

**CALL FOR MORE INFORMATION**



**AVAILABLE SPACE**

SOLD

**PROPERTY HIGHLIGHTS**

- Turn-Key Freestanding Office Building
- Located in the Airport
- Fully Equipped with Private Offices, Open Workstations, Conference Rooms
- Aesthetically Pleasing Southwestern Style
- Complete Outdoor Patio

**TRAFFIC COUNT**

Yale Blvd: 12,734 VPD  
Gibson Blvd: 31,978 VPD  
(US DOT 2020)

**AREA TRAFFIC GENERATORS**



**PROPERTY STATS**



2019 POPULATION  
3 MILE RADIUS



2019 POPULATION  
3 MILE RADIUS



\$40,241  
2020 AVERAGE INCOME  
3 MILE RADIUS

31,978 VPD  
GIBSON BLVD



**Minutes from the Albuquerque Sunport!**

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## PROPERTY OVERVIEW

Building Size:	8,500 SF
Lot Size:	0.53 Acre
Parking Lot:	35 spaces on 0.25 acre
Year Built:	1979
Building Use:	Office
Zoning:	NR-LM
Submarket:	Airport

## PROPERTY OVERVIEW

2428 Baylor is a freestanding office building located in the Airport Submarket in Albuquerque. Longtime home to Van H. Gilbert Architect, P.C., this beautifully designed southwest-style property is now available for sale or lease. Measuring 8,500 square feet in total, this building features a perfect mix of private offices, conference rooms, open workstations, and outdoor patio space for a creative and growing office user. Other features include a TPO roof, 4 combo HVAC units, gated parking on the east side of the building, and a large paved parking lot across the street.

## LOCATION OVERVIEW

This office building is located within minutes from the Albuquerque International Sunport and is a short mile from I-25. With an airport comes airport amenities, so this area is surrounded by great food options and hotels. The business park this property sits in is incredibly active with a mix of office and flex buildings that support the airport and Kirtland Air Force Base directly to the east. With a few recent large office buildings being absorbed in the last quarter, the vacancy rate is getting tight within this submarket.

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Exterior Photos



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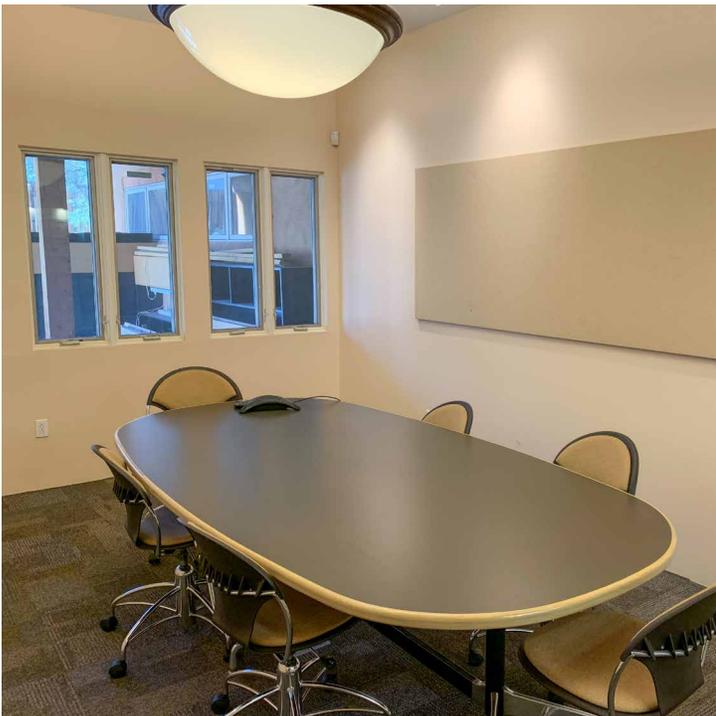
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## Interior Photos



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# Southwestern Style Freestanding Office

SEQ YALE & GIBSON  
2428 BAYLOR DR. SE  
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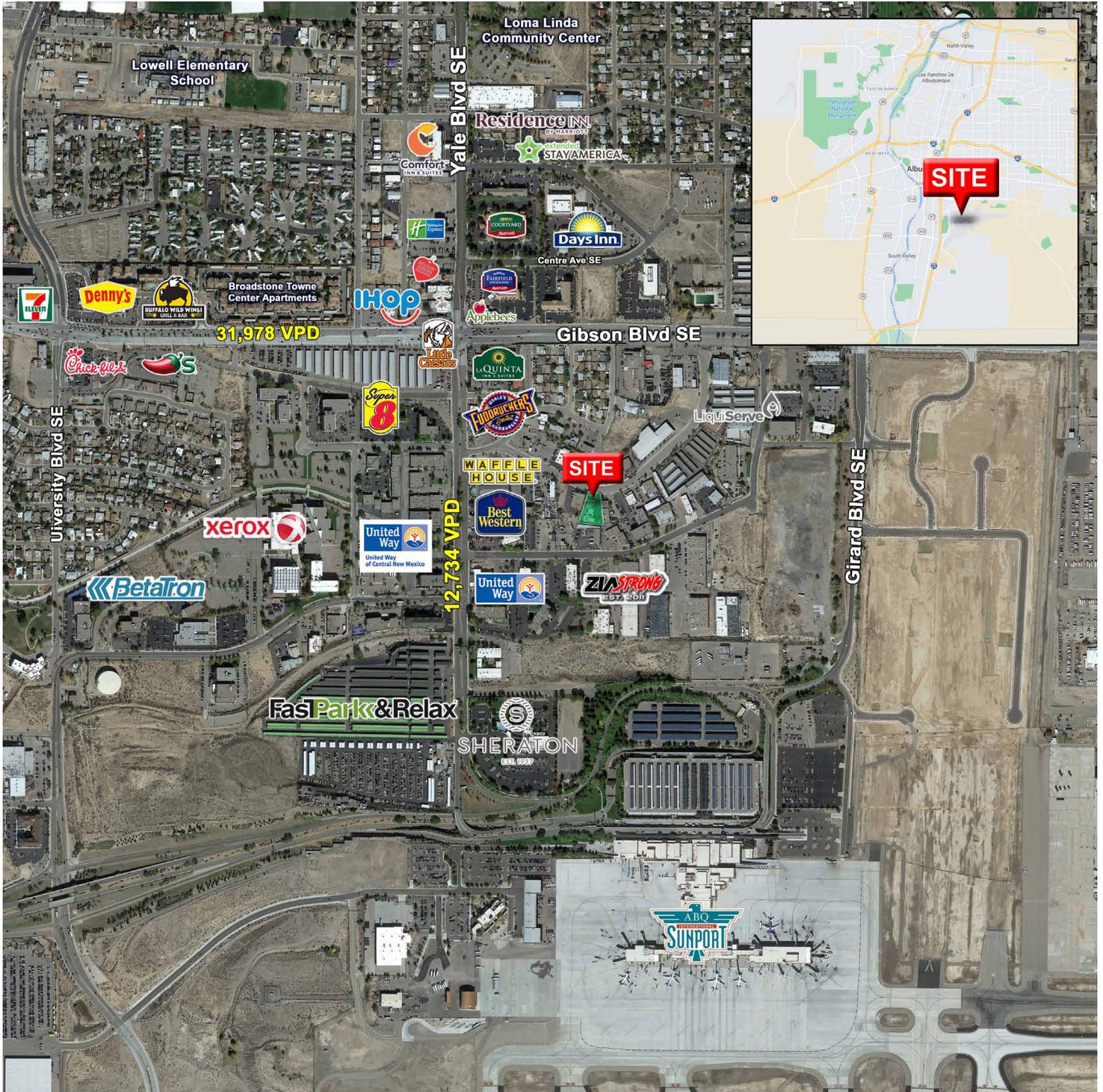
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