

NORTH I-25 OFFICE SPACE Plug & Play Office Space

4700 Lincoln Rd. NE
Albuquerque, NM 87109

SEC Lincoln Rd. & Monroe St. NE

For Lease

Lease Rate

- \$16.00/SF Full Service

Available

- Option 1: ±880 RSF
- Option 2: ±2,396 RSF

Zoning M-1 (IDO: NR-LM)

- Sector: N/A

Property Highlights

- Use of two conference rooms and one 40 person training room included.
- High speed internet with WiFi service throughout the building included.
- Phone system with handsets and voice mail included.
- Receptionist services included for answering phones, receiving mail and greeting guests.
- Use of large break room with refrigerators and microwaves included. Coffee and water provided.
- On-sight IT support available



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 gotSPACEUSA.com    

For more information:

Shelly Branscom, CCIM

shelly@gotSPACEUSA.com

505 414 2669

NORTH I-25 OFFICE SPACE Plug & Play Office Space

4700 Lincoln Rd. NE
Albuquerque, NM 87109
LOCATION



NAI Maestas & Ward 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

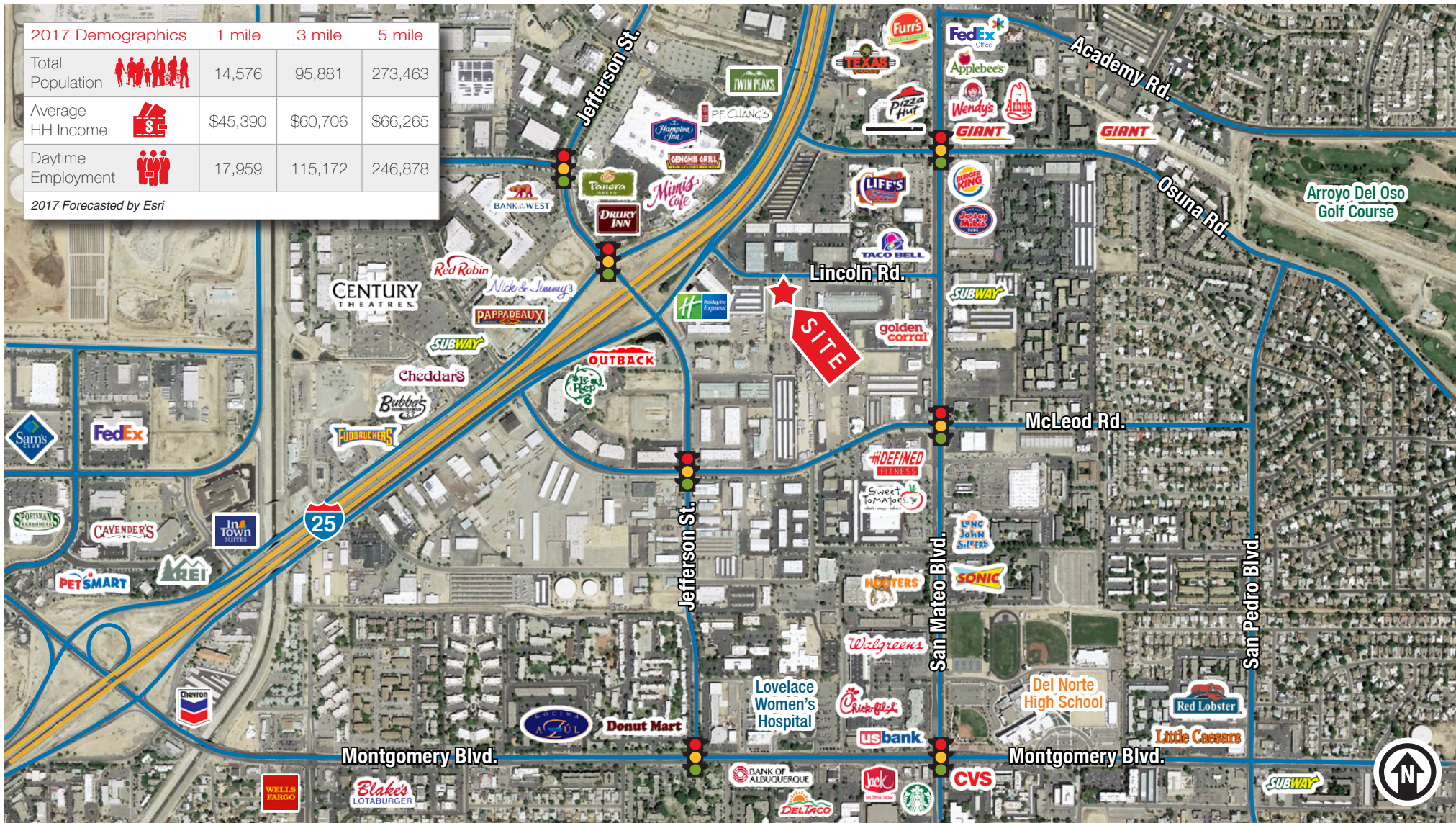
Shelly Branscom, CCIM
shelly@gotspaceusa.com
505 414 2669

NORTH I-25 OFFICE SPACE Plug & Play Office Space

4700 Lincoln Rd. NE
Albuquerque, NM 87109
TRADE AREA

2017 Demographics	1 mile	3 mile	5 mile
Total Population	14,576	95,881	273,463
Average HH Income	\$45,390	\$60,706	\$66,265
Daytime Employment	17,959	115,172	246,878

2017 Forecasted by Esri



NAI Maestas & Ward 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Shelly Branscom, CCIM
shelly@gotspacusa.com
505 414 2669

NORTH I-25 OFFICE SPACE Plug & Play Office Space

4700 Lincoln Rd. NE
Albuquerque, NM 87109
PHOTOS



NAI Maestas & Ward 505 878 0001

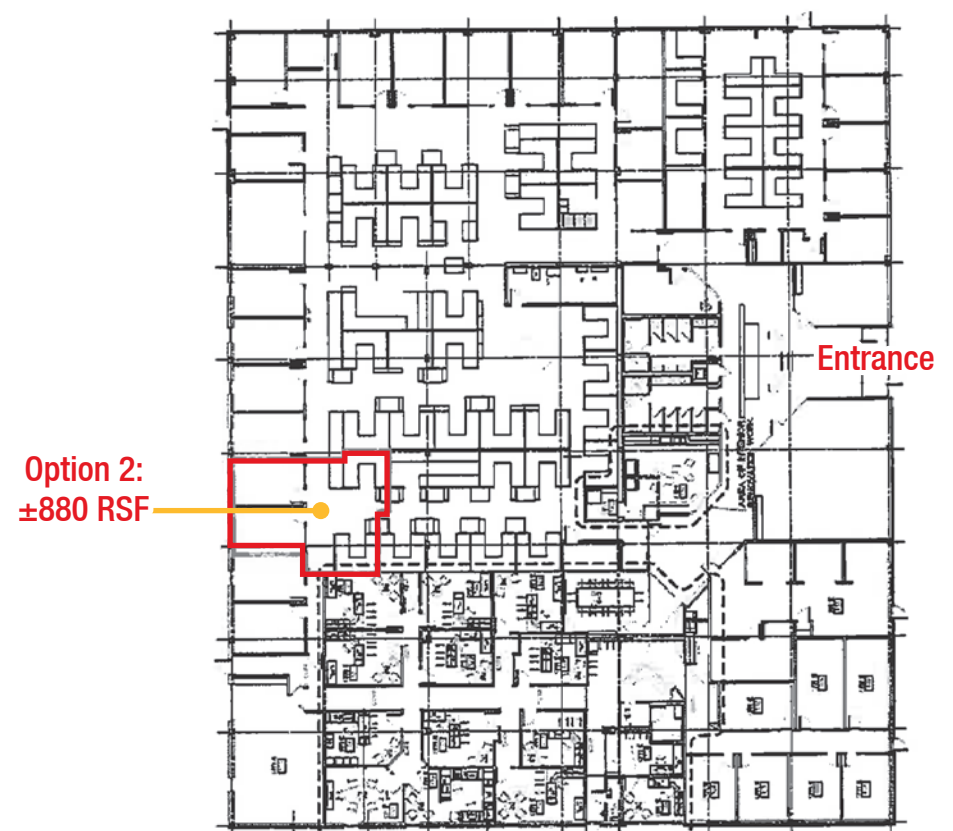
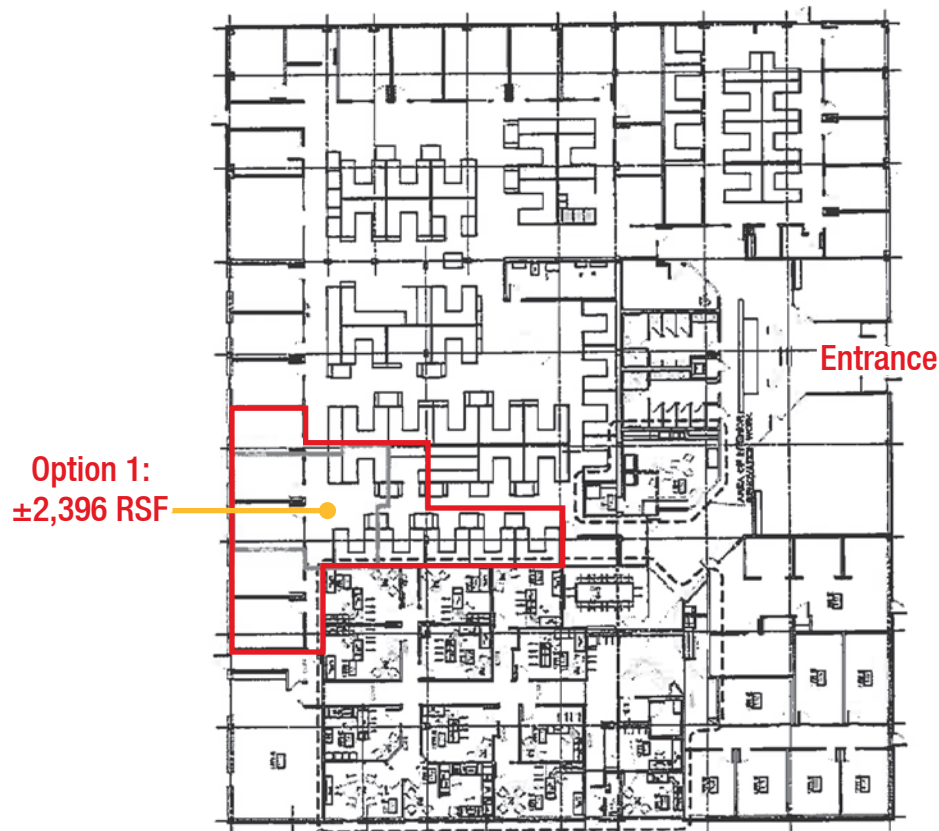
THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Shelly Branscom, CCIM
shelly@gotspaceusa.com
505 414 2669

NORTH I-25 OFFICE SPACE Plug & Play Office Space

4700 Lincoln Rd. NE
Albuquerque, NM 87109
FLOOR PLAN



NAI Maestas & Ward 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Shelly Branscom, CCIM
shelly@gotspacusa.com
505 414 2669