

2650 Yale Blvd.



## Office Space for Lease

### LEASE OVERVIEW

AVAILABLE RSF:	± 2,698 SF
LEASE RATE:	\$12.50 SF (Full service)
BUILDING SIZE:	25,082 SF
BUILDING CLASS:	B
YEAR BUILT:	1975
ZONING:	SU-1
MARKET:	Albuquerque
SUB MARKET:	Airport

### PROPERTY DESCRIPTION

Attractive office in excellent location; near the Albuquerque International Sunport.

### PROPERTY HIGHLIGHTS

- Great location minutes from I-25
- Tenant pays water, gas, electric, janitorial and interior maintenance
- Tenant improvements negotiable

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The information above has been obtained from sources we believe to be reliable; however, we do not accept any responsibility for its correctness.



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## Location



**30,000+**  
Households in  
a 3-Mile Radius



**45,000+**  
estimated  
population within a  
3-mile radius



**\$33,000**  
Average Income  
within 5-Mile Radius

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## Floor Plan

