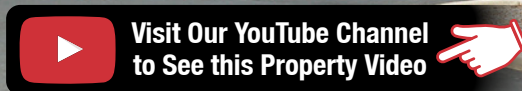


Plug and Play Call Center

7001 Zenith Ct. NE | Rio Rancho, NM 87144

For Sublease



FULLY-FURNISHED CALL CENTER WITH 650+ SEATS

- Existing call center infrastructure
- ±75,000 SF, Divisible
- Available Immediately with Flexible Term Length



got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



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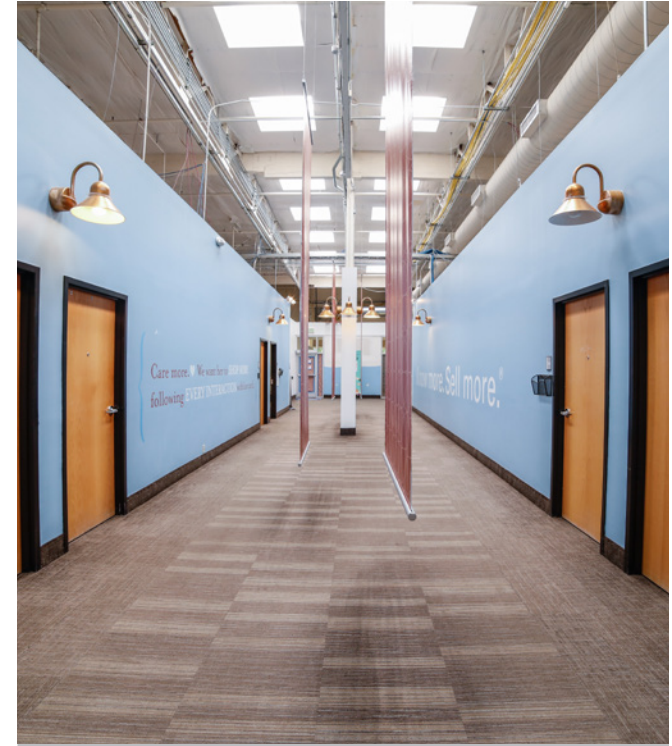
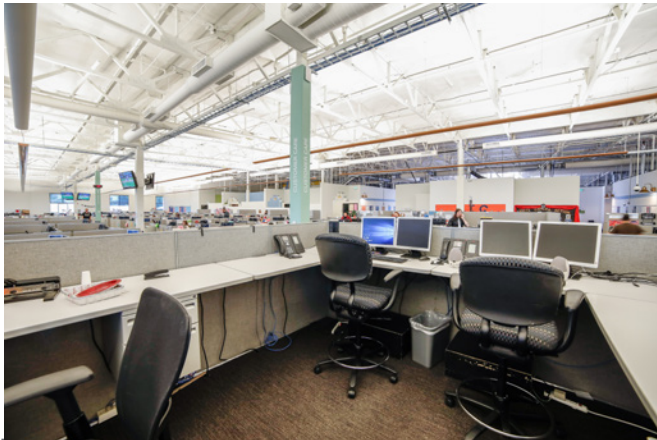
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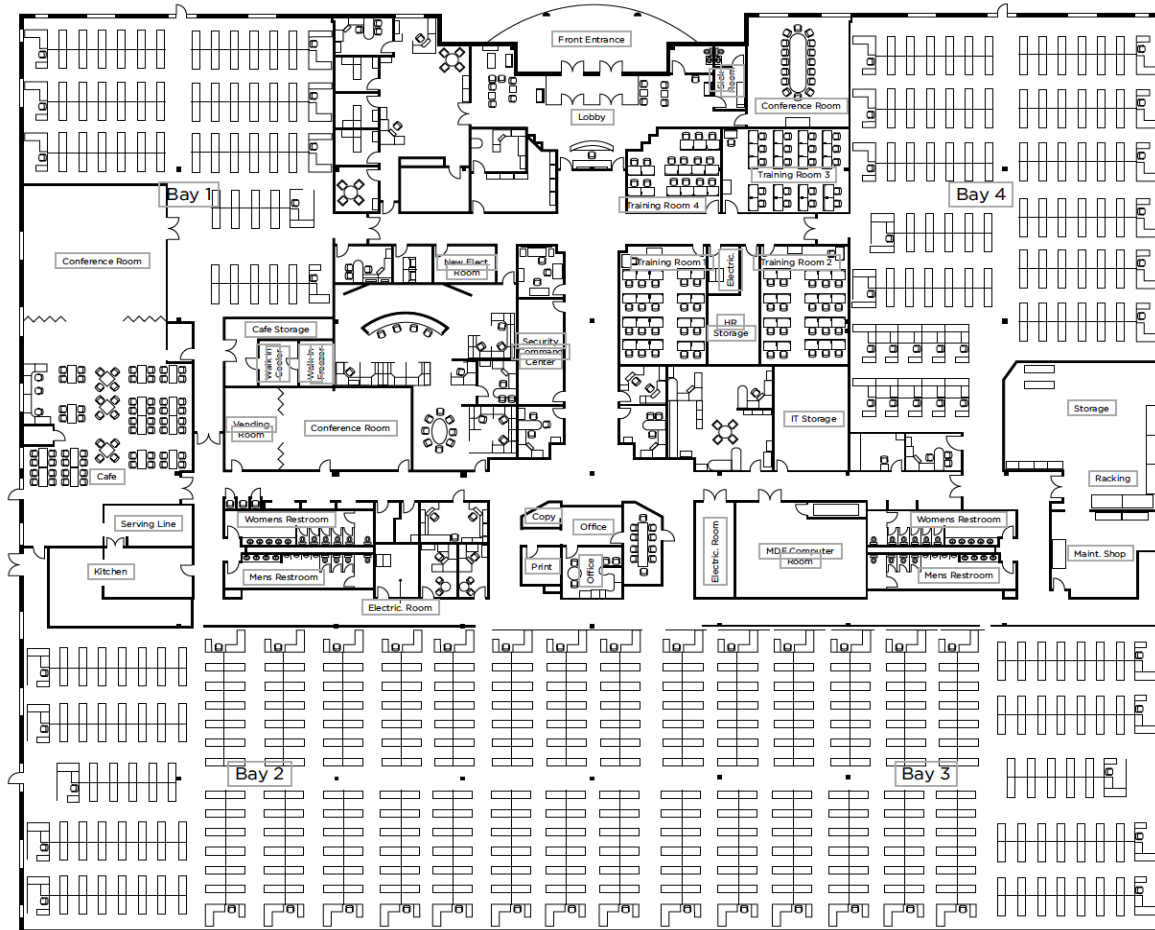
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FLOOR PLAN



For Sublease

HIGHLIGHTS

- Existing call center infrastructure
- Build-out includes several conference rooms, four training rooms, and a computer room that houses racks and a CRAC
- Café with vending room and outdoor seating
- 650+ plug and play contact center seats and redundant power
- Fiber connectivity
- Credit sublessor

SPECIFICATIONS

Building Area (SF)	±73,995
Site Size (AC)	±12.7
Zoning	SU, Rio Rancho
Year Built/Renovated	1999/2019
Parking Ratio	7.2 spaces per 1,000 SF (534 Total)
Construction	Concrete Tilt-Up
Building Type/Subtype	Office/Call Center
Ceiling Height	16.5'
Roof Type	TPO
HVAC	20 Rooftop Combo Units
Fire Protection	Full Sprinklered
Delivery Door	Dock with 8' Roll-Up Door
Term	Flexible
Master Lease	Expires October 31, 2034
Asking Rent	\$13.00 + NNN
NNN	Approx. \$6.33/SF

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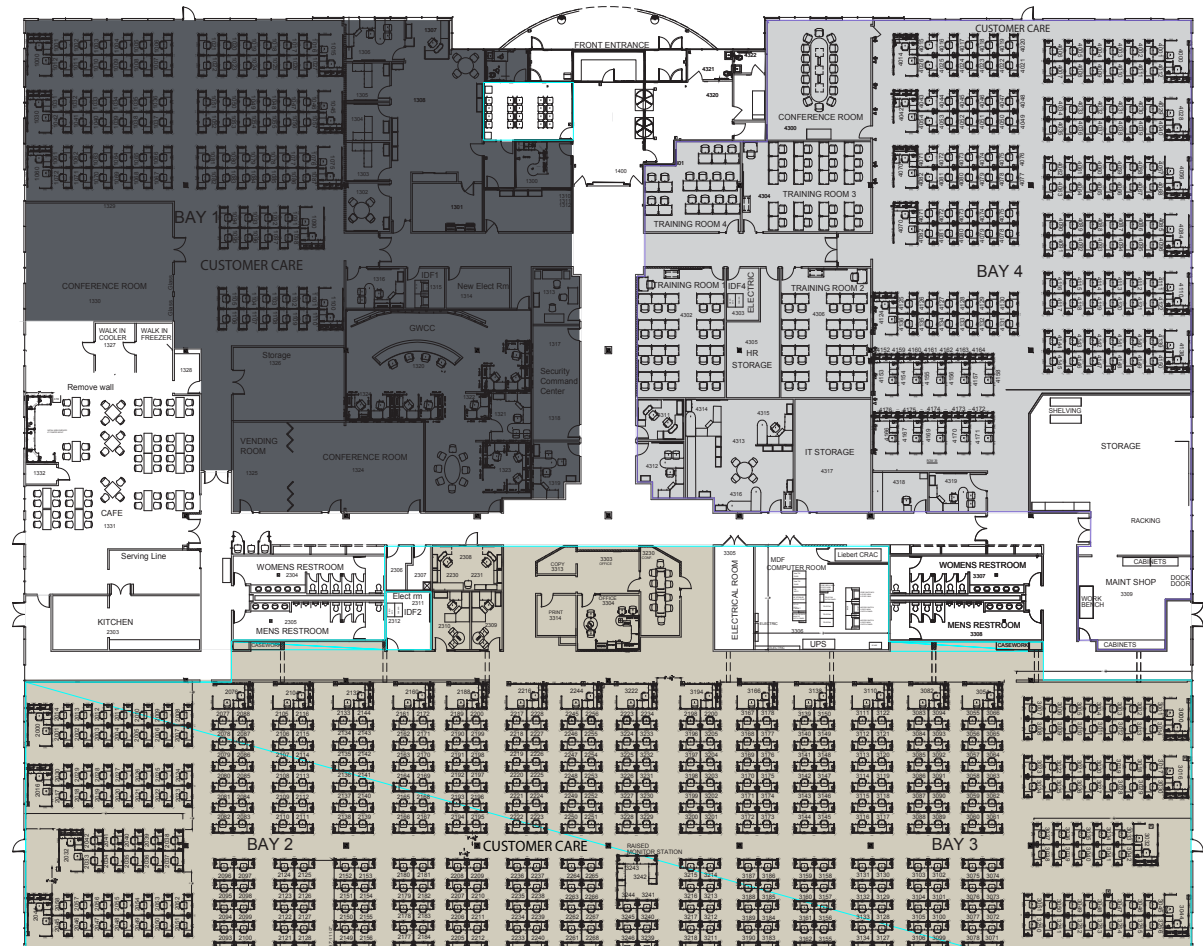
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DEMISING PLAN



34,000 Sq. Ft.

17,000 Sq. Ft.

18,000 Sq. Ft.

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AREA AMENITIES



FOOD & DRINK

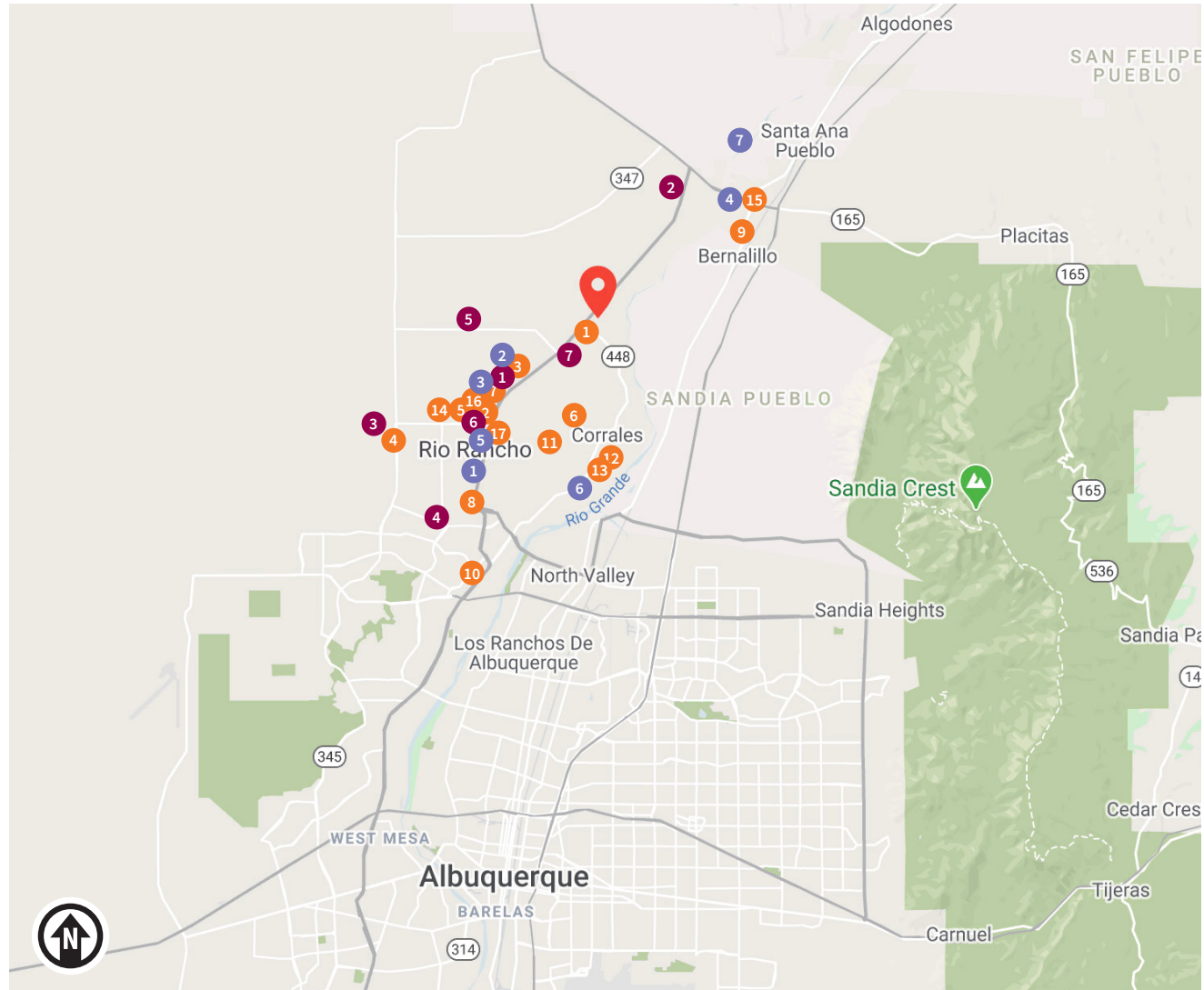
- 1 Burger King
- 2 Starbucks
- 3 The Blue Grasshopper Pizza
- 4 Dion's
- 5 Turtle Mountain Brewing
- 6 Pasando Tiempo Winery
- 7 Applebee's
- 8 Sonic Drive-In
- 9 Abuelita's New Mexican
- 10 Village Pizza
- 11 Milagro Vineyards
- 12 Corrales Bistro Brewery
- 13 Hannah & Nate's
- 14 Joe's Pasta House
- 15 Twister's Burgers & Burritos
- 16 O'Hare's Grille & Pub
- 17 Weck's

RETAIL

- 1 Target
- 2 Albertsons Market
- 3 Walmart Supercenter
- 4 Smith's Food and Drug
- 5 Lowe's
- 6 Walgreens
- 7 Sally's Beauty

HOTELS

- 1 Hilton Garden Inn
- 2 Quality Inn
- 3 Days Inn by Wyndham Rio Rancho
- 4 Holiday Inn
- 5 Inn at Rio Rancho Conference Center
- 6 Morning Star Bed & Breakfast
- 7 Hyatt Tamaya



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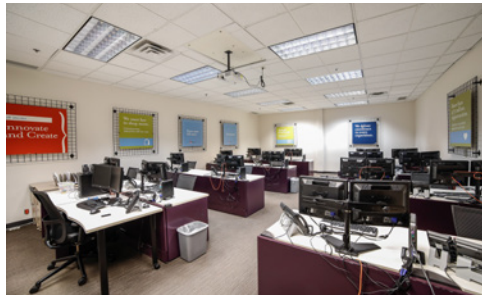
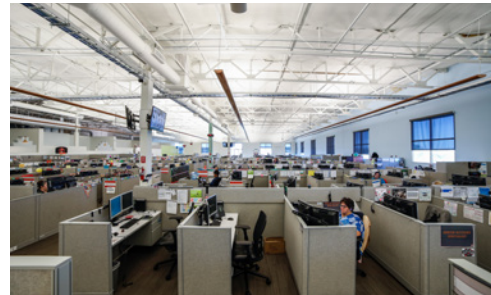
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