



Colliers

For Lease

7471 Pan American Fwy NE
Albuquerque, NM 87109

Keith Bandoni, CCIM, SIOR

SR. VP | Principal
+1 505 880 7015
keith.bandoni@colliers.com
Lic. No. 14472

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

Property Profile

Details

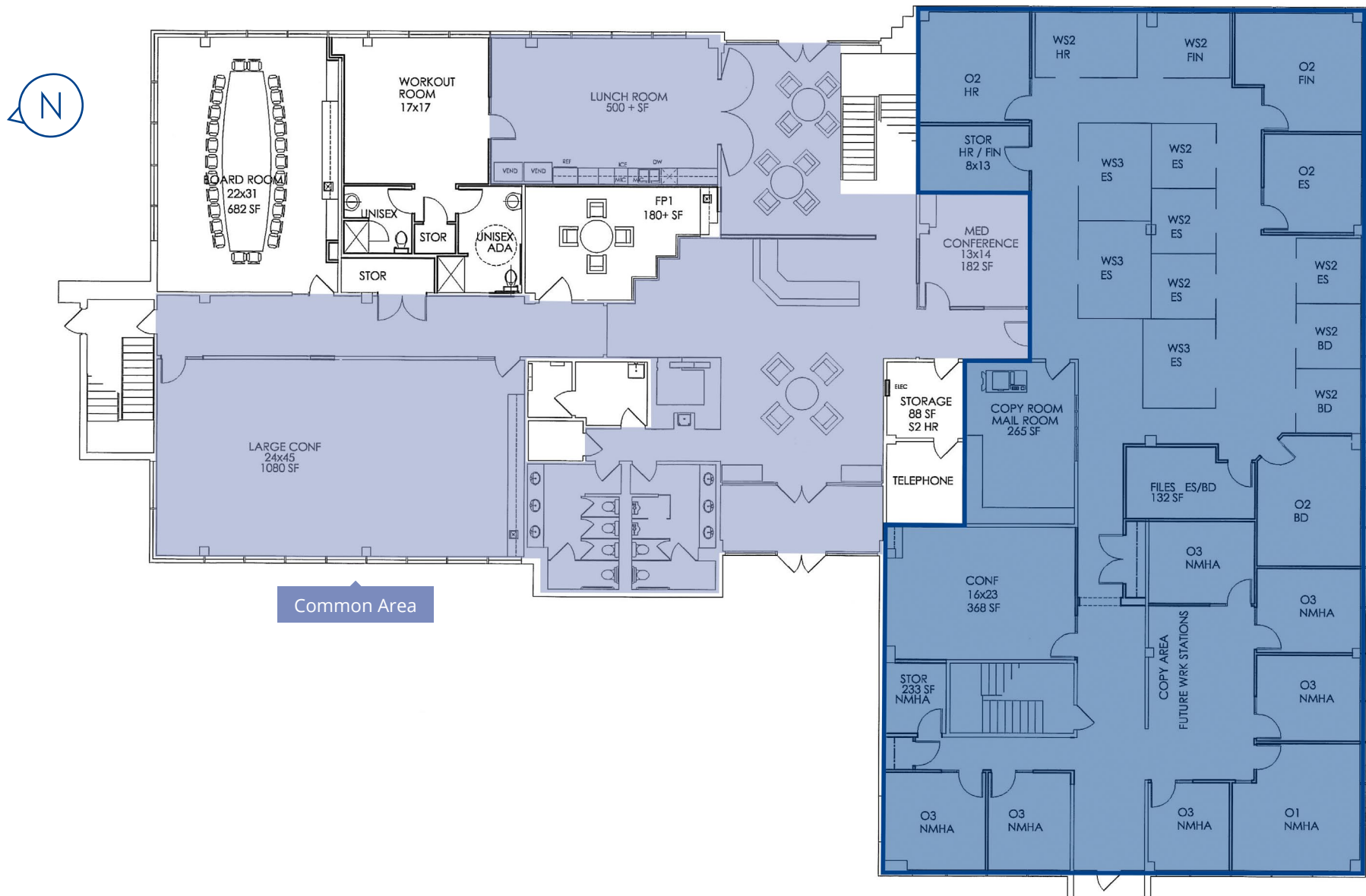
Lease Rate	\$21.50 PSF
Lease Type	Full Service
Space Available	± 6,534 SF
Submarket	North I-25
Zoning	NR-BP (Non-Residential – Business Park)

Features

- Suite B – 6,534 RSF on First Level
- \$21.50/SF Full Service
- Excellent location in North I-25 off Masthead and Frontage Road
- Highway visibility and excellent access to and from I-25 and Paseo del Norte
- Large exterior windows allowing light to the interior of space
- Great office (11 offices) to modular furniture (15 workstations) ratio
- Furniture available – 15 large workstations in new condition
- Choose between formal lobby entrance or separate entrance
- Fiber available
- Building Common areas include large employee breakroom, training room (65 person capacity), conference room, patio with grill, and restrooms
- Parking 4.2:1,000
- Zoning NR-BP



Floor Plan



7471 Pan American Fwy NE | For Lease

Property Gallery



7471 Pan American Fwy NE | For Lease

Property Gallery



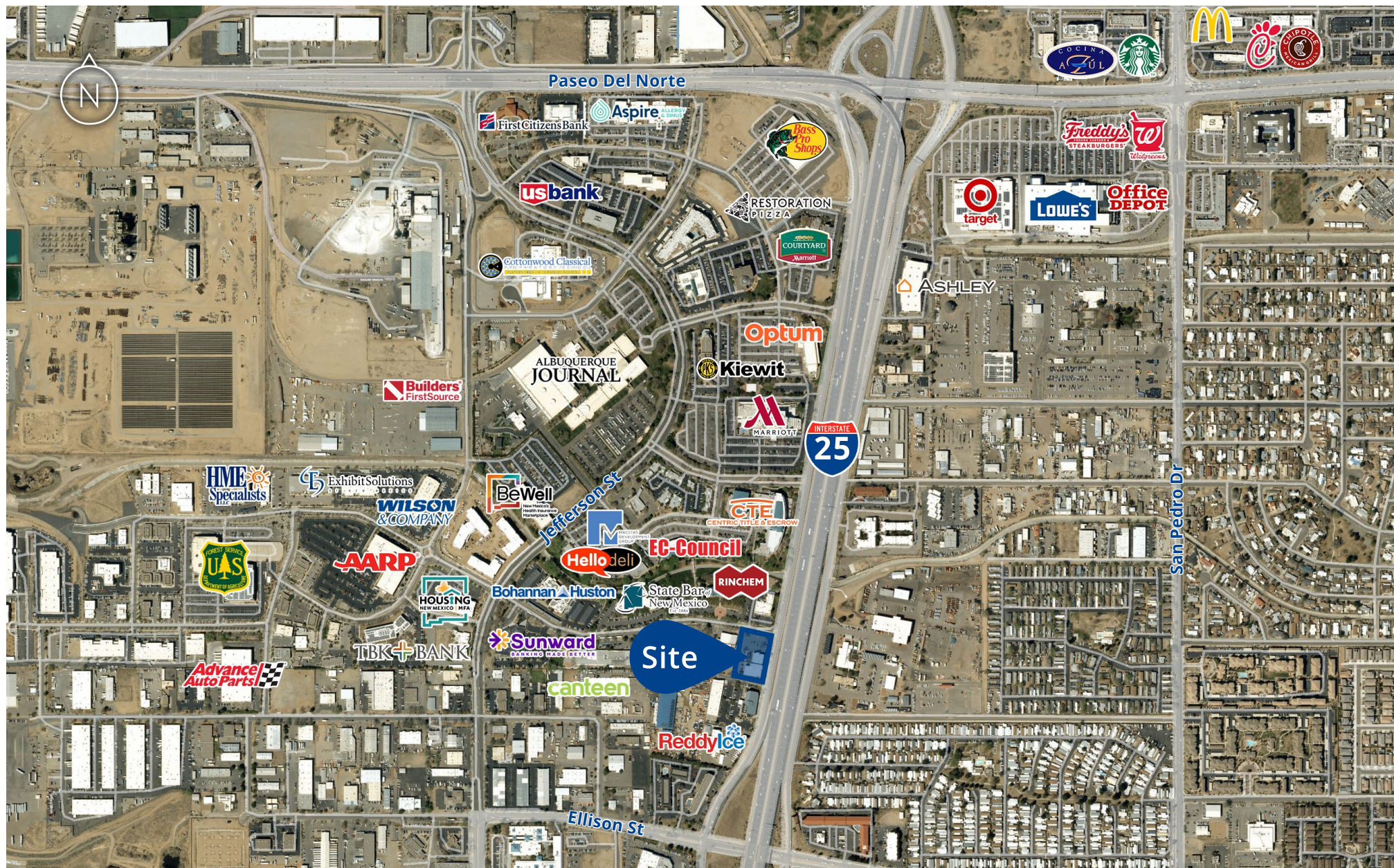
7471 Pan American Fwy NE | For Lease

Common Areas Gallery



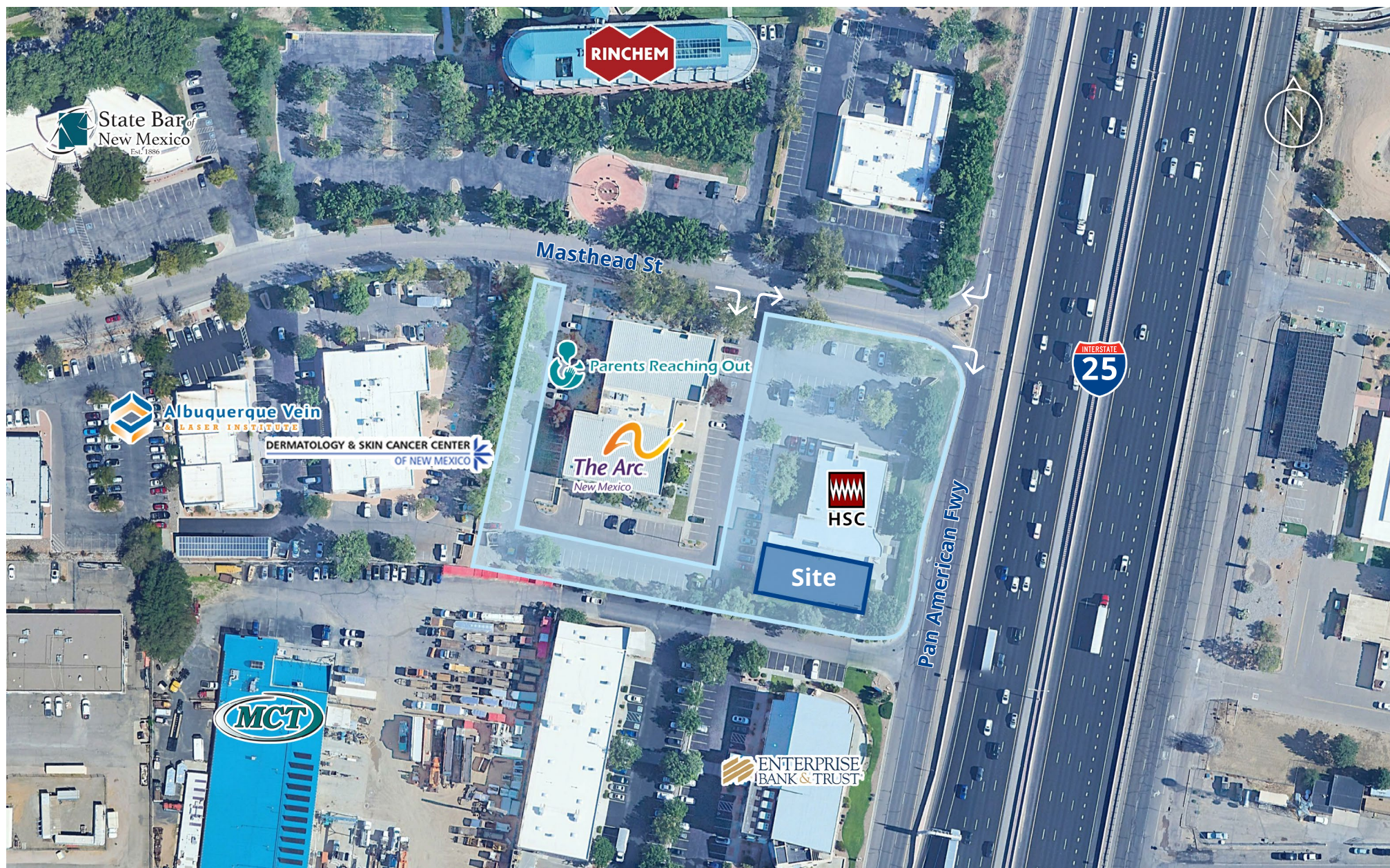
7471 Pan American Fwy NE | For Lease

Trade Area Aerial

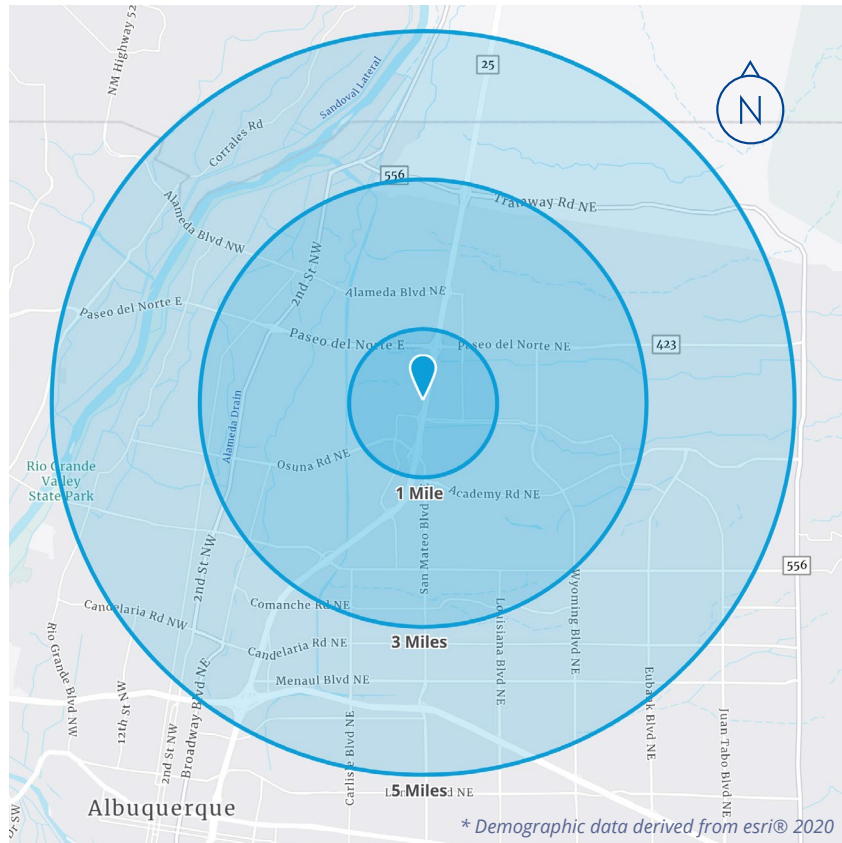


7471 Pan American Fwy NE | For Lease

Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	7,257	85,726	201,037
Households	3,654	38,792	91,380
Median Age	47.5	41.5	42.4
Average HH Income	\$66,616	\$98,993	\$104,901
Per Capita Income	\$33,889	\$44,871	\$47,834
Daytime Population	25,210	125,885	260,873
College Education	44.2%	55.3%	56.4%



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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Keith Bandoni, CCIM, SIOR

SR. VP | Principal

+1 505 880 7015

keith.bandoni@colliers.com

Lic. No. 14472