UNM AREA MEDICAL SUITE

NEC OF CENTRAL AVE NE AND I-25
200 Oak Street Northeast Albuquerque, NM 87106

FOR LEASE

AVAILABLE
Ste 1 - 4: 2,500 - 4,700 SF

RATE
$16.00
Modified Gross

Jeremy Salazar, CCIM
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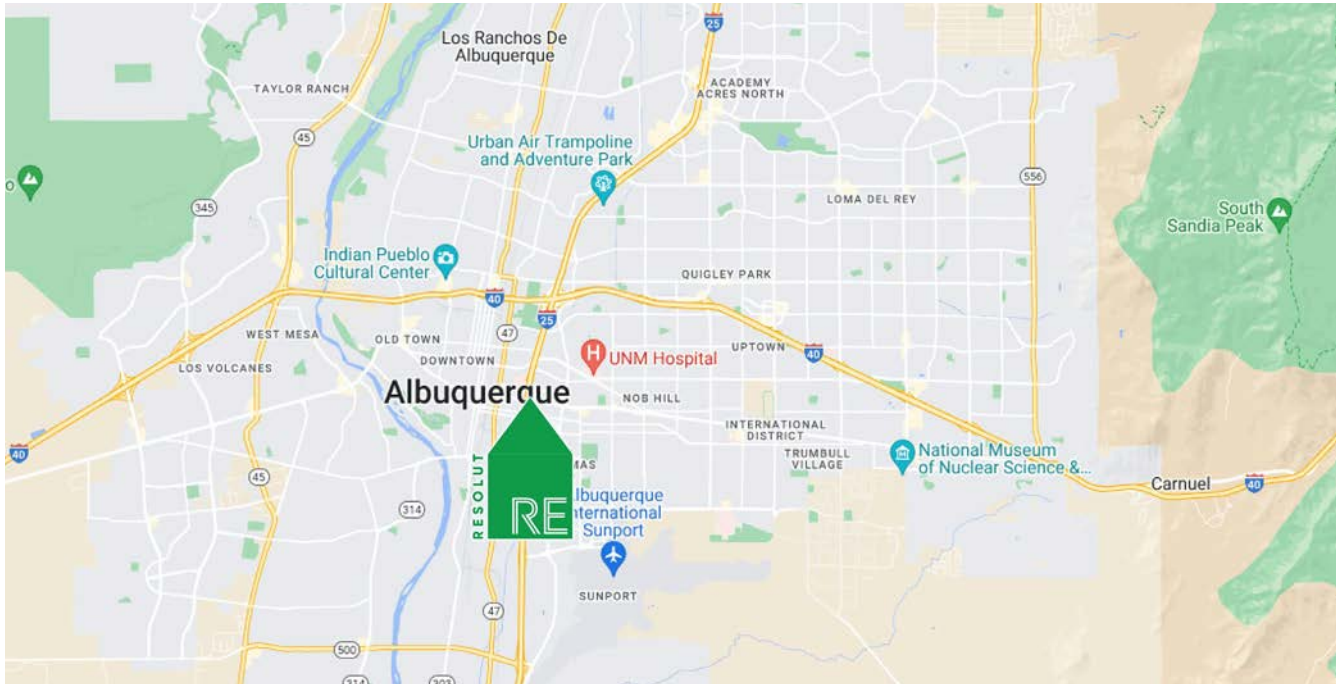
PROPERTY HIGHLIGHTS

- Ste 1 - 4: ±4,700 SF, divisible to ±2,500 SF
- New HVAC and electrical systems
- Prime medical corridor location near all major hospitals
- Quick access to I-25
- Build-to-suit potential with landlord concessions
- Monument signage available



AREA TRAFFIC GENERATORS

Heart Hospital of New Mexico · The University of New Mexico · CNM Central New Mexico Community College · Walgreens · Wendy's

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DEMOGRAPHIC SNAPSHOT 2025

91,297
POPULATION
3-MILE RADIUS

$82,035.00
AVG HH INCOME
3-MILE RADIUS

121,568
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Oak St NE: 8,210 VPD
(Sites USA 2025)

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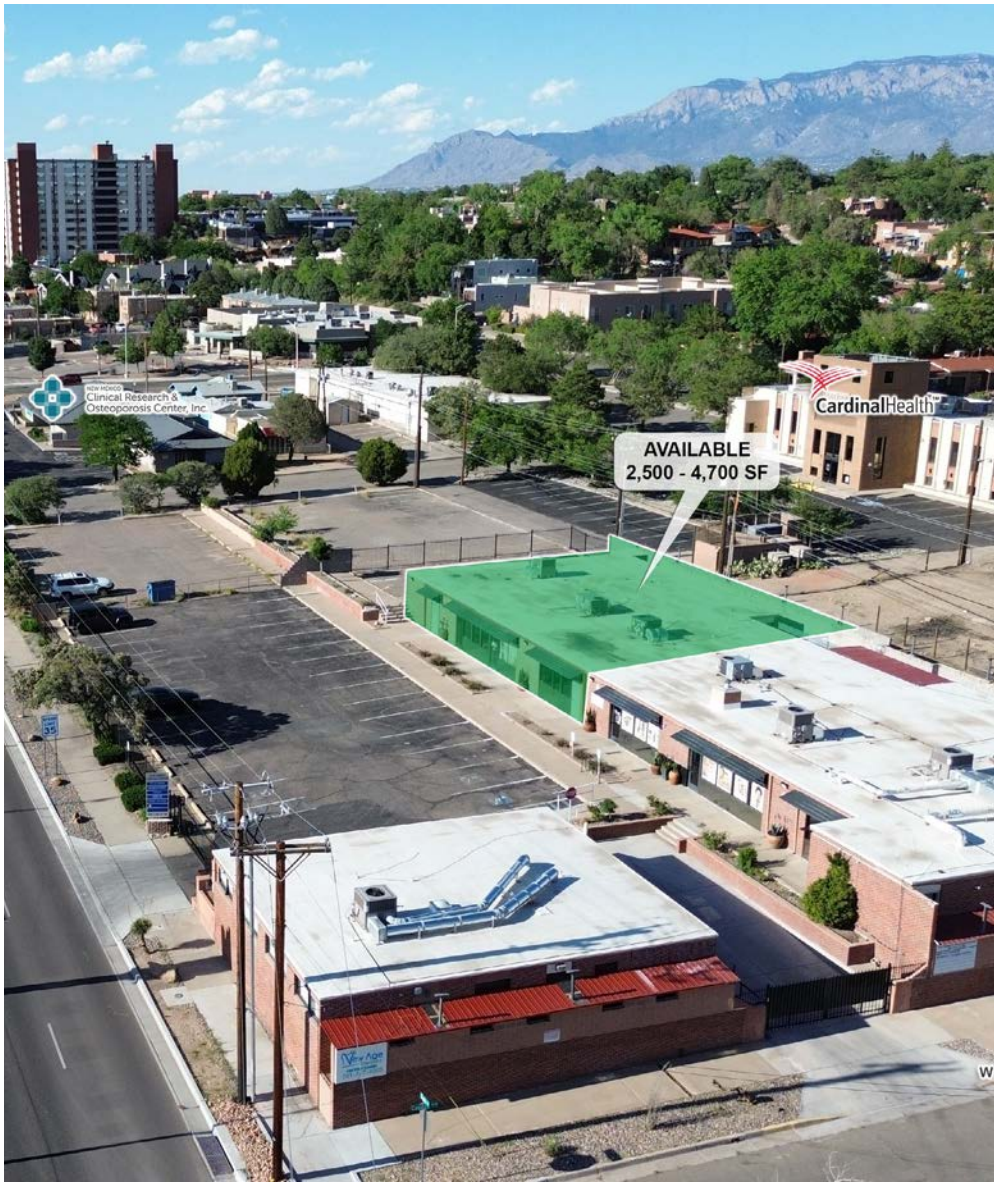
PROPERTY OVERVIEW

Located in the heart of Albuquerque's premier medical corridor, 200 Oak St NE offers an exceptional leasing opportunity for healthcare providers. This ±4,700 SF former medical office is strategically positioned near all three major hospital groups and surrounded by numerous medical specialists, creating a built-in referral network. With easy access from I-25, the property provides convenience for both patients and staff. The space can be demised to as little as ±2,500 SF to meet a tenant's specific space requirements. Recent improvements include new HVAC systems and updated electrical throughout, ensuring reliability and comfort. The previous outdated medical build-out has been completely removed, leaving a fresh, open canvas for a new tenant to design a modern, efficient medical suite tailored to their needs. To assist with build-out costs, the landlord is offering competitive rent concessions. Additional features include prominent monument signage for excellent visibility and the flexibility to create a patient-friendly environment in a prime healthcare location.



PROPERTY HIGHLIGHTS

Lease Rate:	$16.00 Modified Gross
Available SF:	Ste 1-4: 2,500 - 4,700 SF
Zoning:	MX-M
Submarket:	University

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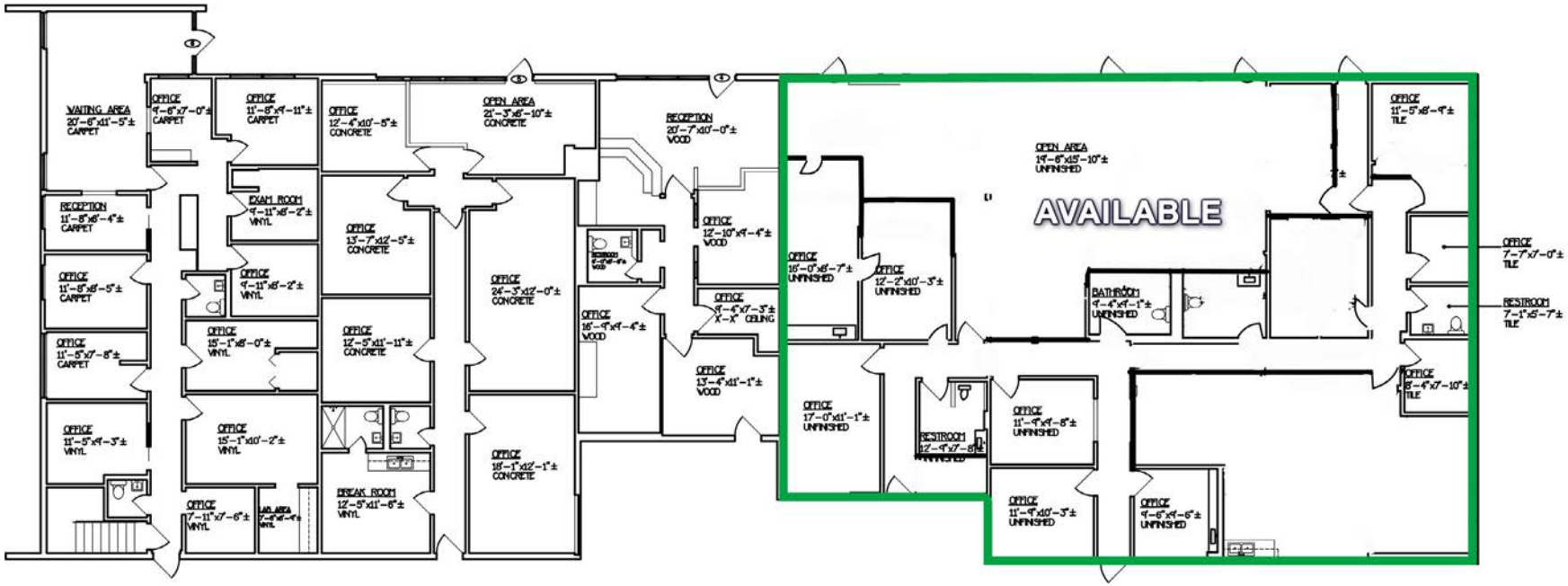
STE 1 - 4 FLOOR PLAN: 2,500 - 4,700 SF



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STE 1 - 4 INTERIOR PHOTOS

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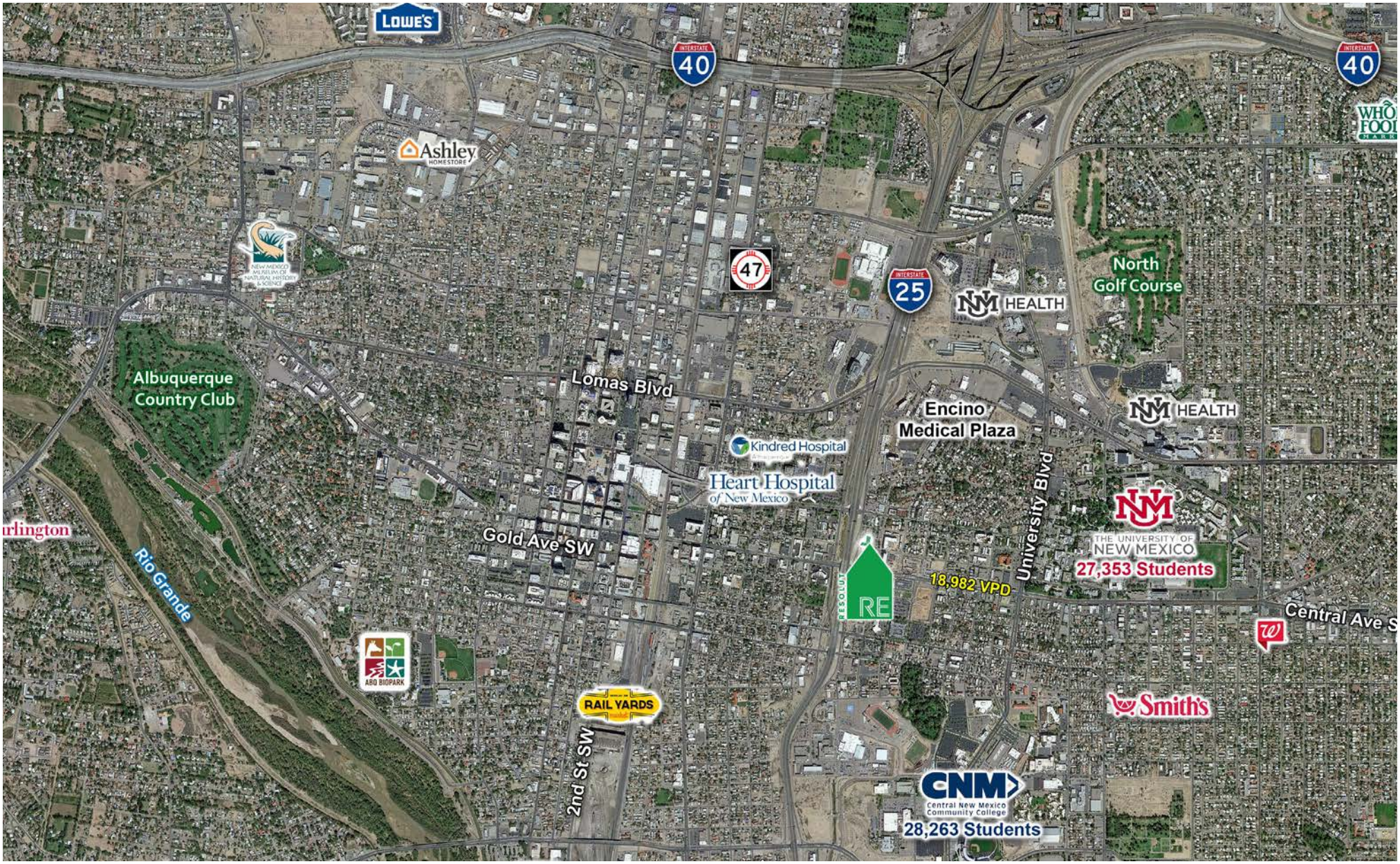

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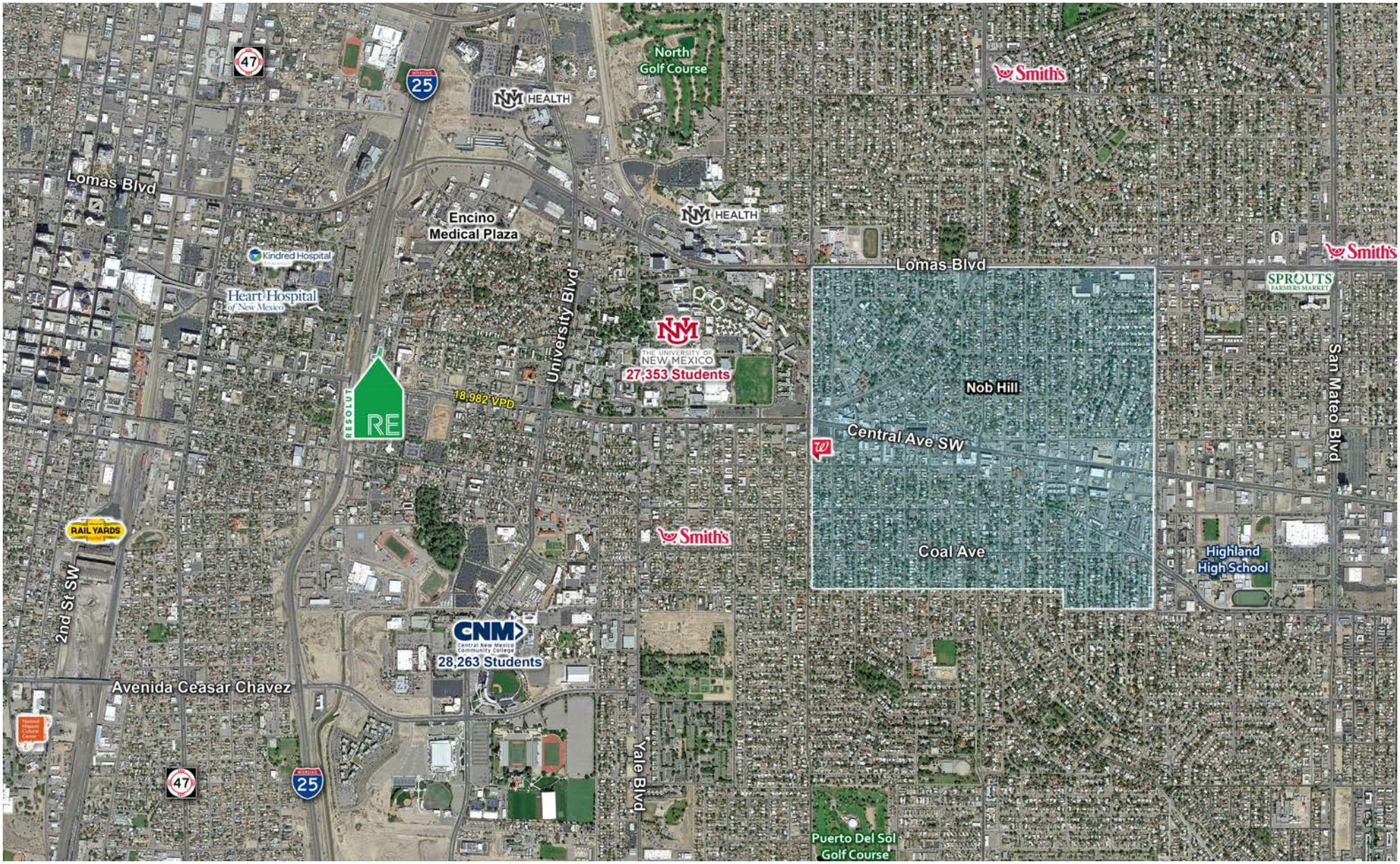

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