Stand-Alone, 2-Story Office Building
LOCATED JUST OFF I-25 IN THE UNM MEDICAL DISTRICT

GREAT “PILL HILL” LOCATION!

For more information:
500 Oak St. NE
Albuquerque, NM 87106
NEC Oak St. & Dr. M.L. King Jr. Blvd. NE

For Sale

Sale Price
- $599,900 ($68.79/SF)

Available
- Building: ±8,721
- Land: ±0.54 Acres

IDO Zoning  MX-T, Transition

Property Highlights
- Within 1/4 mile of Presbyterian
- Within 1 mile of UNM and Lovelace hospitals
- Easy access to I-25 and “The Big I” interchange
- Stucco and adobe construction
- 31 offices, break room, common area, conference room
- 45 parking spaces (5:1,000 ratio)
- Basement access with ±1,280 SF for storage and mechanical (This square footage not included in the total building square footage)
- I-25 visibility with existing prominent monument signage

EASY ACCESS TO:  PRESBYTERIAN  Lovelace  NMS HOSPITAL

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotspaceusa.com

For more information:
Todd Strickland
todd@gotspaceusa.com
505 450 1121
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2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>11,169</td>
<td>96,357</td>
<td>245,340</td>
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<tr>
<td>Average HH Income</td>
<td>$46,239</td>
<td>$59,538</td>
<td>$57,639</td>
</tr>
<tr>
<td>Daytime Employment</td>
<td>48,640</td>
<td>127,366</td>
<td>215,071</td>
</tr>
</tbody>
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- Land: ±0.54 Acres

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PHOTOS
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2ND FLOOR
±3,856 SF

BASEMENT
±1,280 SF

500 Oak St. NE
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FLOOR PLAN