

# TechCommons

5001-5041 INDIAN SCHOOL ROAD NE, ALBUQUERQUE, NM 87110

Accelerating success.



## For Lease > Office Space

- > Available Space:
  - +/- 3,996 SF - Bldg. 5011 - Suite 200 - \$7.81/SF (Office and Storage)
    - >1,896 SF (Office)
    - >2,100 SF (Storage)
  - +/- 1,896 SF - Bldg. 5011 - Suite 200 - \$12.00/SF (Office Only)
- > Lease Type: Modified Gross (Tenant pays gas, electric, & janitorial)
- > Parking: 4.5 per 1,000 SF
- > Zoning: MX-T

## Building Amenities

- > Convenient access from I-40 from two major thoroughfares - San Mateo Blvd. and Carlisle Blvd.
- > Convenient access to Uptown, University, 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

## Contact Us

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# Photos

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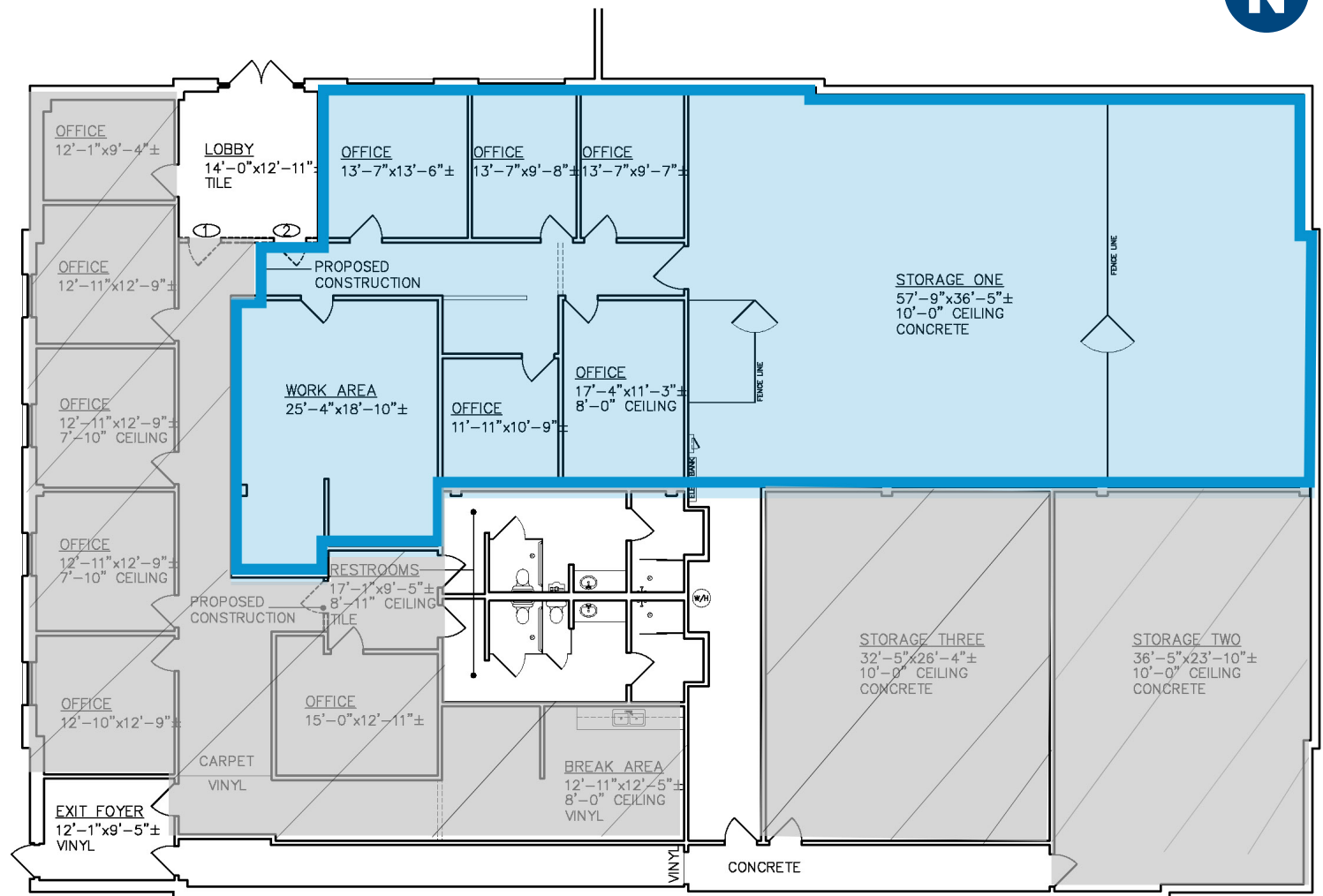
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# Bldg 5011 Floor Plan

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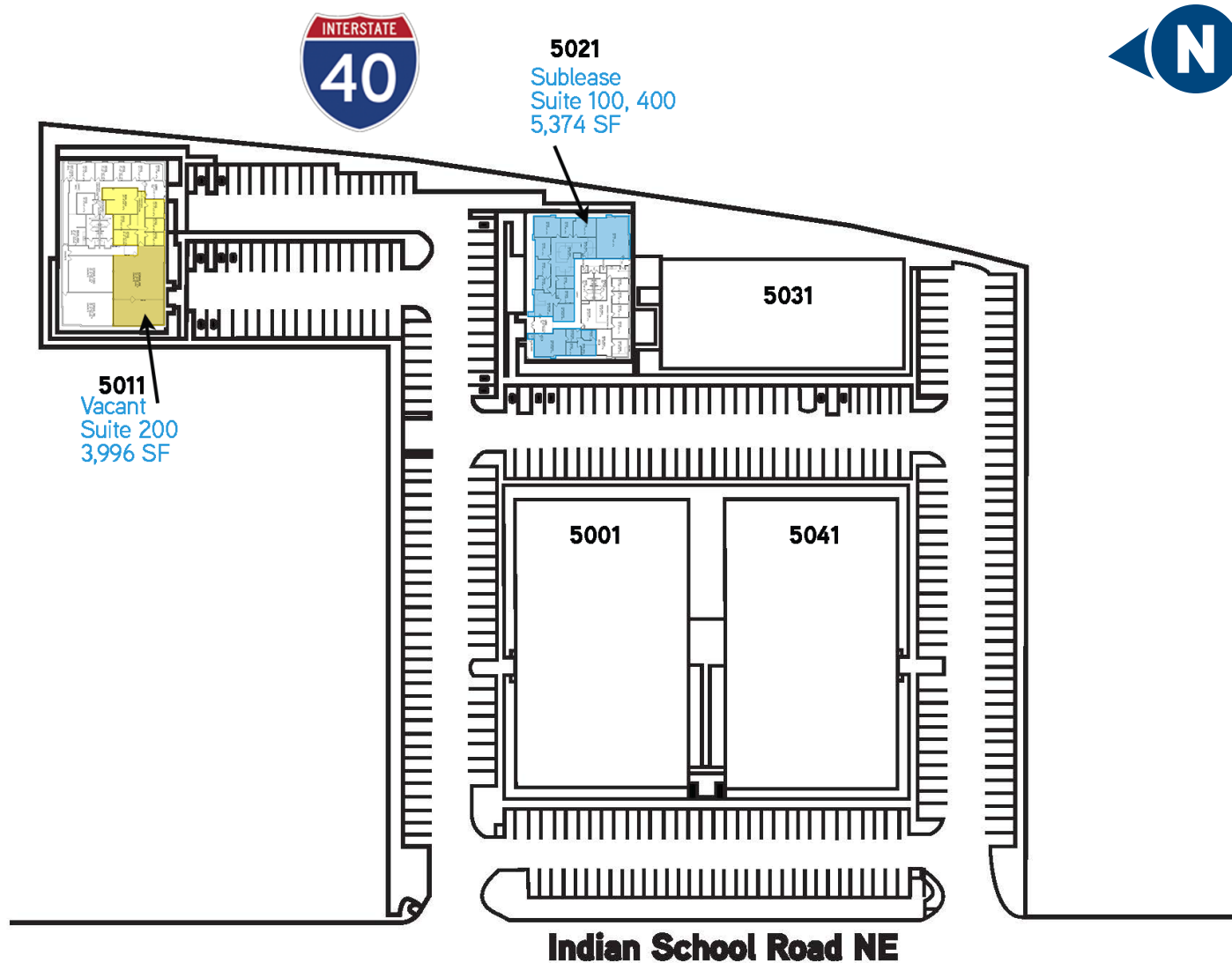
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# Site Map

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# Aerial

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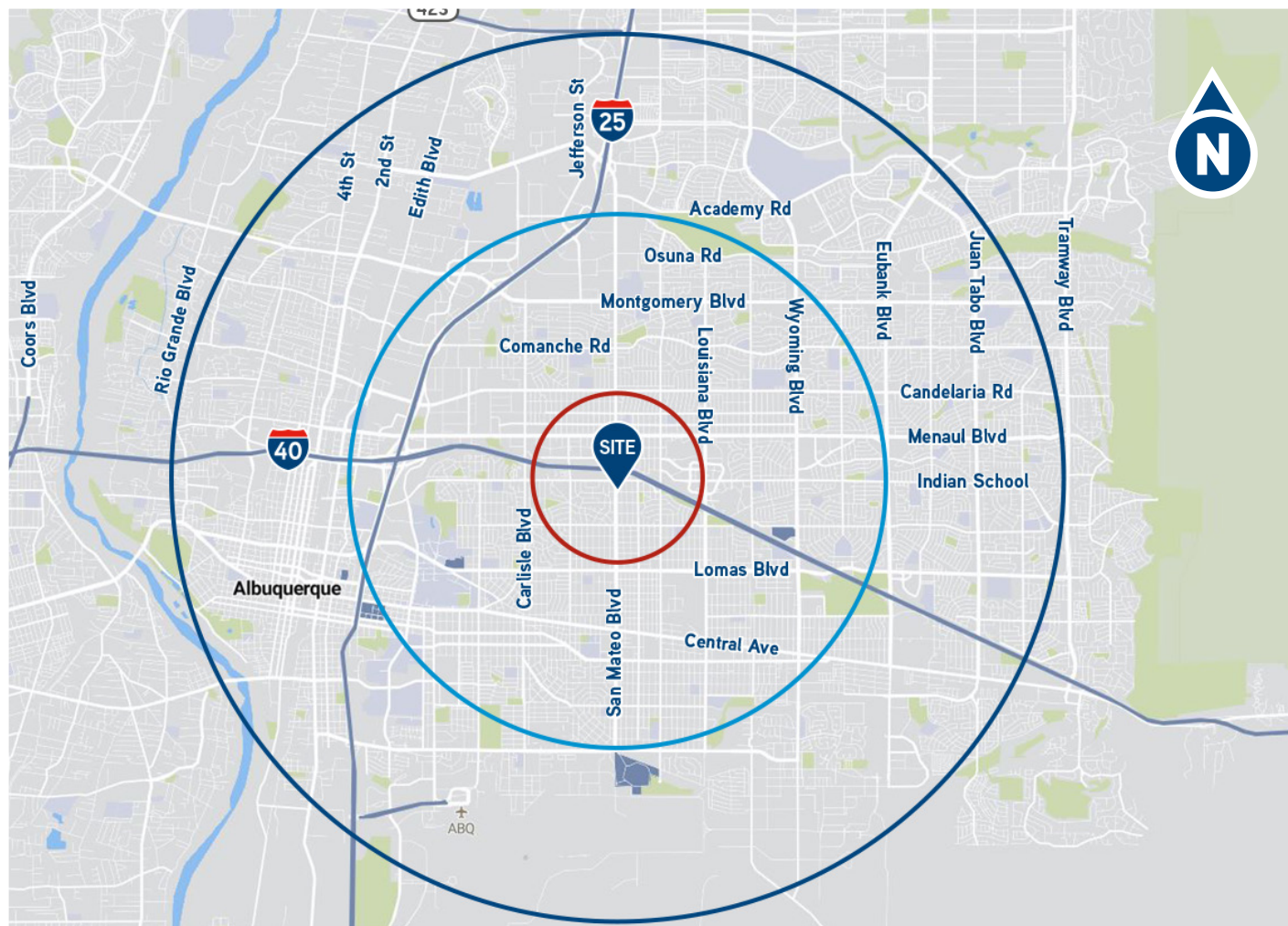
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# Demographics

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## 2018 Population & Income Demographics

	1-Mile	3-Mile	5-Mile
Total Households	6,151	61,696	134,70
# of Persons per HH	2.08	2.13	2.21
Average HH Income	\$65,390	\$56,863	\$60,064
Median HH Income	\$50,445	\$38,761	\$42,777
Total Population	12,844	136,733	305,284
Median Age	42.3	36.1	37.8

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