



COMMERCIAL

Uptown Medical Office for Lease

8010 Mountain Road NE, Albuquerque, NM 87110

eXp Realty, 6565 America's Parkway Ste 200
Albuquerque, NM 87110



Coralee Quintana
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The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



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Features:

- Turnkey Office Property
- ADA Access
- Covered Executive Parking
- Rear Entrance
- Close to Kaseman Hospital
- Up to 5 Plumbed Exam Rooms
- Staff Kitchen/Lab
- Waiting Area
- Excellent Access
- Prime NE Location
- Monument Signage
- Versatile Work Room Space



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Lease Rate: \$13.50 SF
Size: +/- 2475 SF
Parking: 7:1,000
Zoning: O-1

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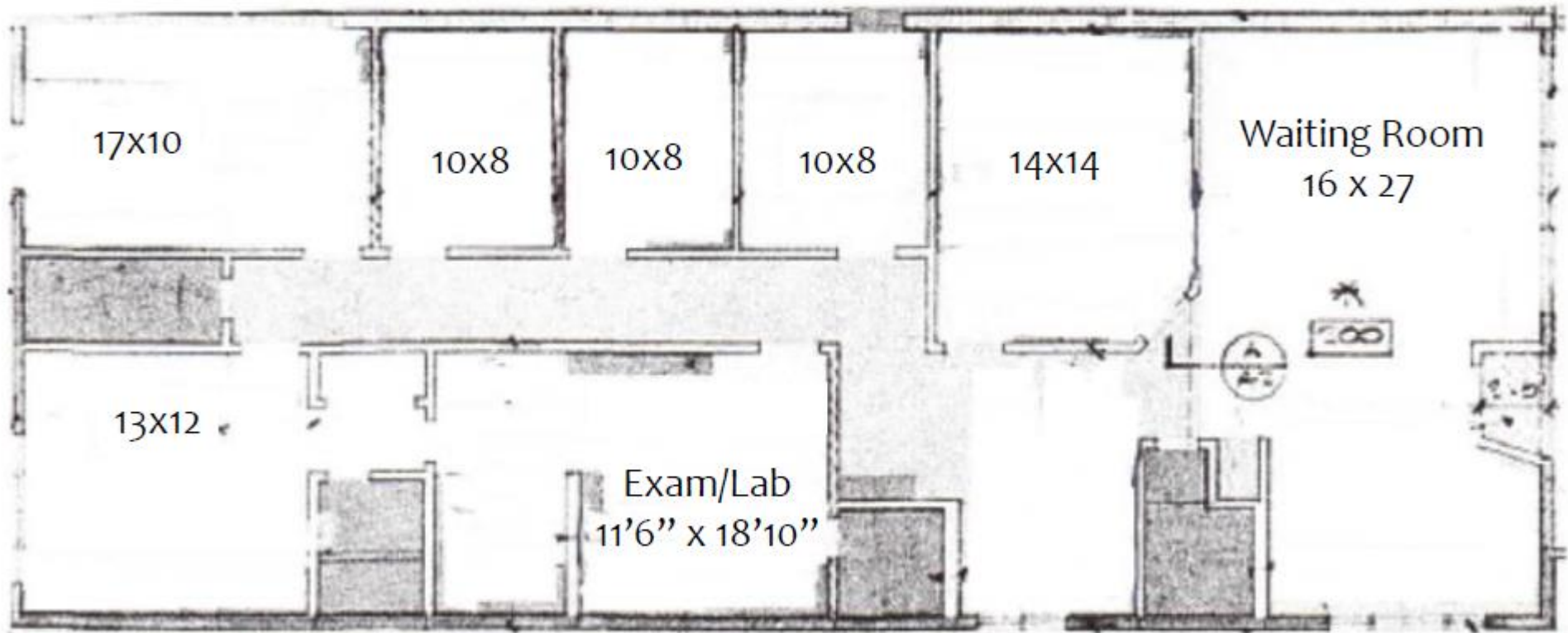
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Floor Plan Suite 200

Suite 200 1925 SF



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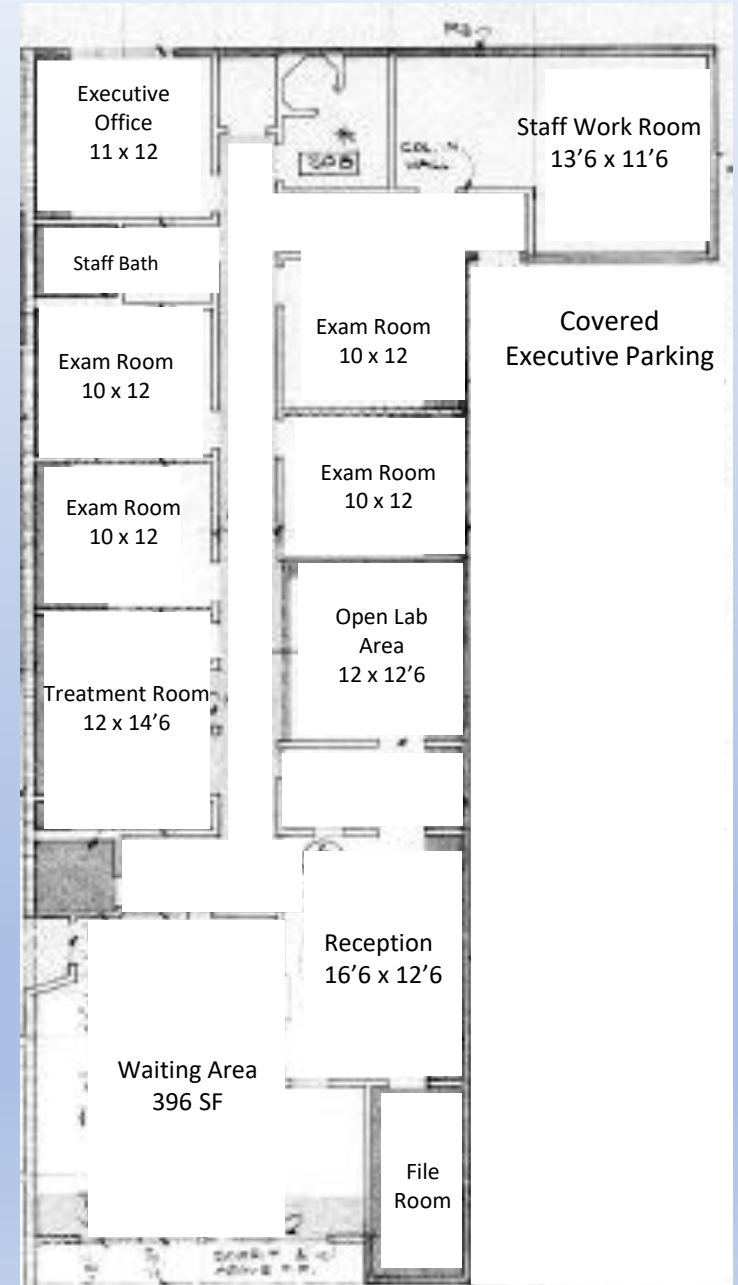
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Floor Plan Suite 300

eXp Realty has been selected as the exclusive representative for the lease of this 2475 SF medical office in Albuquerque's Uptown office area.

Well located near Lomas Boulevard and Pennsylvania, this location offers close access to area amenities. The property is located in the Northeast trade area of Albuquerque, named because of its location north of Route 66 and east of downtown. The area is in the primary shopping district for the entire state boasting Coronado Center, Winrock, Uptown as well as many new and used car dealerships. It is also in close proximity to Anna Kasemen hospital and many other medical providers.

The Mountain Road and Pennsylvania area is comprised of medical, educational, financial and other office users as well as single and multi-family residential, providing area residents a peaceful and quiet neighborhood in the midst of the city car sales district.



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Photos



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Location Summary

Enjoy many great benefits of this medical office space:

Unit 300 offers 2475 SF of built out medical space with waiting room, reception, file room, check out, large open lab area, patient restroom, private work space, 5 exam rooms with sinks and an executive office.



- Busy Uptown Trade Area
- 32,400 VPD on Paseo
- 8,800 VPD on Pennsylvania
- Excellent Co-Tenancy
- Professional Office Complex
- Easy Access to Paseo del Norte
- Albuquerque Transit Access
- Excellent Medical or Office Location

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Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population	18,043	102,163	229,247
Households	6,774	45,175	94,626
Avg HH Income	\$90,852	\$72,658	\$63,671



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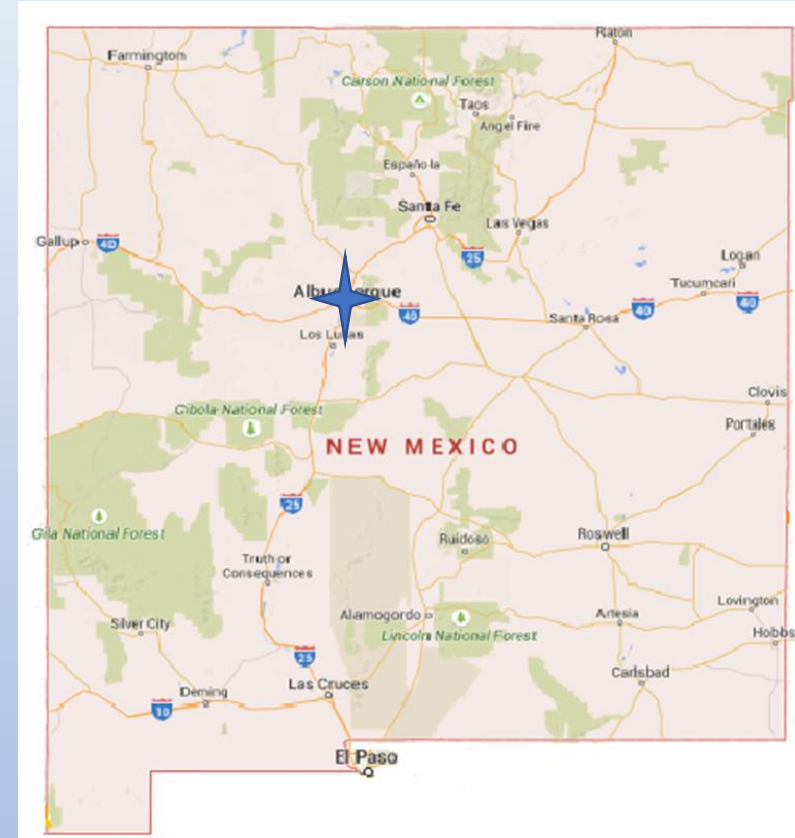
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Albuquerque, New Mexico

Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande. The city is home to a number of attendant contracting companies, Sandia National Laboratories and Kirtland Air Force Base. It is also home to University of New Mexico, National American University, Trinity Southwest University and the Central New Mexico Community College. Albuquerque contains a variety of museums, galleries, shops and other points of interest. Some of these include the Albuquerque Biological Park, Museum of Natural History and Science, and Old Town Albuquerque. The Sandia and Manzano Mountains to the east offer trails, open spaces, rock climbing and a number of other outdoor activities along with the city's many parks.

Source:

<https://www.forbes.com/places/nm/albuquerque/>



Albuquerque MSA Demographics	
Population 2017	909,906
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$69,193

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