



# GROUND UP EUBANK MEDICAL DEVELOPMENT

SEQ OF EUBANK BLVD NE & OSUNA RD NE  
4710 Eubank Blvd NE, Albuquerque, NM 87111



**FOR LEASE**

**AVAILABLE SPACE**  
2,000 - 5,500 SF

**RATE**

\$29.50 PSF NNN  
NNNs\* \$5.00

\* Estimate provided by Landlord and subject to change

**Jeremy Salazar**  
jsalazar@resolutre.com  
505.337.0777

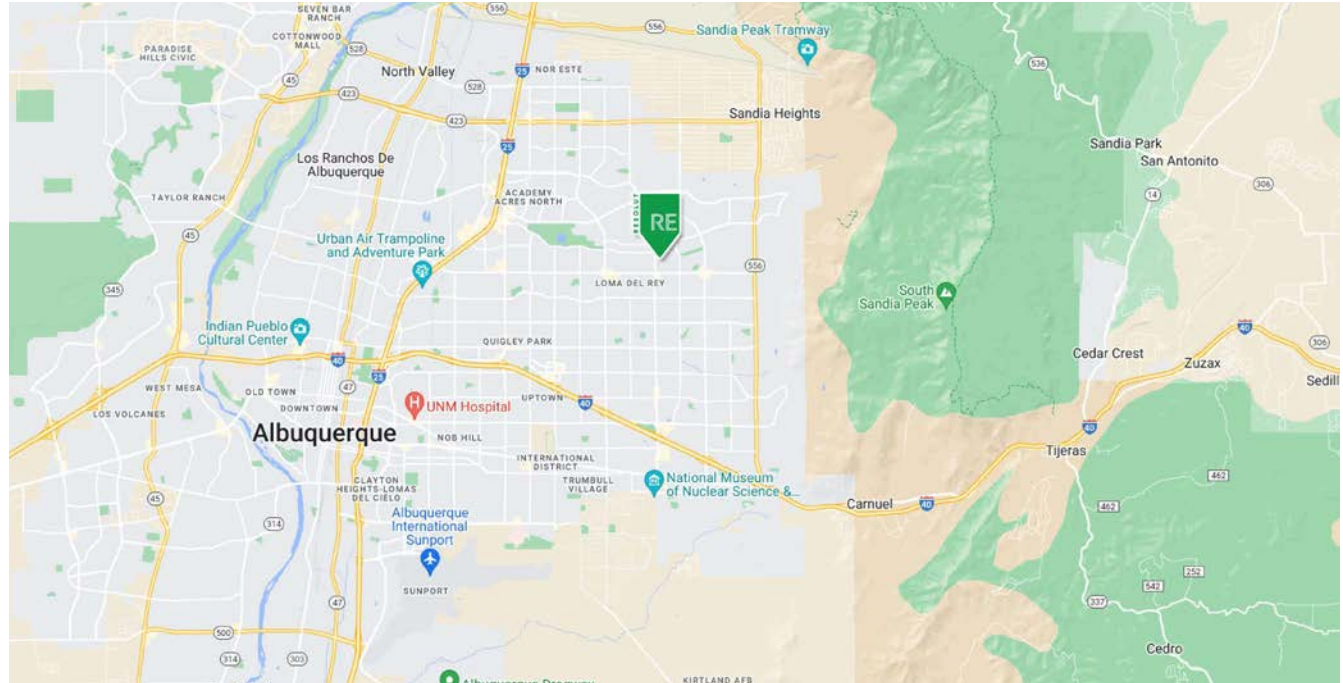
**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
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**PROPERTY HIGHLIGHTS**

- Build-to-suit medical office
- Building can be demised for smaller suites
- High visibility
- Desirable Far NE Heights location
- Close proximity to well established medical offices
- Water heater, sink, drinking fountains
- In addition to Landlord's Work, tenant has \$20 PSF allowance towards buildout.

**LANDLORD WILL PROVIDE THE FOLLOWING AS PART OF LANDLORD'S WORK:**

- Roof mounted HVAC units, 1 ton per 275 SF; tenant provides distribution concrete slab
- Two complete ADA restrooms
- R-23 insulation in exterior walls and R-49 insulation in ceiling
- Interior sheetrock walls ready for tenant's paint
- Fire sprinklers throughout space



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2022**

 **130,802**  
**POPULATION**  
3-MILE RADIUS

 **\$111,963.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **90,926**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Eubank Blvd NE: 12,769 VPD  
Osuna Rd NE: 1,974 VPD  
(Costar 2022)

**PROPERTY OVERVIEW**

Introducing the perfect opportunity for healthcare providers to customize their ideal medical office space in a prime location! This state-of-the-art medical office building can be built to meet the specific needs and desires of tenants, offering unparalleled flexibility and functionality. With its high visibility and strategic location in an area with a shortage of newly constructed medical buildings, this is the perfect chance to establish a foothold in a bustling medical community. The building’s modern design and construction will stand out from the surrounding older buildings, making it a prominent and attractive landmark for patients and visitors alike.

**LOCATION OVERVIEW**

The location boasts numerous other medical offices, creating a built-in network of healthcare professionals in the area, allowing for referrals and collaboration. The medical office building will have ample parking and customizable interiors, allowing tenants to tailor their space to their specific medical specialty.

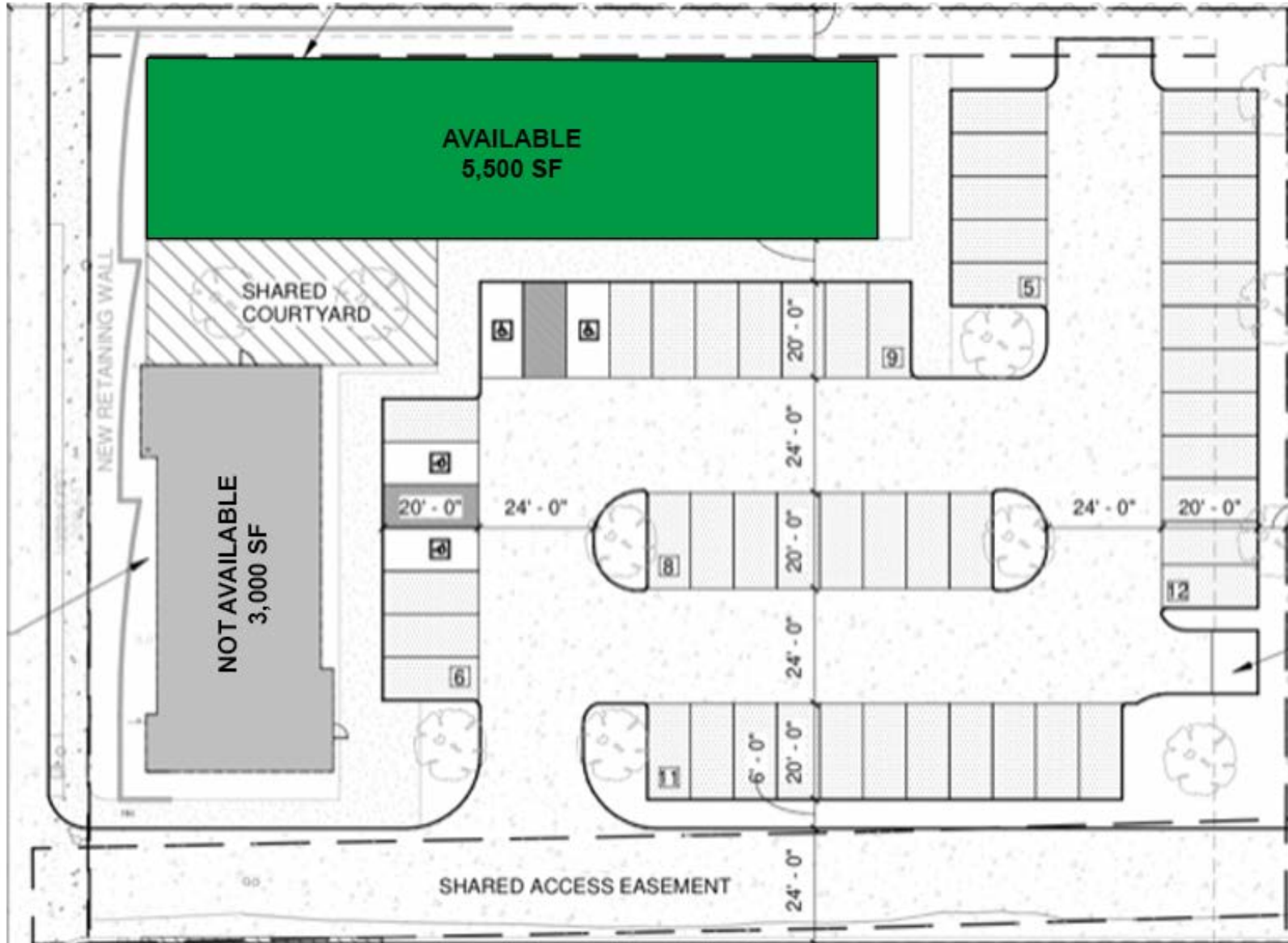
**PROPERTY OVERVIEW**

Lease Rate:	\$29.50 PSF/Year
Available SF:	2,000 - 5,500 SF
Submarket:	Far Northeast Heights
Zoning:	MX-T





Eubank Blvd





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Site as of May 2023



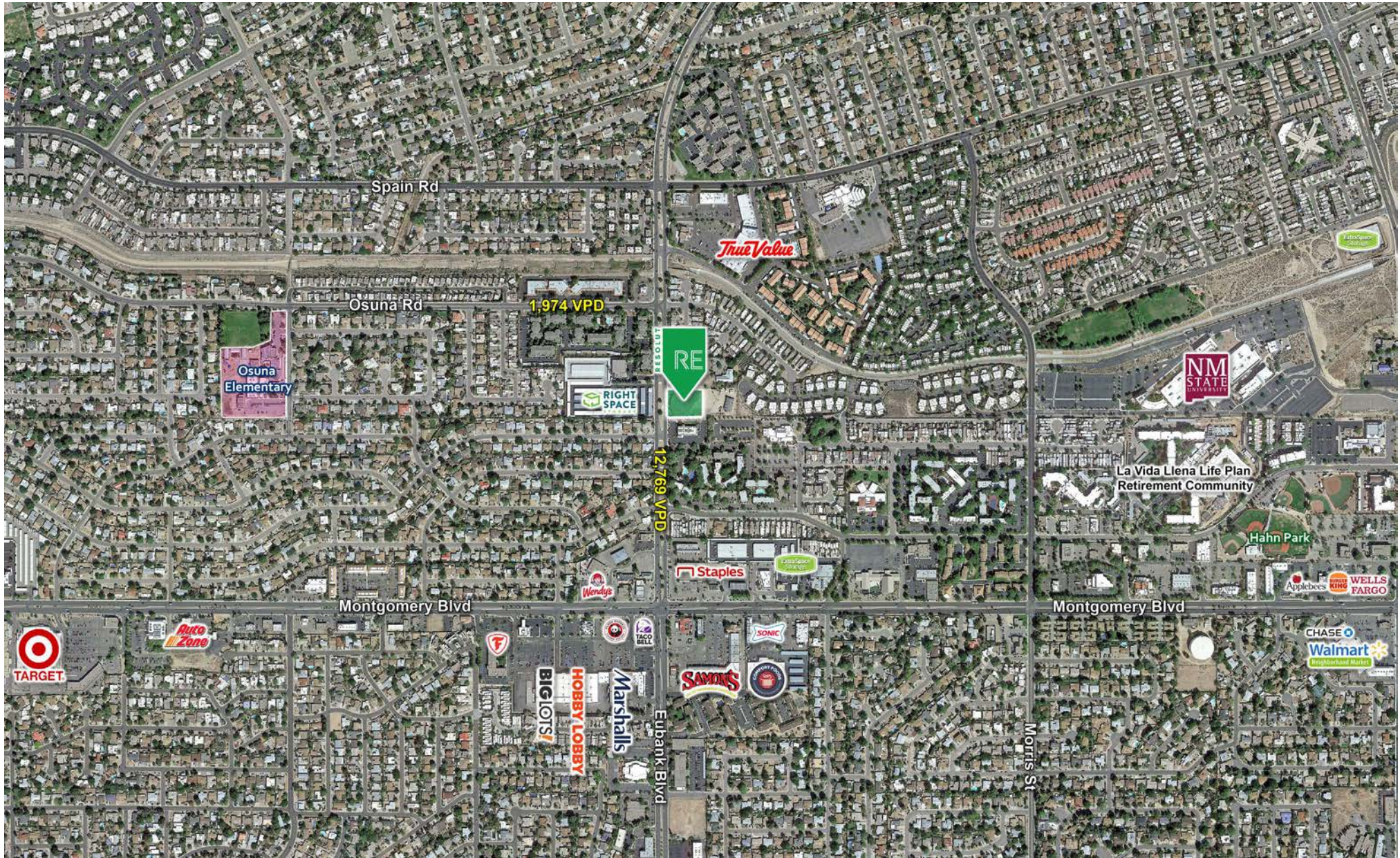
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Site As of October 2023



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