

# 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
    - >1,896 SF (Office)
    - >2,100 SF (Storage)
  - +/- 1,896 SF - Bldg. 5011 - Suite 200 - \$15.00/SF
  - Sublease: +/- 5,374 SF - Bldg. 5021 - Suite 100, 400 - \$16.25/SF
    - >Master Lease Expires 1/31/20
- > Lease Type: Modified Gross (Tenant pays Gas, Electric, & Janitorial)
- > Parking: 4.5 per 1,000 SF
- > Zoning: O-1

## 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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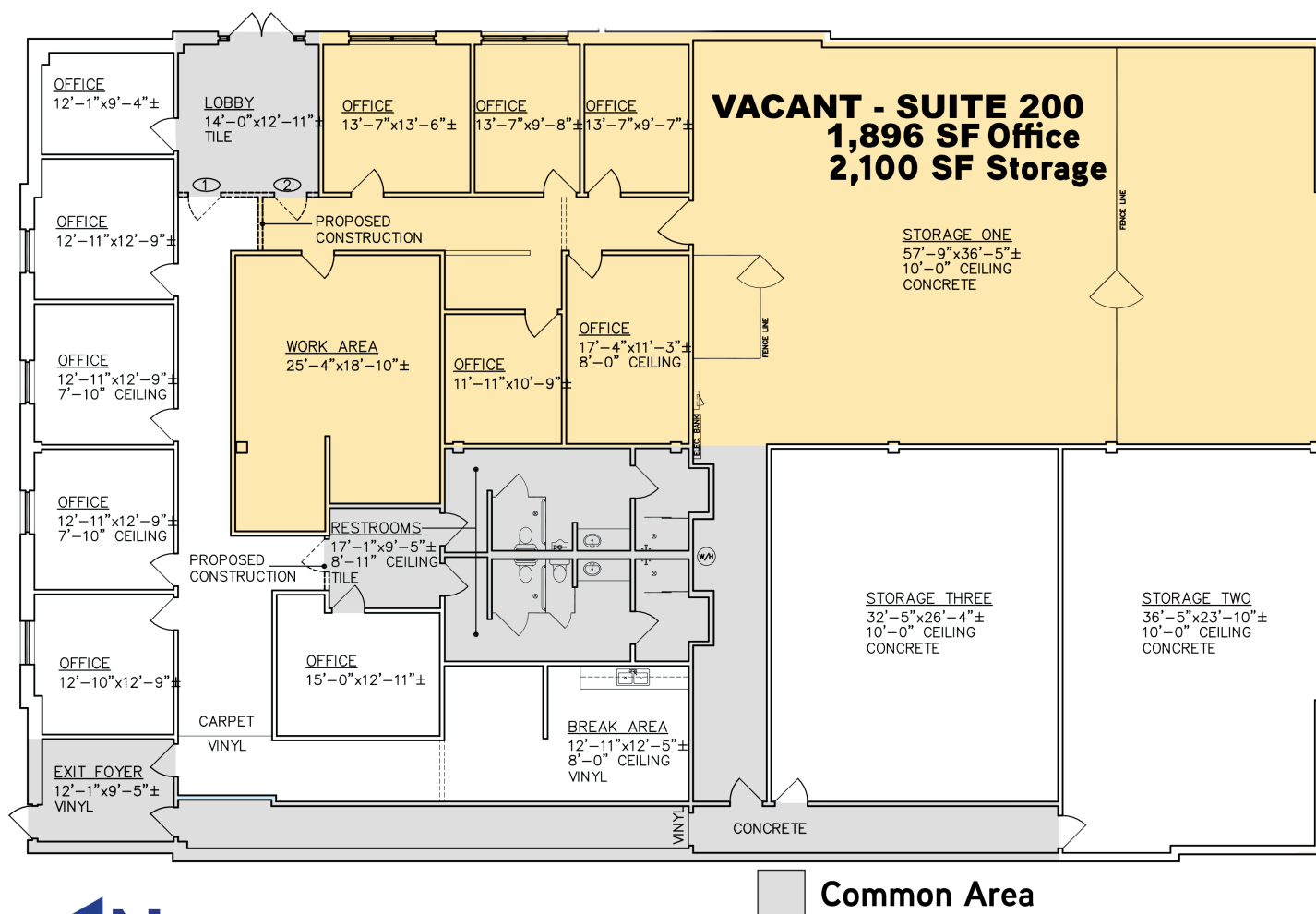
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# Suite 5011 Floor Plan

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5011 Indian School Rd. NE

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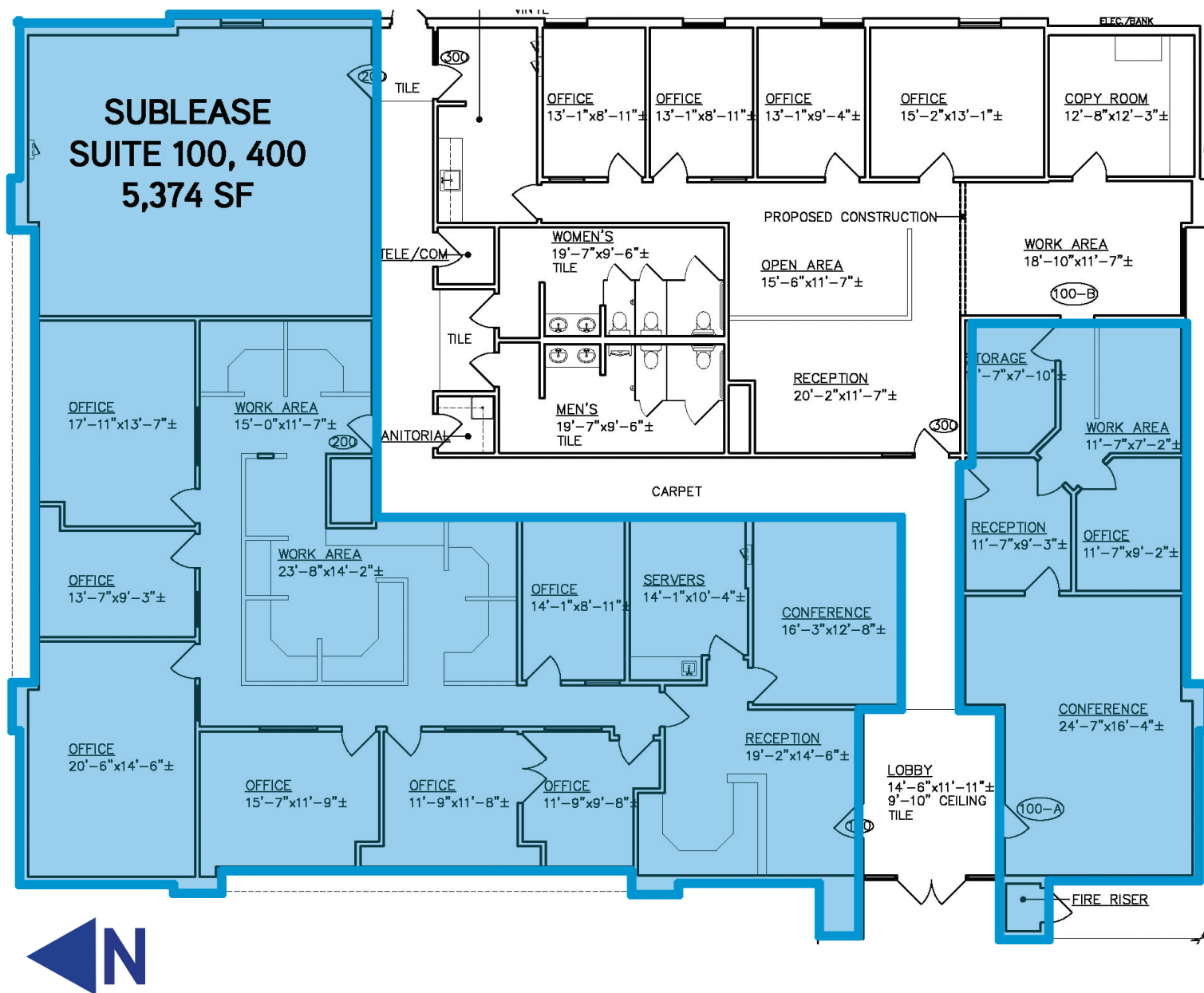
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# Suite 5021 Floor Plan

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5021 Indian School Rd. NE

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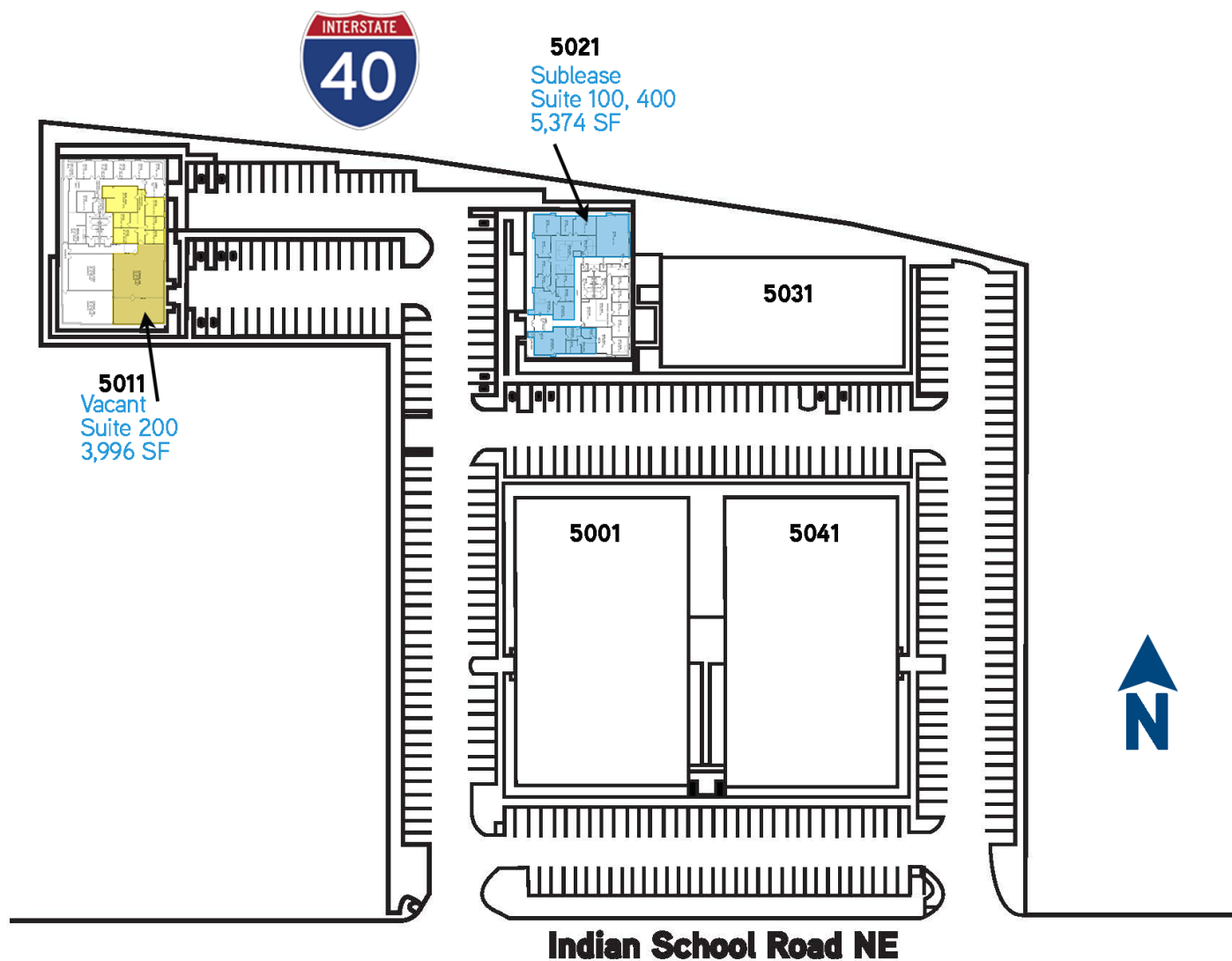
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# Site Map

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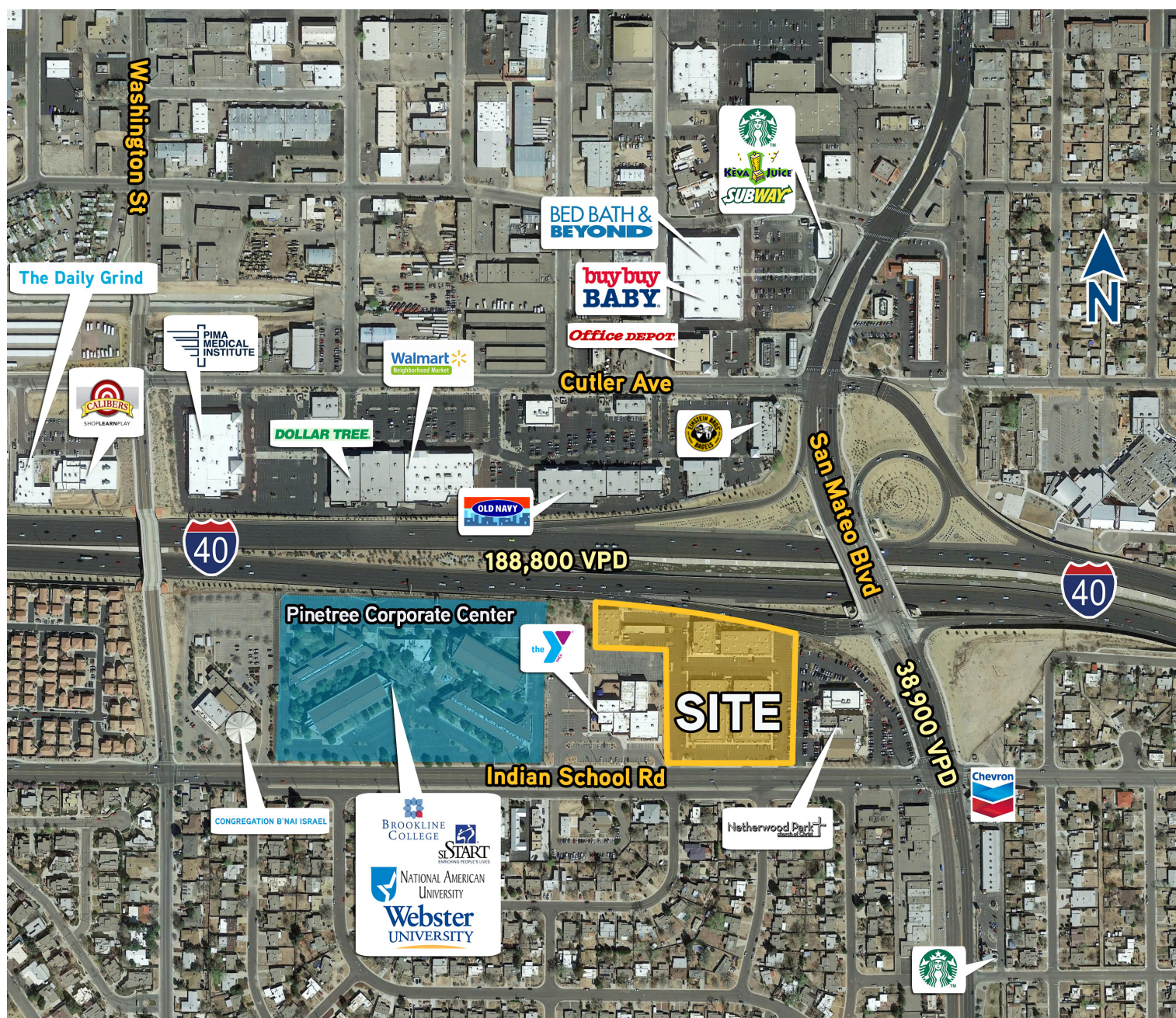
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# Aerial

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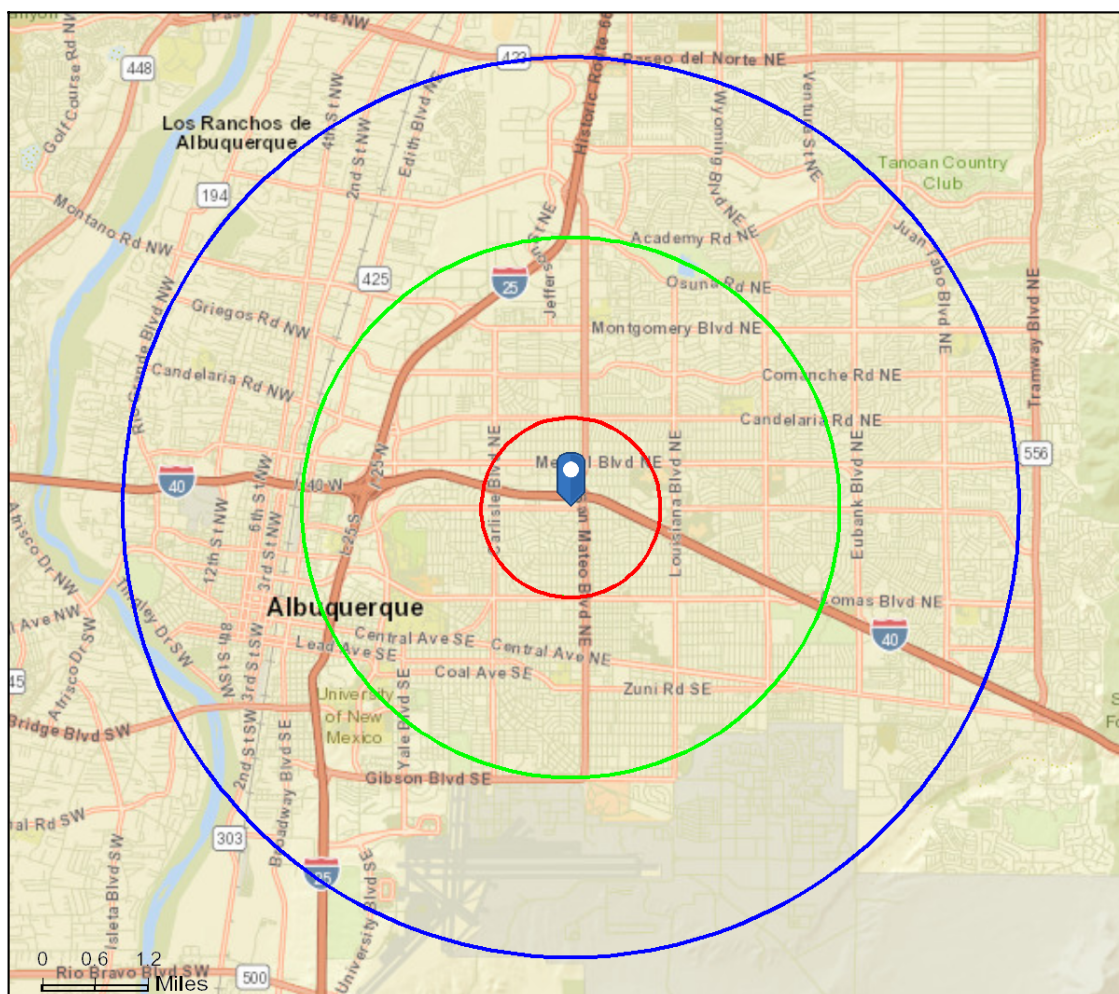
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# Demographics

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## 2017 Population & Income Demographics

	1-Mile	3-Mile	5-Mile
Total Households	6,392	55,133	69,285
# of Persons per HH	2.09	2.16	2.28
Average HH Income	\$62,679	\$52,074	\$60,663
Median HH Income	\$47,090	\$34,994	\$44,355
Total Population	13,386	123,038	161,325
Median Age	41.7	34.9	39.4

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