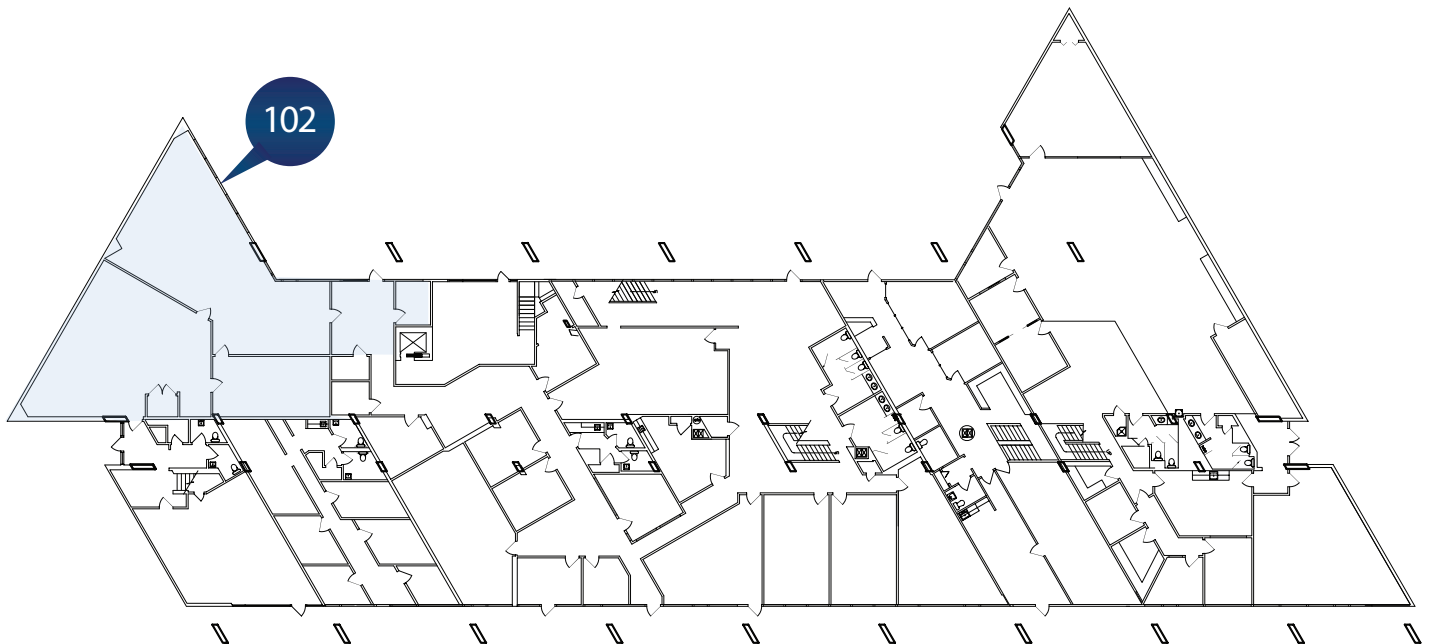
SUITE & BUILDING FEATURES

Executive Offices, Open Plan, Exposed Timbers.

Ideal for Creative, Innovative and Non-traditional Users

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

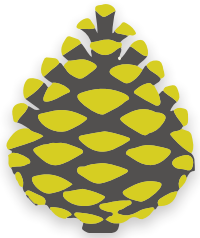
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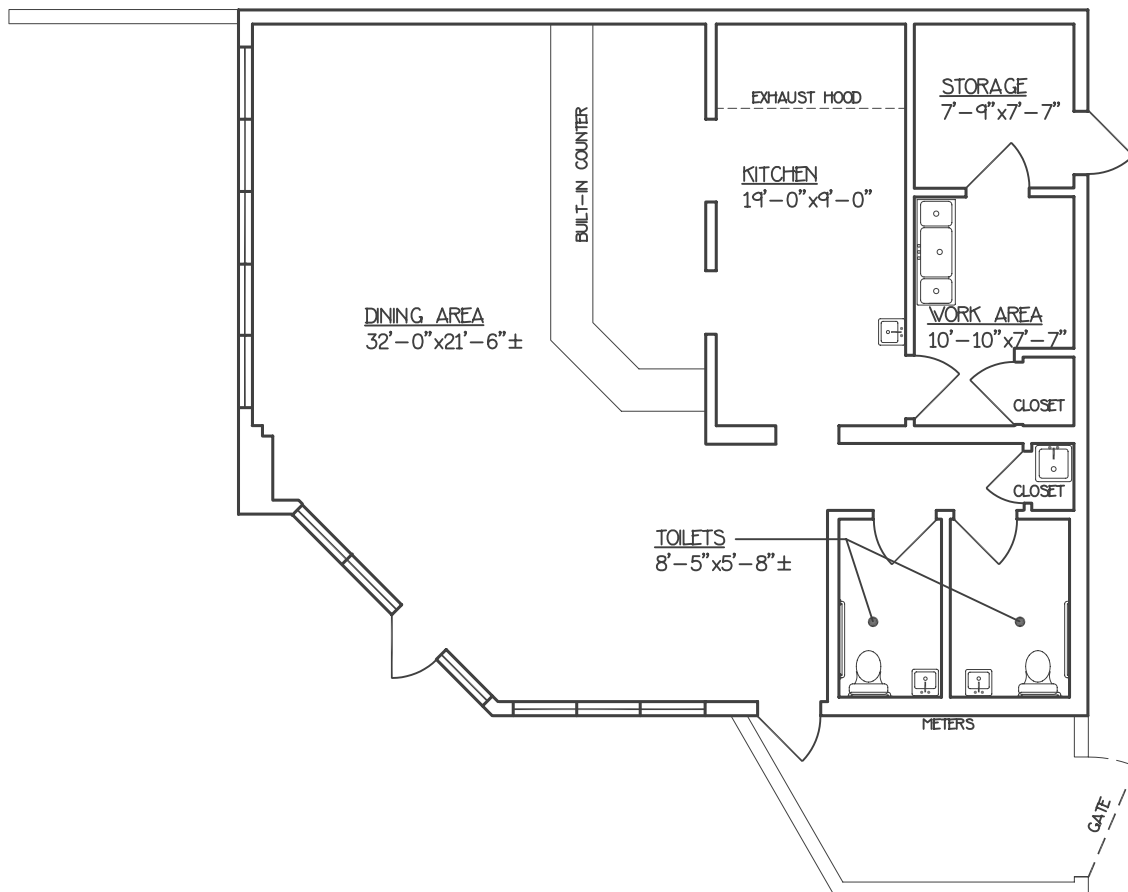
Pinetree Corporate Center

» 4725 Indian School Rd NE Albuquerque, NM 87110

» Cafe » Floor 1 » 1,278 SF

SUITE & BUILDING FEATURES

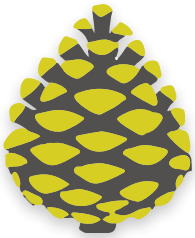
Ready to move in cafe. Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.



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Pinetree Corporate Center

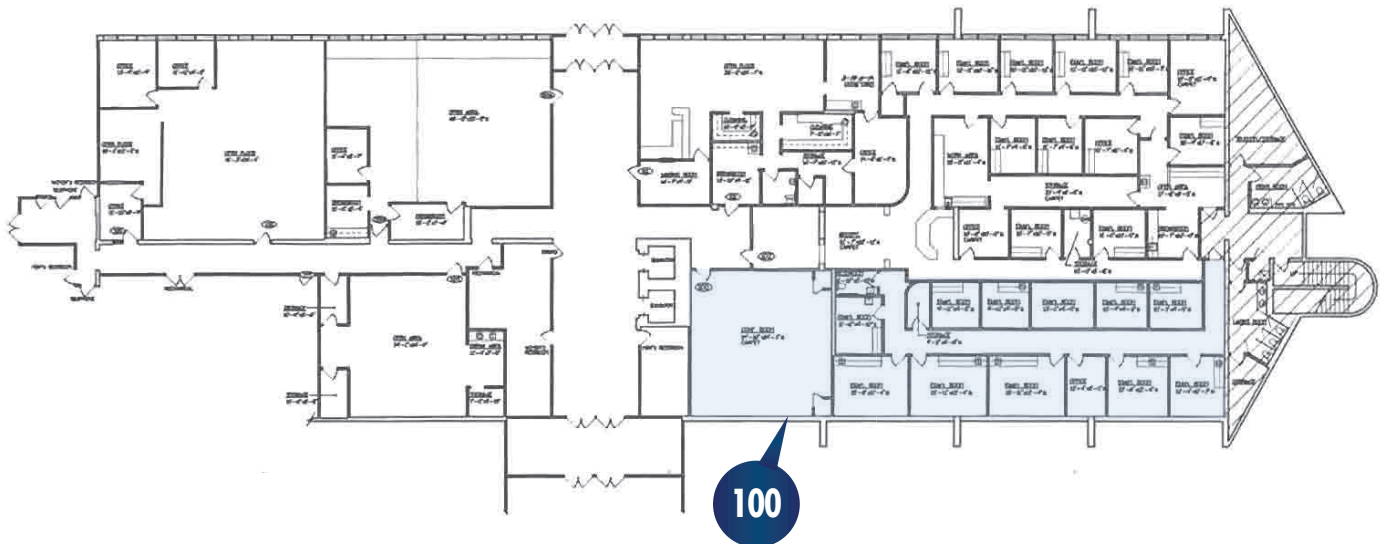
» 4775 Indian School Rd NE Albuquerque, NM 87110

» Suite 100 » Floor 1 » 3,190 SF

SUITE & BUILDING FEATURES

12 Medical Offices, Conference Room

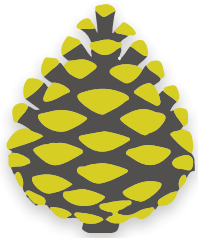
Prime location close to amenities, hotels, shopping, easy access to I-40.



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Pinetree Corporate Center

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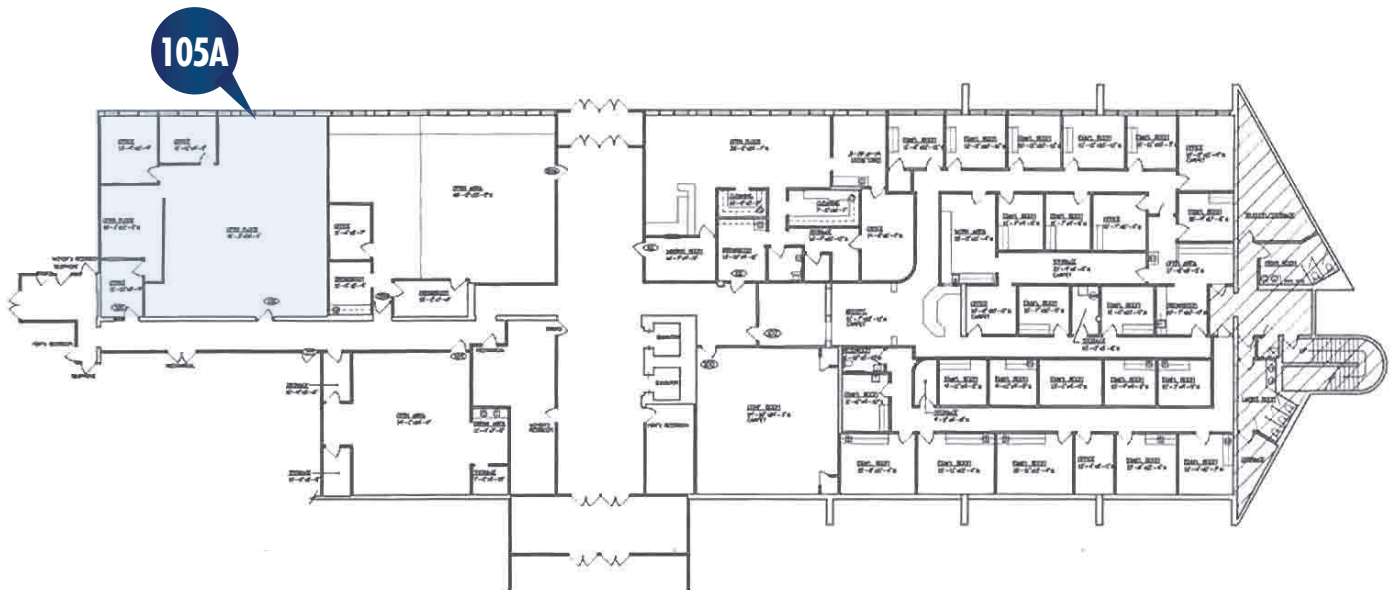
» Suite 105A » Floor 1 » 2,062 SF

SUITE & BUILDING FEATURES

Open Space with Private Offices

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

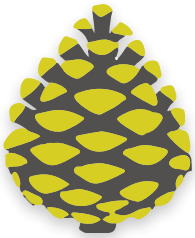
4.5/1000 Parking



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Pinetree Corporate Center

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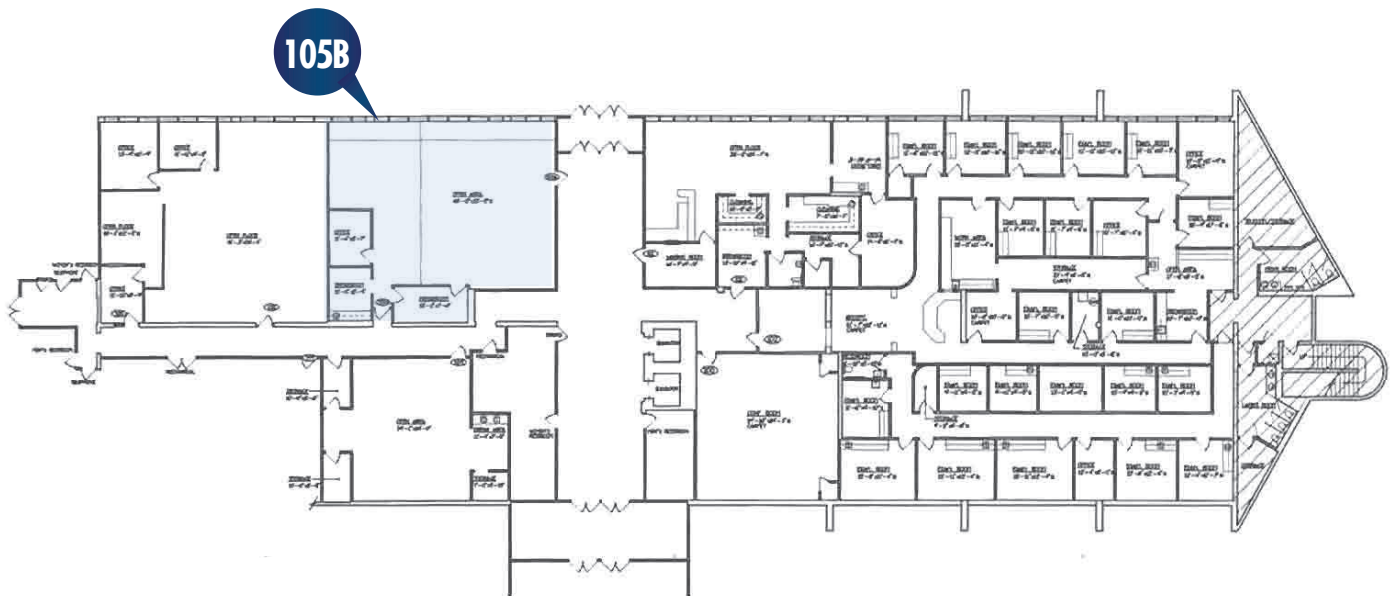
» Suite 105B » Floor 1 » 2,246 SF

SUITE & BUILDING FEATURES

Open Space with Private Offices

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

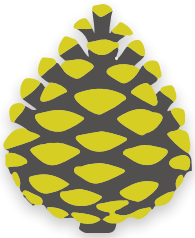
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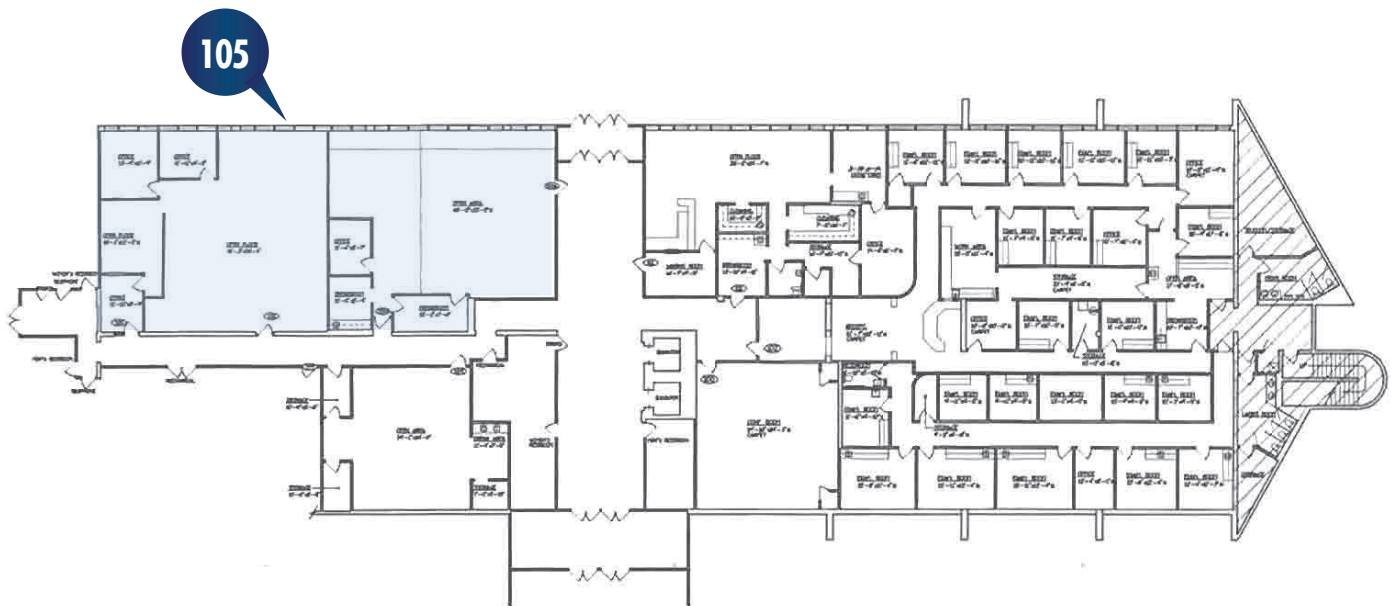
» Suite 105 » Floor 1 » 4,308 SF

SUITE & BUILDING FEATURES

Open Space with 4 Private Offices

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

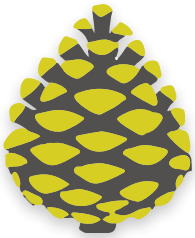
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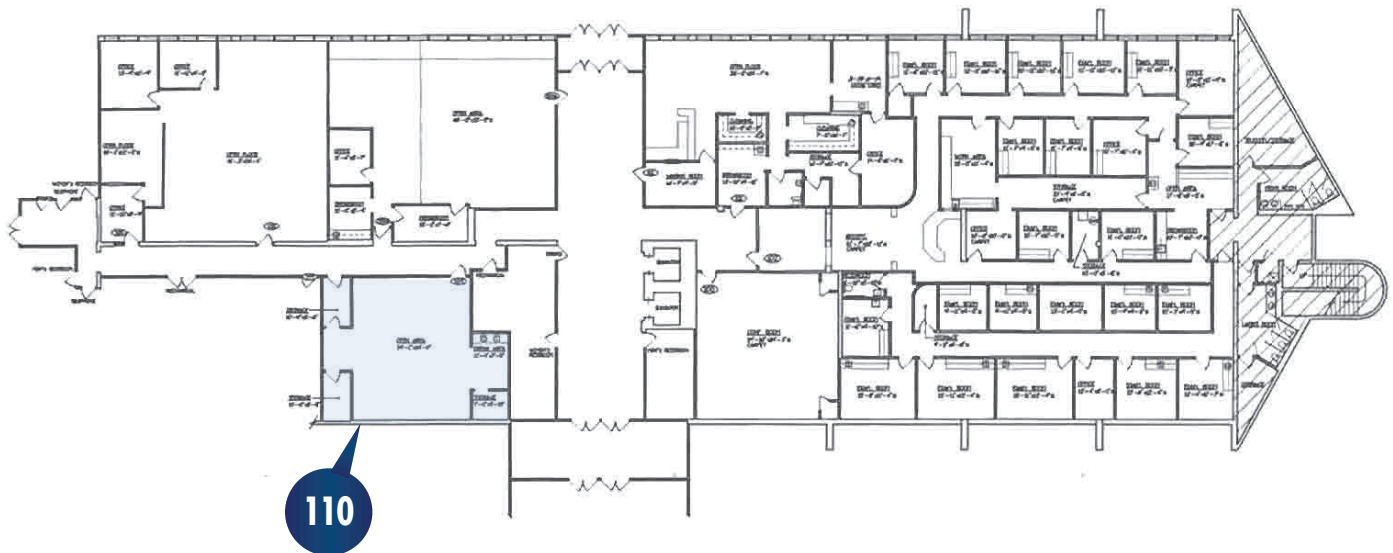
Pinetree Corporate Center

» 4775 Indian School Rd NE Albuquerque, NM 87110

» Suite 110 » Floor 1 » 1,792 SF

SUITE & BUILDING FEATURES

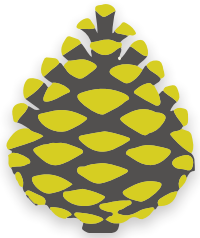
Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.



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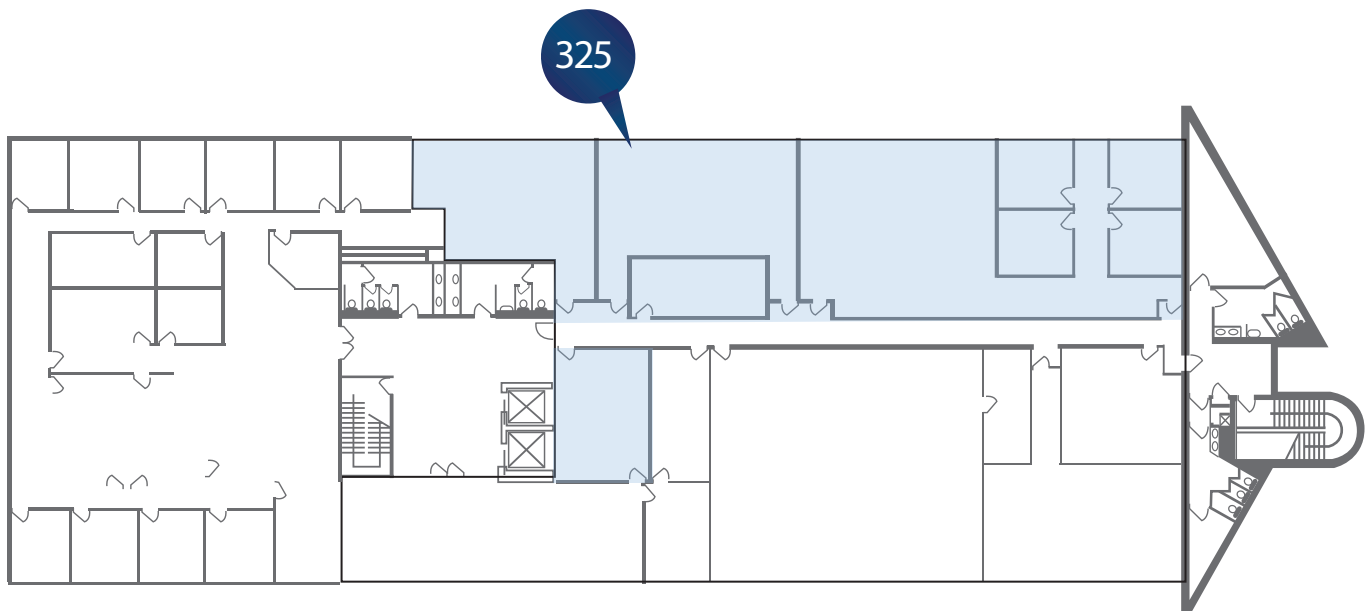
Pinetree Corporate Center

» 4775 Indian School Rd NE Albuquerque, NM 87110

» Suite 325 » Floor 3 » 11,367 SF

SUITE & BUILDING FEATURES

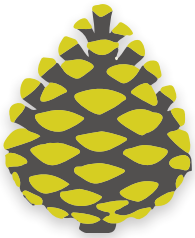
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Pinetree Corporate Center

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» Suite 102 » Floor 1 » 4,796 SF

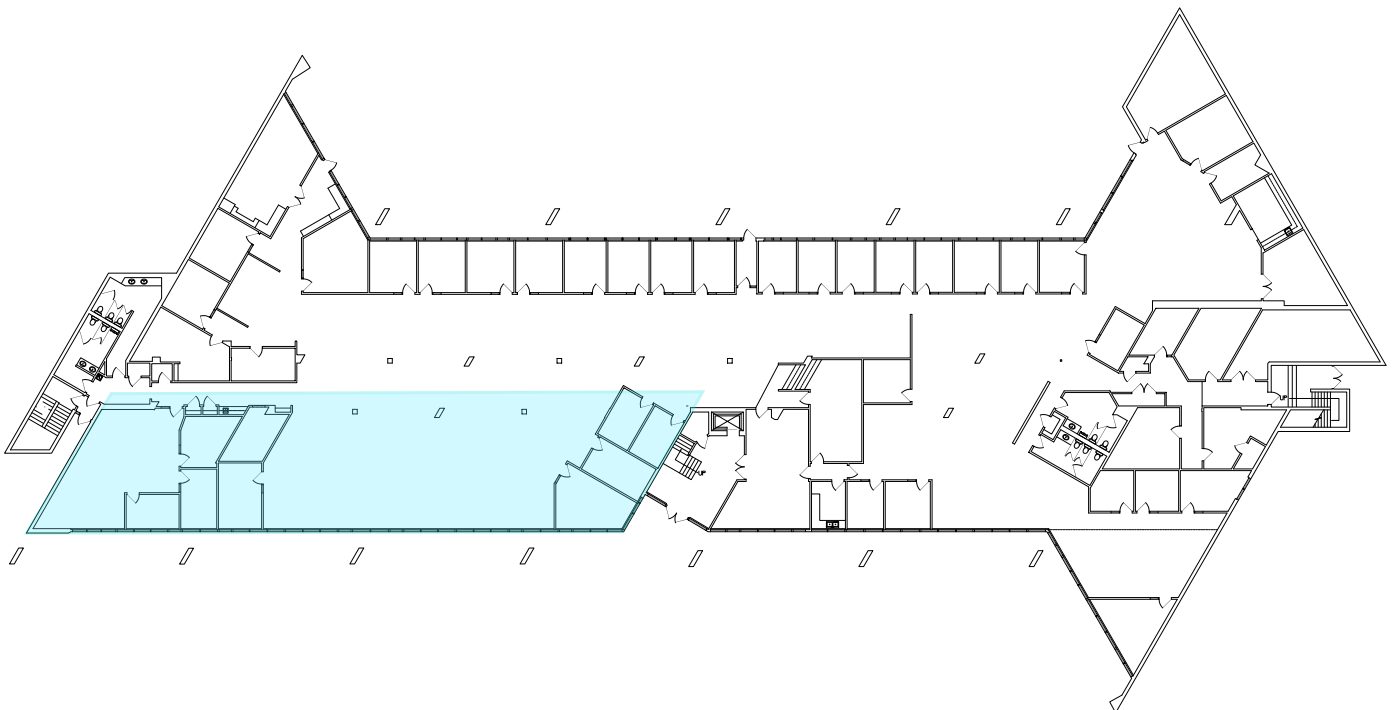
SUITE & BUILDING FEATURES

Executive Offices, High Ceilings, Open Plan, Exposed Timbers.

Ideal for Creative, Innovative and Non-traditional Users

Prime location close to amenities, hotels, shopping, visibility and easy access to I-40.

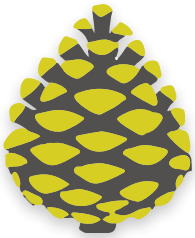
4.5/1000 Parking



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Pinetree Corporate Center

» 4801 Indian School Rd NE Albuquerque, NM 87110

» Suite 200 » Floor 2 » 10,560 SF

» Suite 204 » Floor 2 » 10,583 SF

SUITE & BUILDING FEATURES

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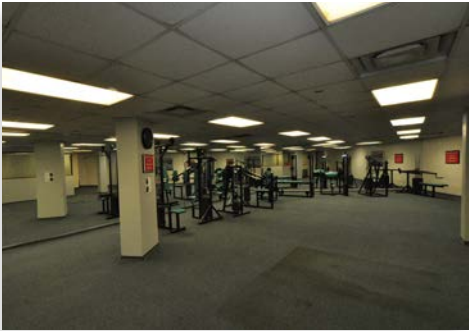
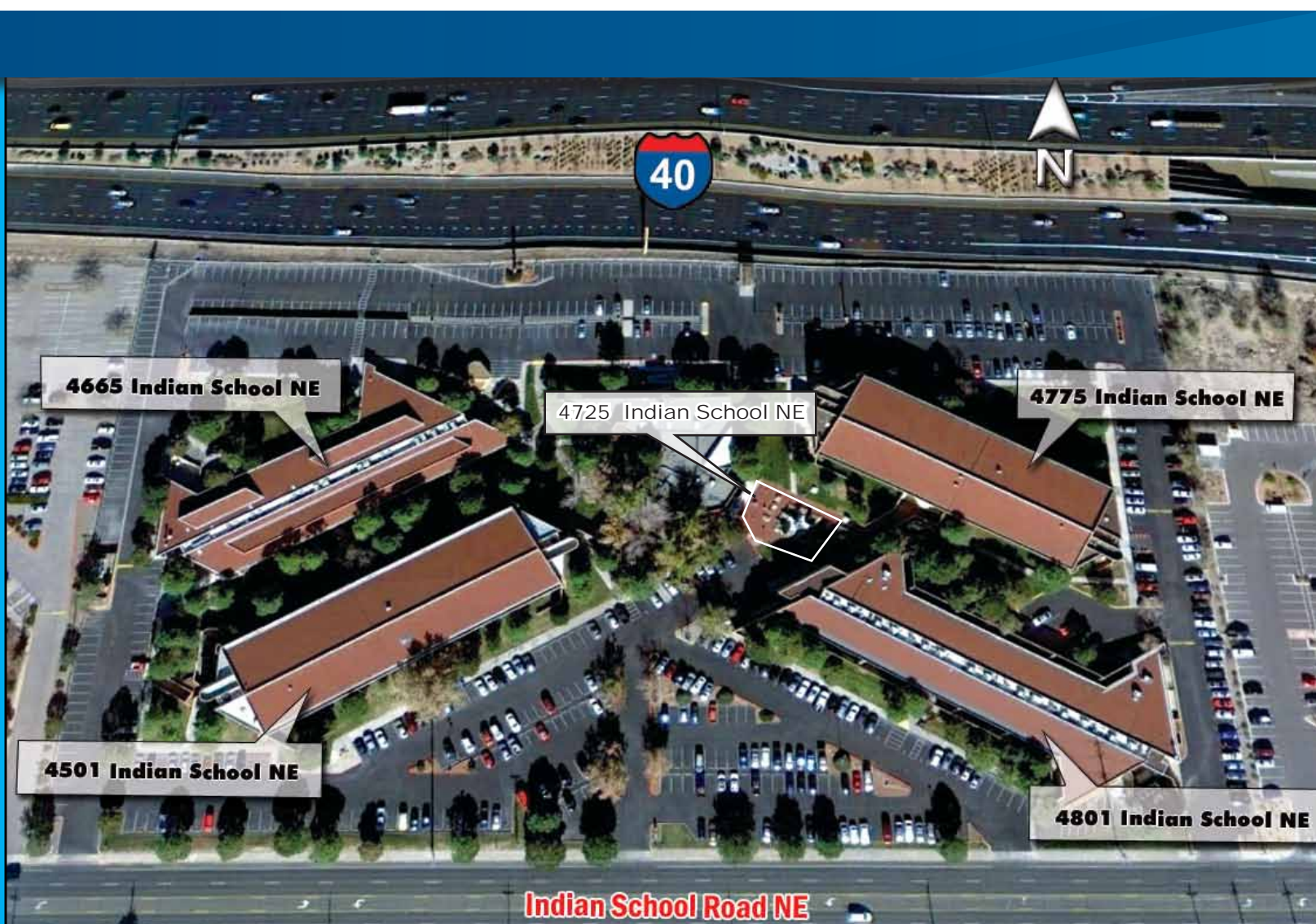
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