



For Lease

4320 The 25 Way NE
Albuquerque, NM 87109



John Ransom, CCIM, SIOR
SR. VP/Principal
+1 505 880 7011
john.ransom@colliers.com
License #11451

Tim With, CCIM, SIOR
SR. VP/Principal
+1 505 880 7092
tim.with@colliers.com
License #36272

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

4320 The 25 Way NE | For Lease

Property Profile

Details

Lease Rate	See Broker
Building Size	± 14,515 SF
Available Space	± 1,396 SF Last Space Left!
Lot Size	1.8 Acres
Submarket	North I-25
Zoning	NR-BP

Features

- New office build-out
- Private office, reception, conference/training, coffee bar and workroom/inventory storage
- Destination point
- Eat, meet, work & stay at one location
- Custom signage & graphics
- Building and monument identity
- Pedestrian friendly
- Free, convenient parking
- Ideal for Medical, Sales and Professional office uses



Premiere Location



Winner of the Presidents Award, this 50 Acre mixed-use campus benefits from outstanding visibility and accessibility from I-25 frontage (155,000 VPD) and Jefferson St (19,400 VPD) This building provides opportunities for professional, office-medical and retail uses. These suites are within walking distance of all the amenities this bustling part of Albuquerque has to offer.

± 1,396 SF



Parking
6.75/1,000



Bike Score
71



Walk Score™
43



Accessibility



<10 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
15 min. Drive

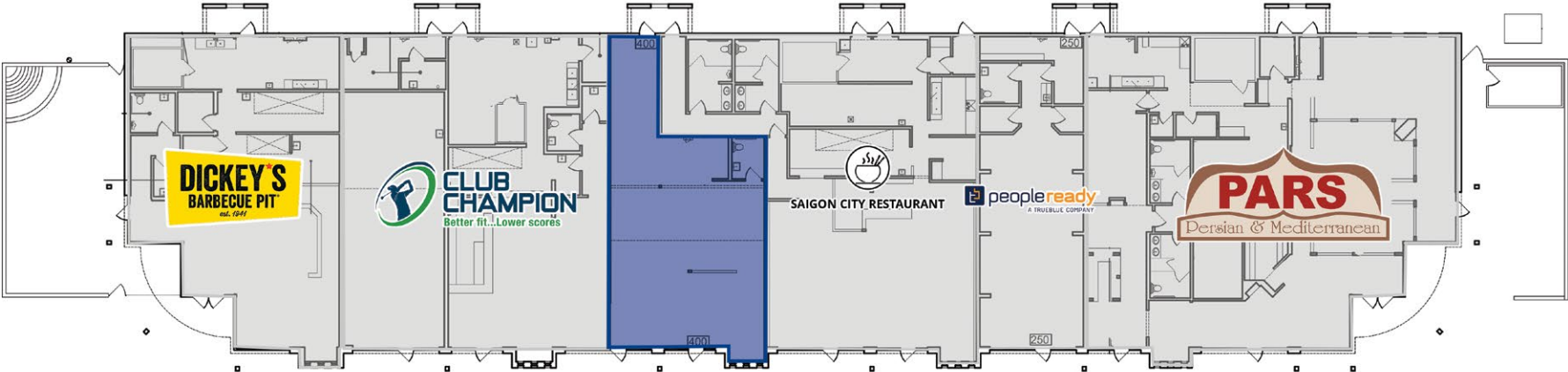


Year Built:
2003

Trade Area Aerial



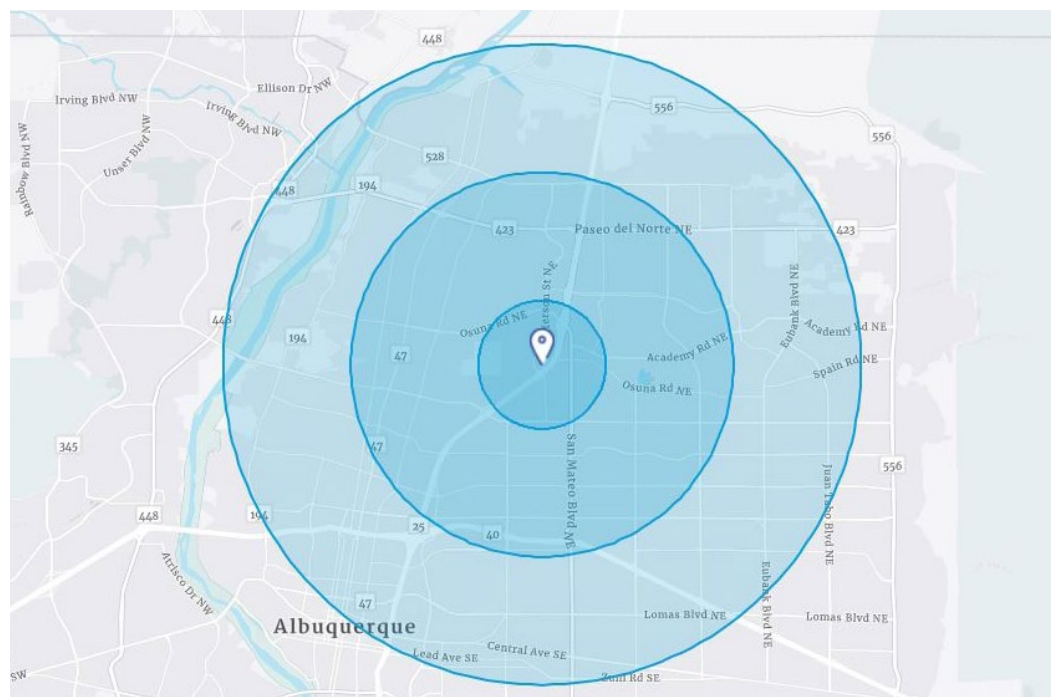
Floor Plan



Suite 400
±1,396 SF

Demographics*

* Demographic data derived from esri® 2025



	1 Mile	3 Miles	5 Miles
Population	10,315	88,647	241,569
Households	5,071	41,024	111,360
Median Age	32.7	41.0	41.5
Average HH Income	\$58,995	\$86,201	\$96,891
Median HH Income	\$28,162	\$40,040	\$44,834



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

John Ransom, CCIM, SIOR

SR. VP/Principal
+1 505 880 7011
john.ransom@colliers.com
License #11451

Tim With, CCIM, SIOR

SR. VP/Principal
+1 505 880 7092
tim.with@colliers.com
License #36272

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 ©2023-2024 All rights reserved.