



# ABU PROFESSIONAL BUILDING

SEC OF PHOENIX AVE AND MADEIRA DR  
5400 Phoenix Avenue Northeast Albuquerque, NM 87110



**FOR LEASE**

**AVAILABLE SPACE**  
5,235 SF

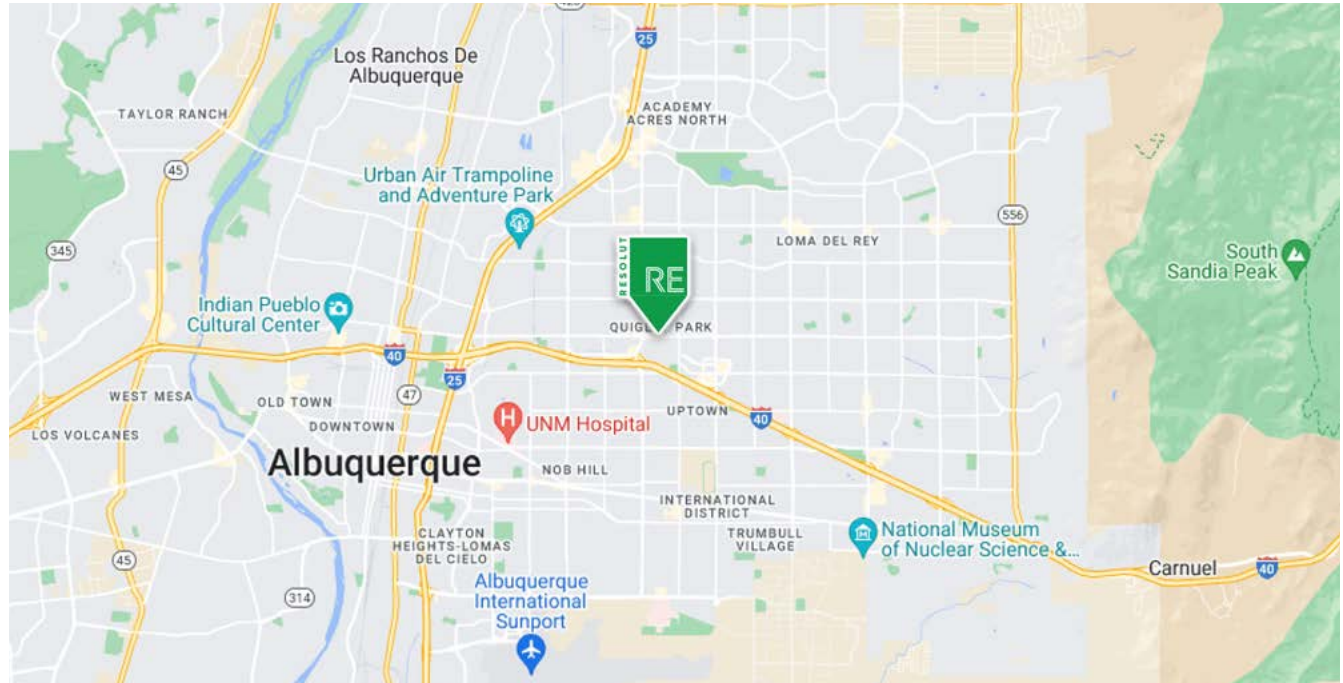
**RATE**  
2nd Floor: \$13.00-15.00 PSF

**Remsa Troy**  
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PROPERTY HIGHLIGHTS

- Flexible Space Options:**  
 Offers a range of office sizes to accommodate different business needs, with the entire 2nd floor available
- Central Location:**  
 Situated near the intersection of San Mateo and Menaul, providing easy access to major roads and public transportation.
- Ample Parking:**  
 Provides sufficient parking spaces for tenants and visitors.
- Affordable Leasing Rates:**  
 Competitive pricing suitable for various business budgets.
- Conference Rooms:**  
 Availability of meeting spaces for tenant use.



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **120,531**  
**POPULATION**  
 3-MILE RADIUS

 **\$84,157.00**  
**AVG HH INCOME**  
 3-MILE RADIUS

 **143,588**  
**DAYTIME POPULATION**  
 3-MILE RADIUS

 **TRAFFIC COUNTS**  
 Phoenix Ave (W): 160 VPD  
 Madeira Dr (S): 156 VPD  
 (Sites USA 2024)

**PROPERTY OVERVIEW**

Located near the intersection of San Mateo and Menaul, 5400 Phoenix Ave NE provides flexible office leasing options to accommodate a variety of business needs. The property features a spacious 5,235-square-foot upstairs unit with private access at the rear of the building. Highlights include conference rooms, multiple offices, several bathrooms, and ample parking.

**LOCATION OVERVIEW**

Situated in the heart of Albuquerque, 5400 Phoenix Ave NE offers a strategic location near the intersection of San Mateo and Menaul. This central area provides convenient access to major roadways, including I-40, and is well-served by public transportation. The property is surrounded by a variety of amenities, including restaurants, shopping centers, and service providers, creating a convenient environment for businesses and their clients. Its location ensures high visibility and accessibility, making it an ideal choice for professionals seeking to establish or expand their presence in a thriving commercial area.



**PROPERTY OVERVIEW**

Lease Rate:	\$13.00-15.00 PSF
Available SF:	5,235 SF
Zoning:	MX-T

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## Second Floor - 5,235± SF

### SUITE 2A

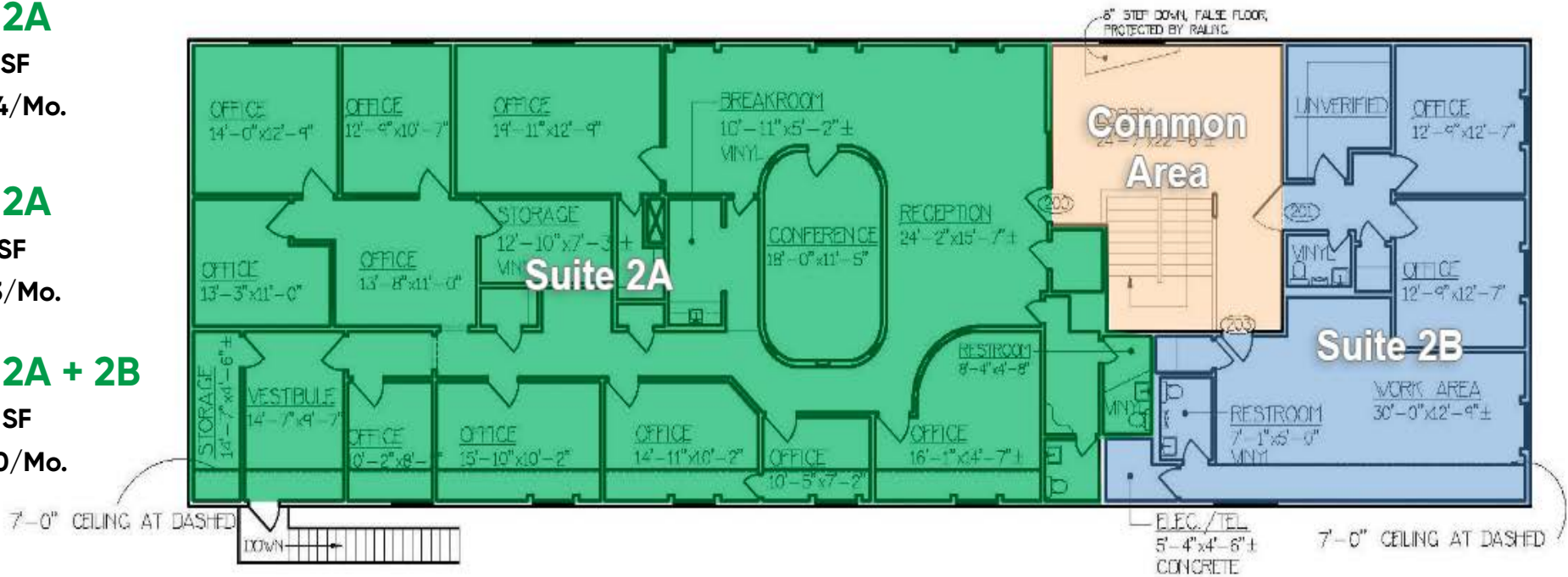
- 3,687 SF
- \$3,994/Mo.

### SUITE 2A

- 1,547 SF
- \$1,933/Mo.

### SUITE 2A + 2B

- 5,234 SF
- \$5,670/Mo.







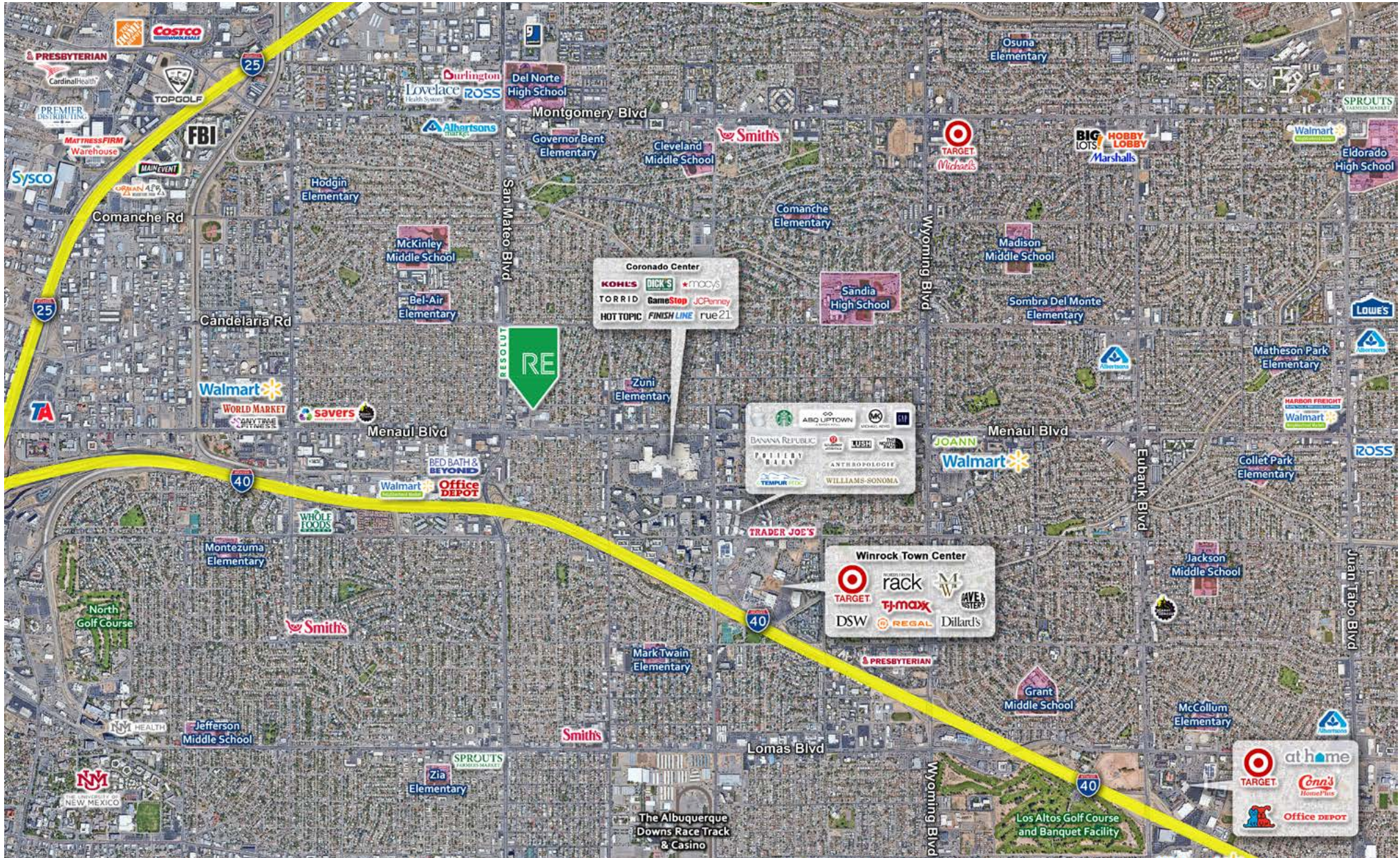




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