

FOR LEASE OR SALE

LARGE, FLEXIBLE OPEN OFFICE/FLEX SPACE

7000 Central Ave SW, Albuquerque, NM

 **VIEW THE
VIRTUAL TOUR**

SINGLE-STORY OFFICE SPACE LOADED WITH AMENITIES

7000 Central Ave SW is a single-story office building located in the West Mesa submarket in Albuquerque, NM. 7000 Central Ave SW consists of 197,298± RSF of flexible office space that was originally designed for a call center use, but can be adapted for many different types of office/flex users.

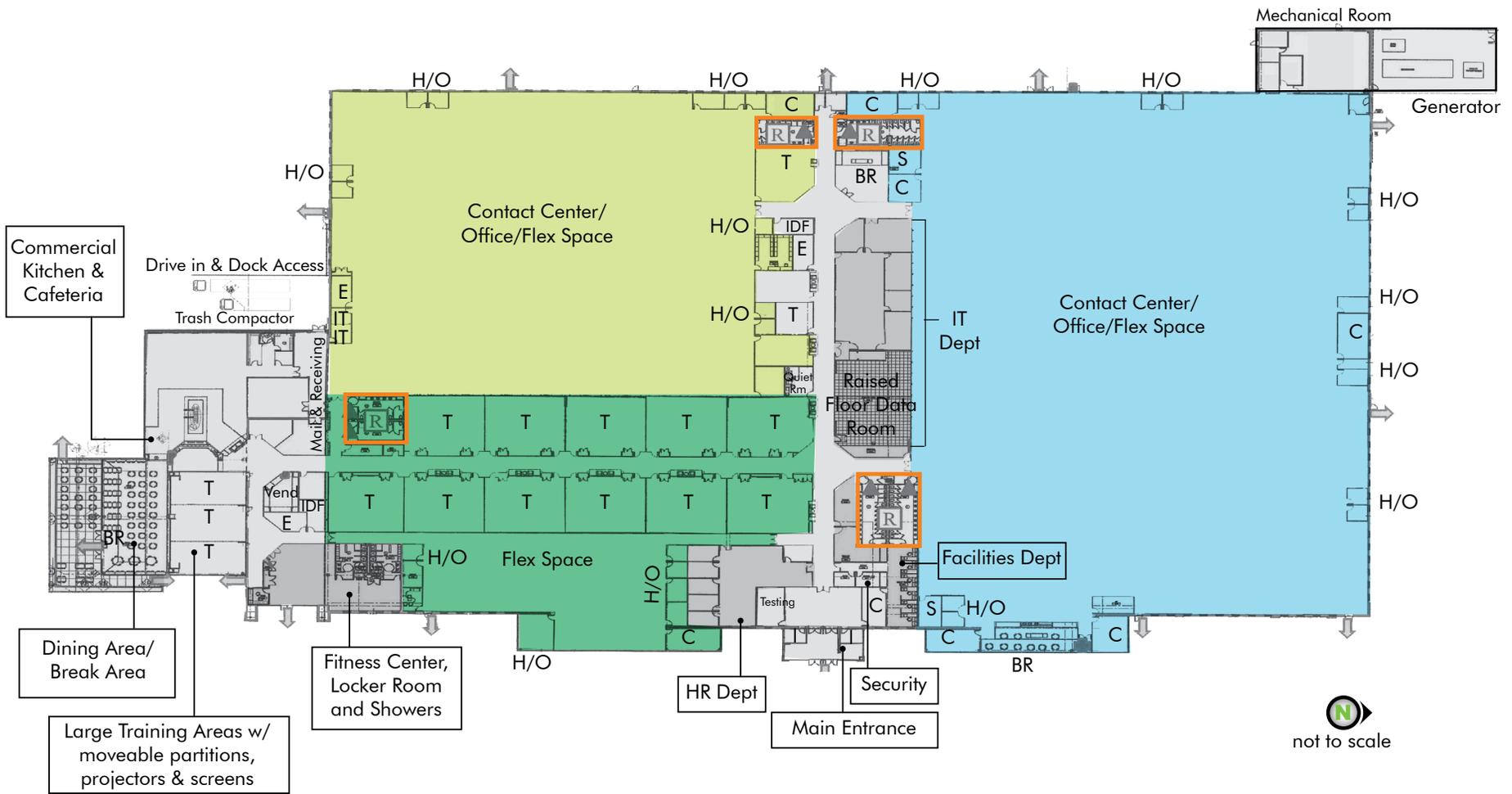
PROPERTY HIGHLIGHTS

- + 40,000 - 197,298± RSF
- + Lease Rate: \$14.00/RSF (NNN)
- + Sale Price: Contact Broker
- + 19.53± Acres
- + Secure, gated parking with camera surveillance and security
- + Parking: 1,297 spaces (6.6/1,000 Ratio)
- + Large open collaborative areas
- + Large meeting/training rooms
- + 4,000 amp back-up generator
- + Commercially equipped kitchen and cafeteria
- + Zoned NR-C
- + Fiber availability (CenturyLink)
- + Easily accessible from I-40
- + Bus Stop on Central Ave directly in front of property

ON SITE AMENITIES

- + Exterior Dining Areas
- + Multiple Break Areas/Game Rooms
- + Fitness Center with Showers and Lockers
- + Several Designated Vending Areas
- + Electric car chargers

POTENTIAL MULTI-TENANT FLOOR PLAN



	Potential Common Area
	Restrooms
T	Training Room
H/O	Huddle Room/Office
BR	Plumbed Break Room
C	Conference Room
S	Storage
I	Interview Rooms
E	Electrical

SPACE HIGHLIGHTS

- 40,000 - 80,000 RSF open work station pods
- 4 large restroom facilities to service each quadrant
- Multiple plumbed break areas, huddle rooms/offices, conference rooms and training rooms, fitness center with showers, commercial kitchen and cafeteria
- Column spacing: ± 46' (north/south), ± 28'6" (east/west)
- Ceiling Heights: 13' to grid in contact center, 18' to deck



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EL TACO TOTE
Real! MEXICAN GRILL

Dion's

Pizza Hut

BURGERS
TWISTERS
BURRITOS

36,500 VPD

jiffylube
PIZZA
PAPA JOHN'S

To I-40
4 Minutes

29,500 VPD

SONIC
America's
Drive-In

23,500 VPD

CENTRAL AVE

TACO BELL KFC
Carl's Jr.

24,300 VPD

SITE





HEALTH AND SAFETY FEATURES



De-centralized, private environment



No stairwells or elevators



Direct building access from parking lot



Opportunities for multiple entry points to disperse foot traffic



Public entry to keep visitors and employees separate



Covered patio to provide usable outdoor space



Open floorplan with multiple zones allows for low-density, flexible layout and individual workstations



Showers, fitness center and bicycle racks promote employee health



Customizable janitorial options



ECONOMIC INCENTIVES

Albuquerque is a pro-business community with multiple economic incentives for new businesses including Job Training Incentive programs and Tax Credit programs.

For more information on available incentives please contact:

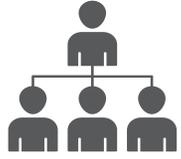
Albuquerque Economic Development: 505.705.3777

New Mexico Economic Development: 505.827.0300

For more information visit:

<https://gonm.biz/why-new-mexico/competitive-business-climate/incentives/>

2020 DEMOGRAPHICS



POPULATION

58,174 (5 Minutes)
 181,796 (10 Minutes)
 339,086 (15 Minutes)
 885,507 (40 Minutes)



PROJ POP 2020 - 2025

0.35% (5 Minutes)
 0.55% (10 Minutes)
 0.52% (15 Minutes)
 0.90% (40 Minutes)



OF HOUSEHOLDS

18,977 (5 Minutes)
 65,216 (10 Minutes)
 130,528 (15 Minutes)
 348,485 (40 Minutes)



AVG HH INCOME

\$55,639 (5 Minutes)
 \$64,304 (10 Minutes)
 \$64,776 (15 Minutes)
 \$74,424 (40 Minutes)



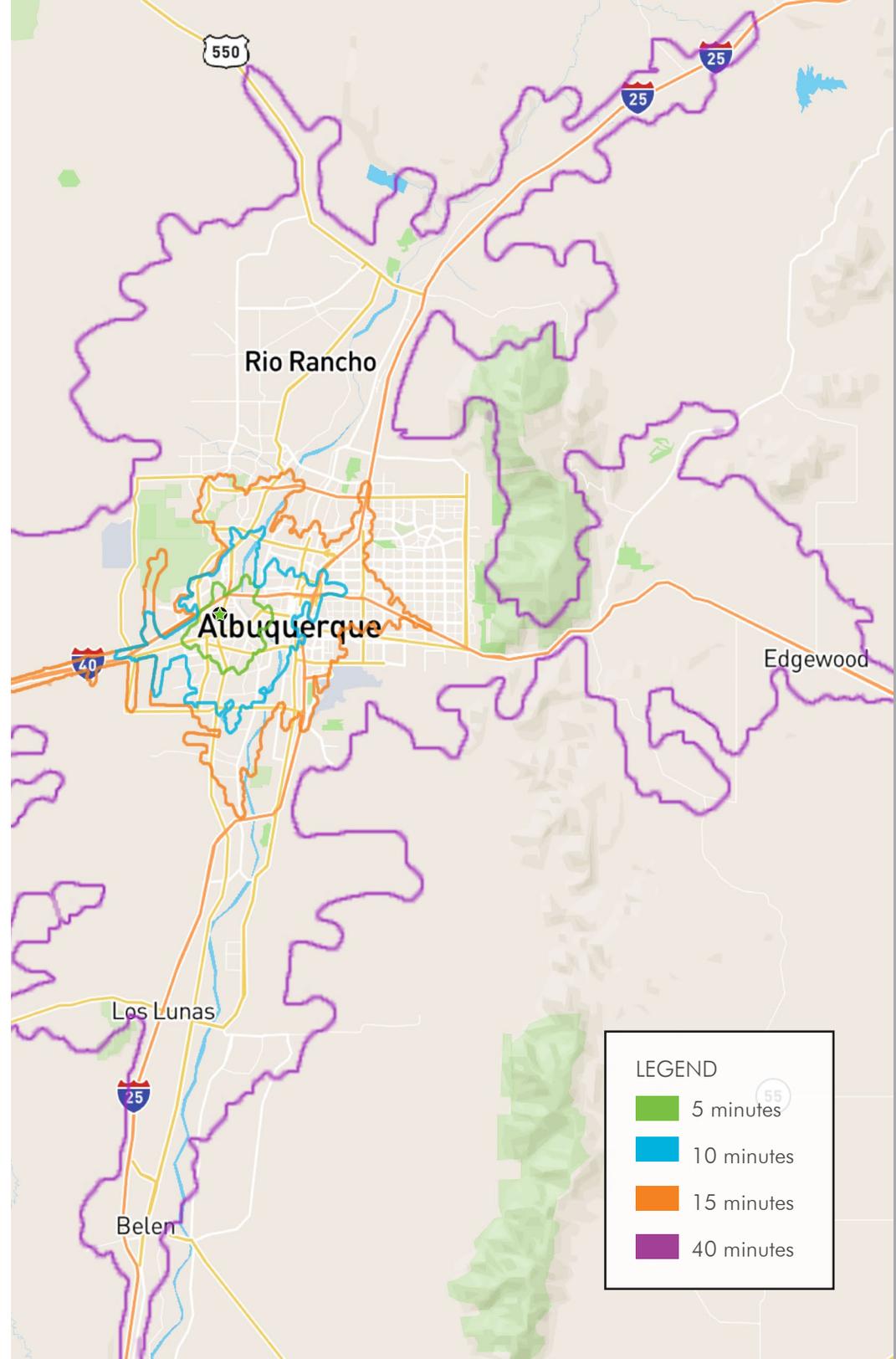
AVERAGE AGE

31.6 (5 Minutes)
 33.3 (10 Minutes)
 34.6 (15 Minutes)
 37.9 (40 Minutes)



EDUCATION

21.9% (5 Minutes)
 30.0% (10 Minutes)
 35.6% (15 Minutes)
 41.8% (40 Minutes)



LEGEND

- 5 minutes
- 10 minutes
- 15 minutes
- 40 minutes

Source: ESRI

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