



For Lease

5700 Pasadena Ave NE | Albuquerque, NM 87113

High-Tech Lab Space & Office

- Class A Bio/Pharma Opportunity
- Only Lab space of its kind on the market
- LEED Silver Certified
- Class A Office
- Prime location fronting I-25



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Property Profile



Details

Price PSF	\$26.00 PSF Full Service
Available	+/- 22,070 RSF of Office and Lab
Demised Spaces	+/- 3,199 to 22,070 RSF
Lot Size	3.099 Acres
Submarket	North I-25
Zoning	NR-LM
Parking	8.5/1,000 SF (Including reserved covered parking)

Features

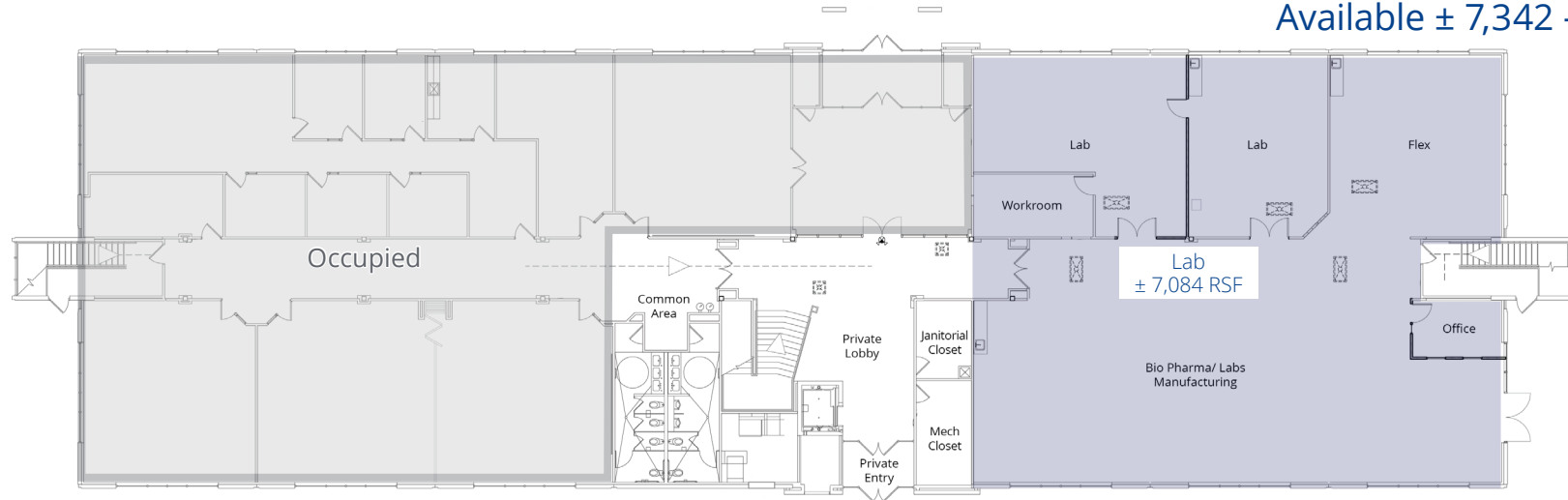
- Class A, LEED Silver Certified Building
- Parking 8.5/1000 square feet, including covered spaces
- Prominent building signage, visible from I-25
- Grade-level loading door
- High-tech Research & Development lab, and assembly space, Bioscience lab and/or light manufacturing space
- Easy access to anywhere in Albuquerque, Santa Fe, Los Alamos + surrounding areas
- Prime office space with a combination of private offices, open spaces, flex space, & classroom/training facilities
- Excellent window line with panoramic views of the Sandia Mountains and the city
- Additional development lot has been identified for possible expansion space



Floor Plans

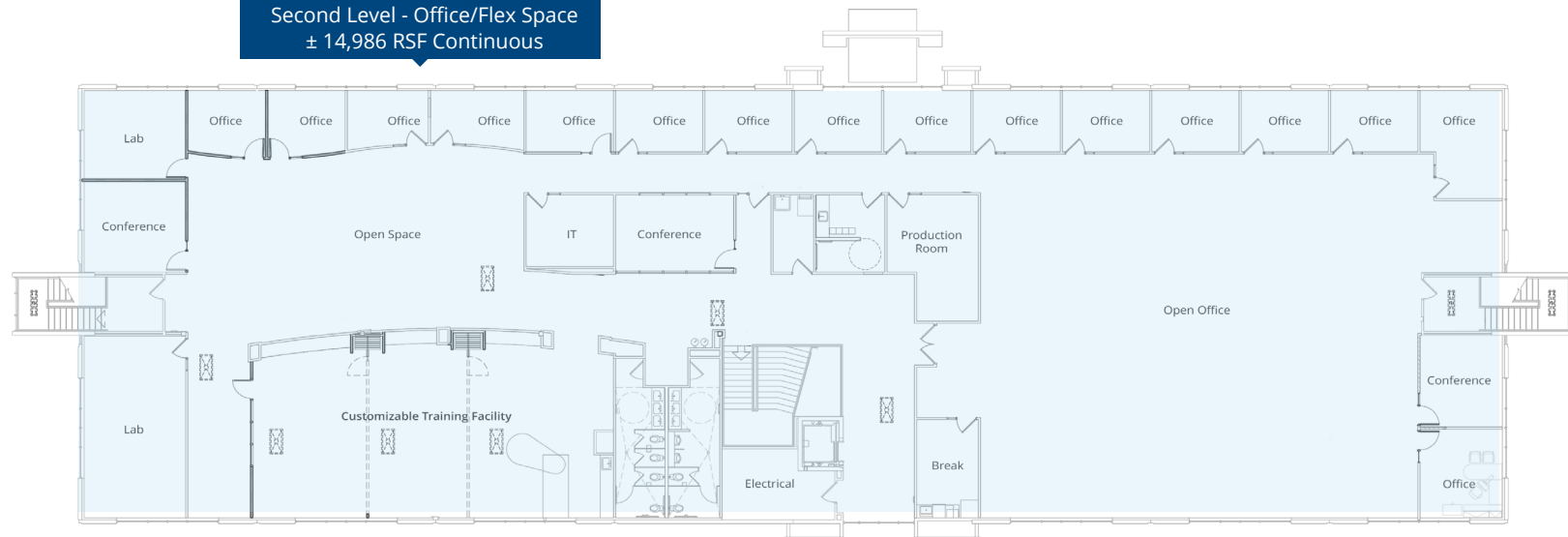
Suites Combined for Larger Space

Available \pm 7,342 - 22,070 RSF



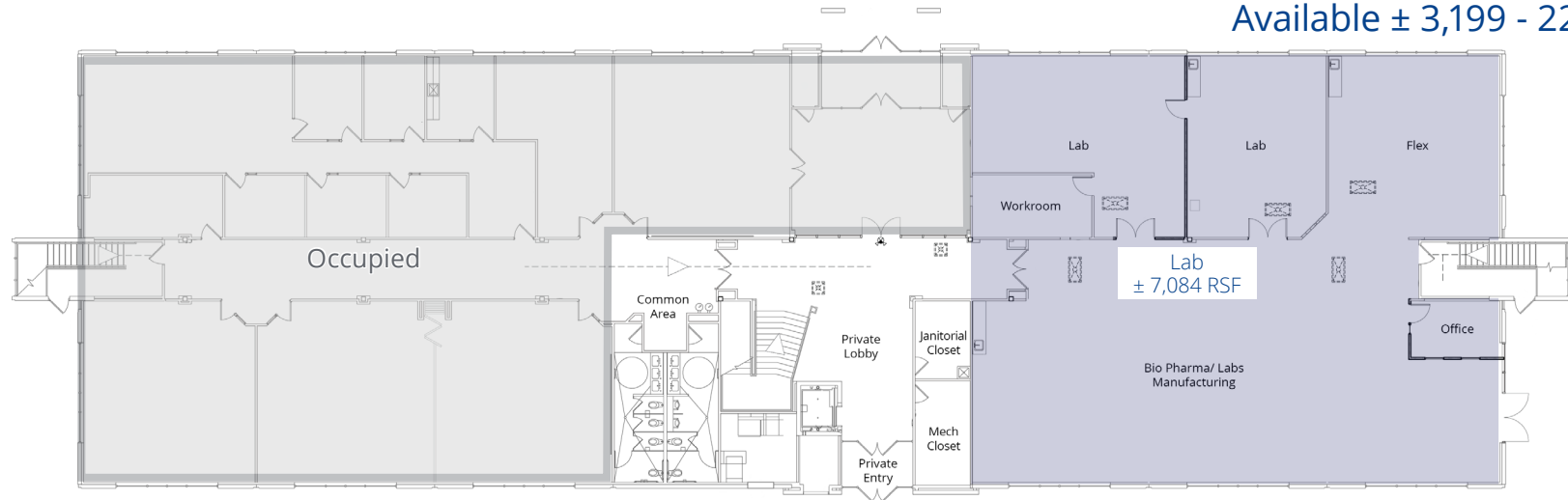
Ground Level - Lab
 \pm 7,084 RSF

Second Level - Office/Flex Space
 \pm 14,986 RSF Continuous



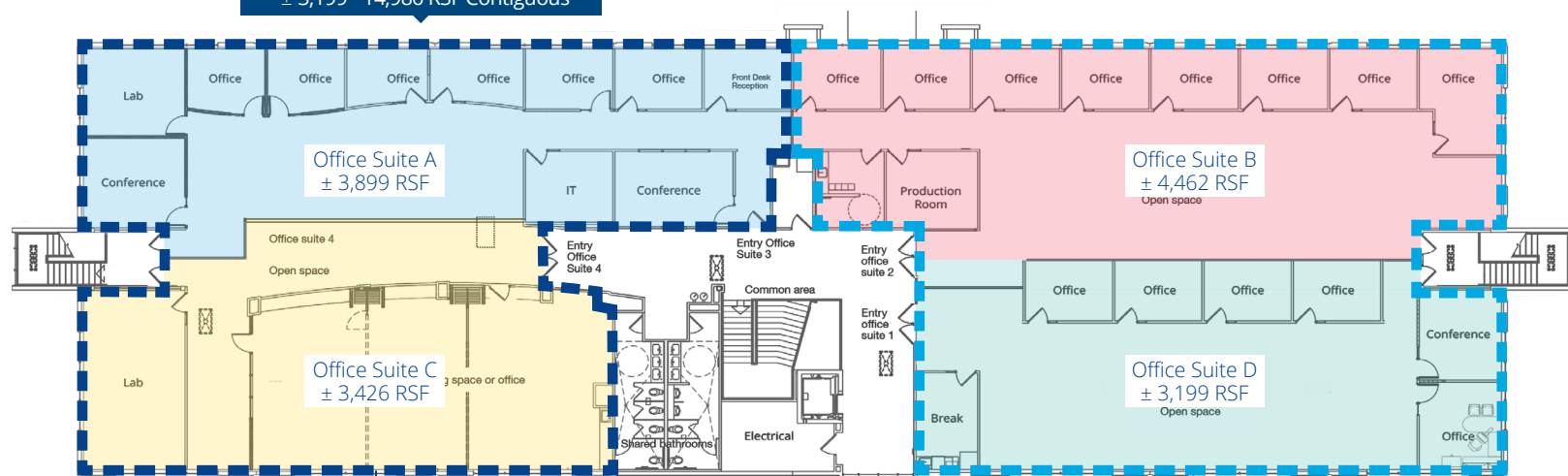
Floor Plans

Floor Plan Configurations Available \pm 3,199 - 22,070 RSF



Ground Level - Lab
 \pm 7,084 RSF

Second Level - Office/Flex Space
 \pm 3,199 - 14,986 RSF Contiguous



Office Suite F
 \pm 7,325 RSF

Office Suite F
 \pm 7,661 RSF



High-Tech Flex Space

This high tech, versatile space, located within a Class A, Leed Certified building, in a prime location in the North I-25 submarket, is a perfect fit for an array of tenants looking for a space to support their officing, and research & development needs. It was recently home to a leading partner of the biopharma industry, an international pharmaceutical and laboratory equipment supplier. This space is ideal for education, research & development, medical, light manufacturing, and national lab sectors users. This premises boasts abundant well-lit offices, large classroom/conference rooms, collaborative work areas, comfortable breakroom and recreational spaces, along with high-tech lab and flex spaces.

Building
Signage Here

Tenant Sign
Here



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Site Plan



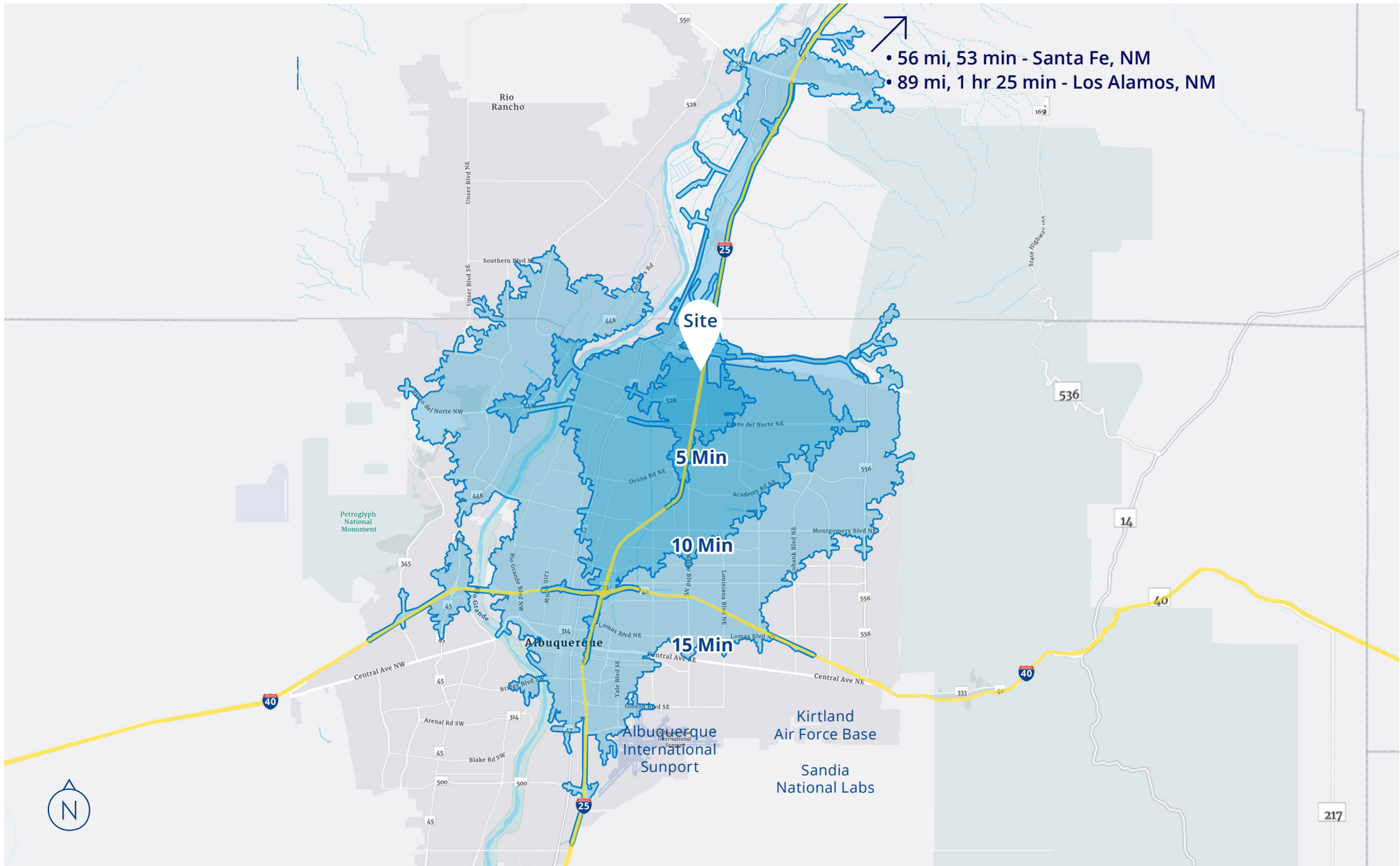
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Trade Area Aerial



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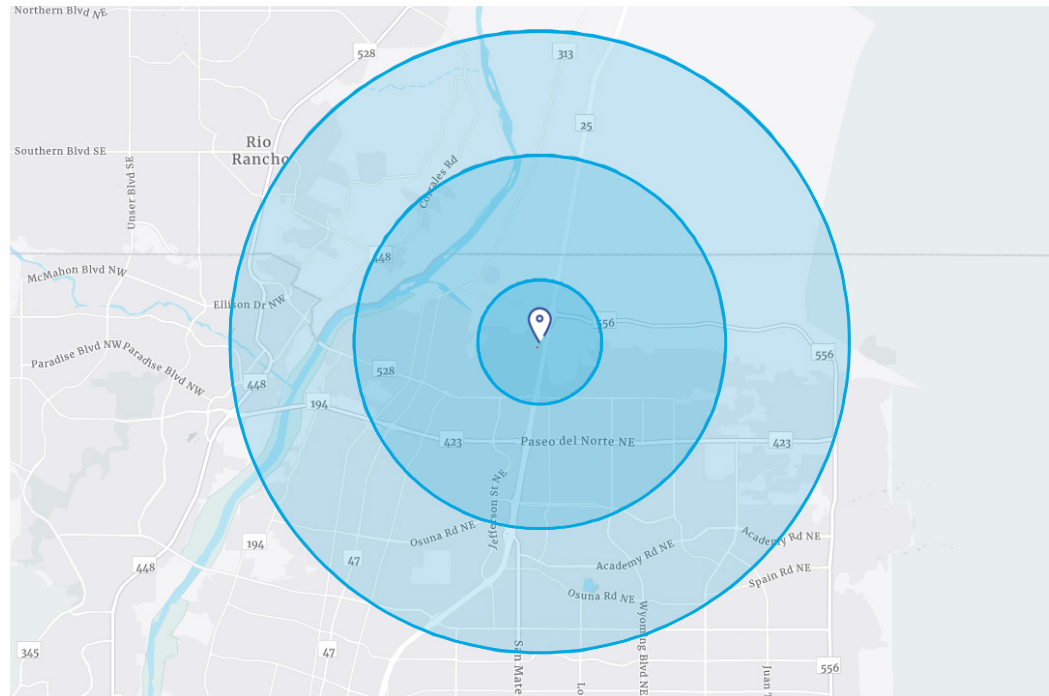
Drive Time



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Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	2,570	41,935	126,243
Households	819	15,698	53,786
Median Age	36.8	43.3	43.5
Average HH Income	\$115,344	\$124,350	\$117,962
Total Number of Businesses	216	2,648	6,896
Total Employees	4,425	41,784	98,912
College Education	60.7%	61.0%	52.4%



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