

# Office/Flex Space for Lease

4500 Alexander Boulevard NE, Albuquerque, NM

# Express Scripts

**PROPERTY TYPE:**

Office/Warehouse

**BUILDING SIZE:**

103,808± sq. ft.

**AVAILABLE:**

26,644 - 71,211± sq. ft.

**LEASE RATE:**

Office: \$13.50/sq. ft. - NNN

1st Floor - 44,567± sq. ft.

Large open flex/lab

Flex/Warehouse: \$8.00/sq.

ft. - NNN

2nd Floor - 26,644± sq. ft.

Executive office suites

Large open work areas

**SUBMARKET:**

North I-25

**ZONING:**

IP

**FEATURES:**

- Located in the geographic and demographic center of the City
- Two story atrium/lobby entrance
- Ample parking - 4:1000
- Good visibility
- Functional floor plan
- Convenient access to I-25 restaurants, retail, and services

**FOR MORE INFORMATION PLEASE CONTACT:**

**Tom Jenkins**

Qualifying Broker/ Principal

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**Mark Friedmann, CCIM**

Principal

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The information provided herein has been obtained from sources believed reliable. While we do not doubt the accuracy, we may not have verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## First Floor

**Available SF:**

44,567± sq. ft.

**Lease Rate:**

\$8.00/sq. ft. - NNN

**Asking Lease Term:**

5 - 10 years

**Improvement Allowance:**

Negotiable

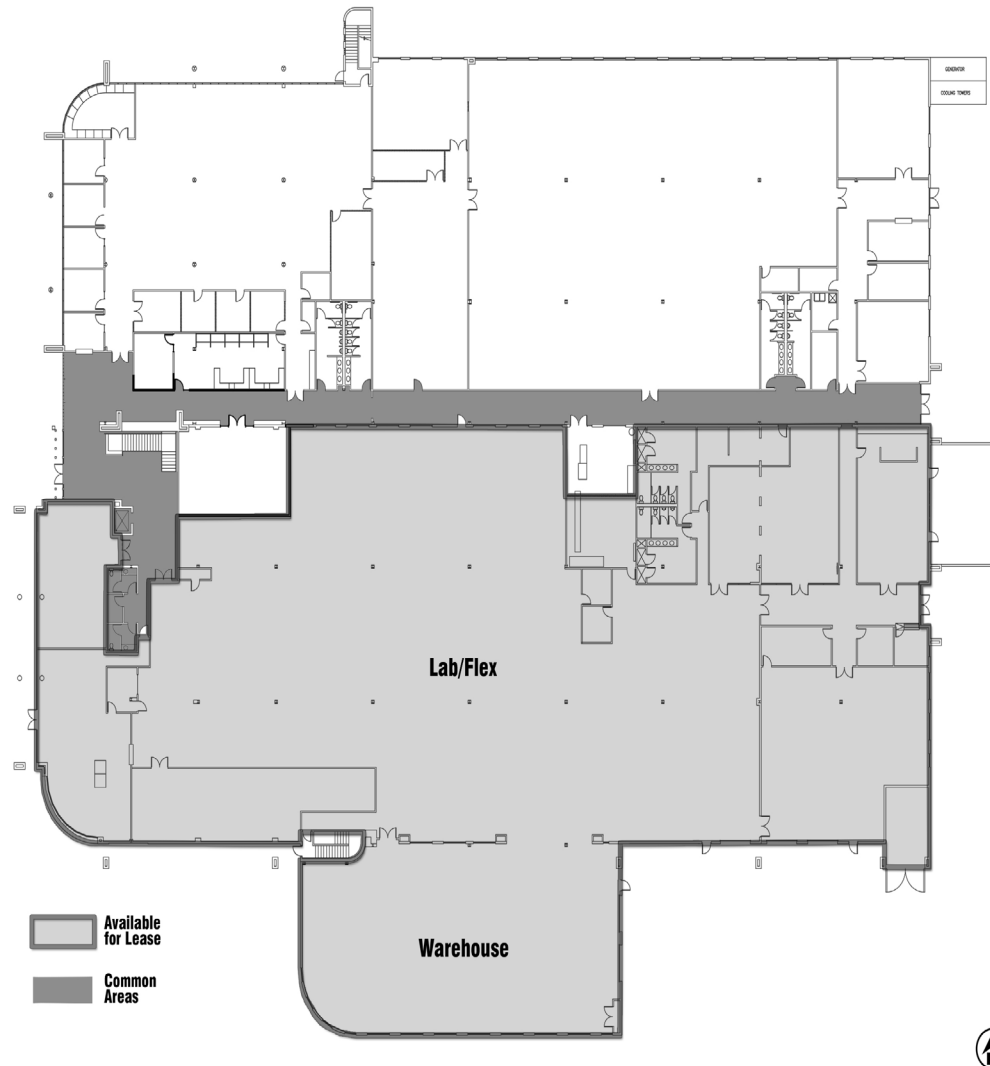
**Parking Ratio:**

4:1000

**Description:**

Lab/Flex area is a fully heated/cooled space which features 16' ceiling heights. Space is ideal for open office areas and/or tech area.

Warehouse area features 18' clear height, one 10' and four 14' drive in doors. Space could be converted to additional office/lab space if needed.



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## Second Floor

**Available SF:**  
26,644± sq. ft.

**Lease Rate:**  
\$13.50/sq. ft. - NNN

**Asking Lease Term:**  
5 - 10 years

**Improvement Allowance:**  
Negotiable

**Parking Ratio:**  
4:1000

**Description:**  
Well appointed office space which features executive offices, training areas, open landscaping, data center, and large terrace/balcony areas.

Ideal for corporate office, back room operations and/or educational/training center.



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