



Colliers

Accelerating success.

For Lease

6100 Indian School Rd NE
Albuquerque, NM 87110

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6100 Indian School Rd NE | For Lease

Property Profile

Details

Lease Rate	\$18.50 RSF		
Lease Type	Full Service		
Space Available	Suite 125 Suites 100, 105, 110 Suite 205 Suite 210 Suite 230	± 3,250 RSF ± 5,415 RSF ± 2,185 RSF ± 1,044 RSF ± 1,313 RSF	Available 7/1/26
Building Size	37,606 SF		
Submarket	Uptown		
Zoning	MX-H (Click for more info)		

Features

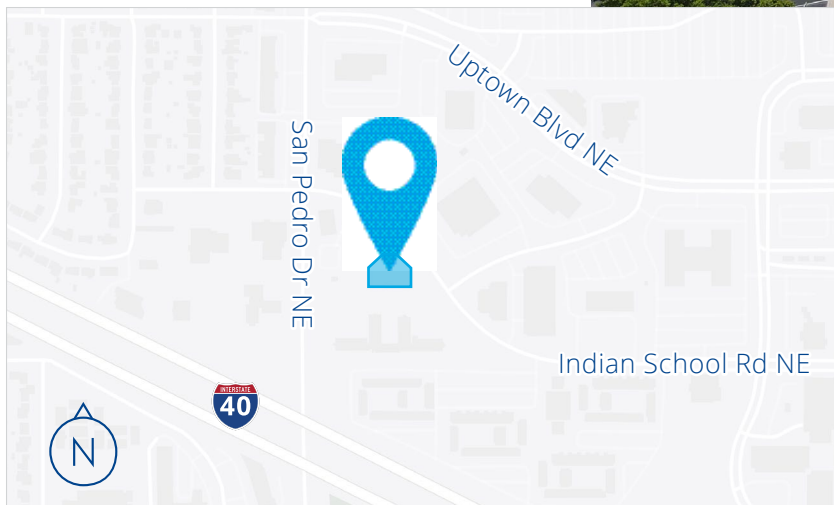
- Excellent Uptown Submarket Location
- Recent Upgrades to Common Areas and HVAC System
- Walking Distance to Coronado Mall, Food and Services
- 2.9/1,000 Parking (28 secured, covered spaces)
- Local Ownership and Management
- Plentiful Natural Light and Great Views
- Building and Monument Signage Available



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Perfect Location

Prime location between two major shopping centers, in the heart of Uptown. Recent renovations with secured and covered parking. Excellent access to I-40, Kirkland Air Force Base and Sandia National Labs.



Parking
4.65/1,000



Bike Score
72



Walk Score™
65



Accessibility



<10 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
20 min. Drive



Year Built:
2007

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Trade Area Aerial



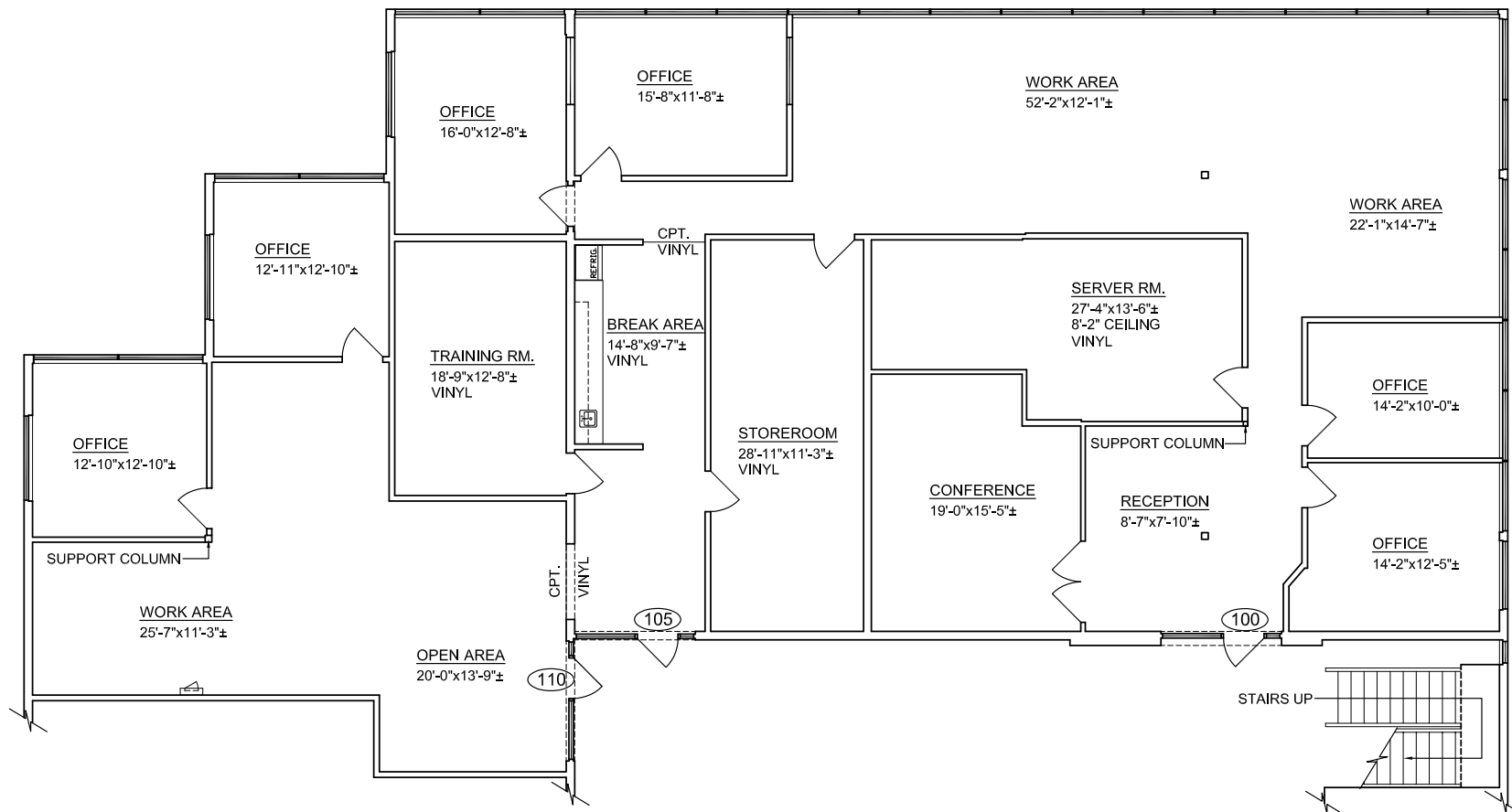
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Property Gallery



Floor Plan

Suites 100, 105, & 110
5,415 RSF



Floor Plan

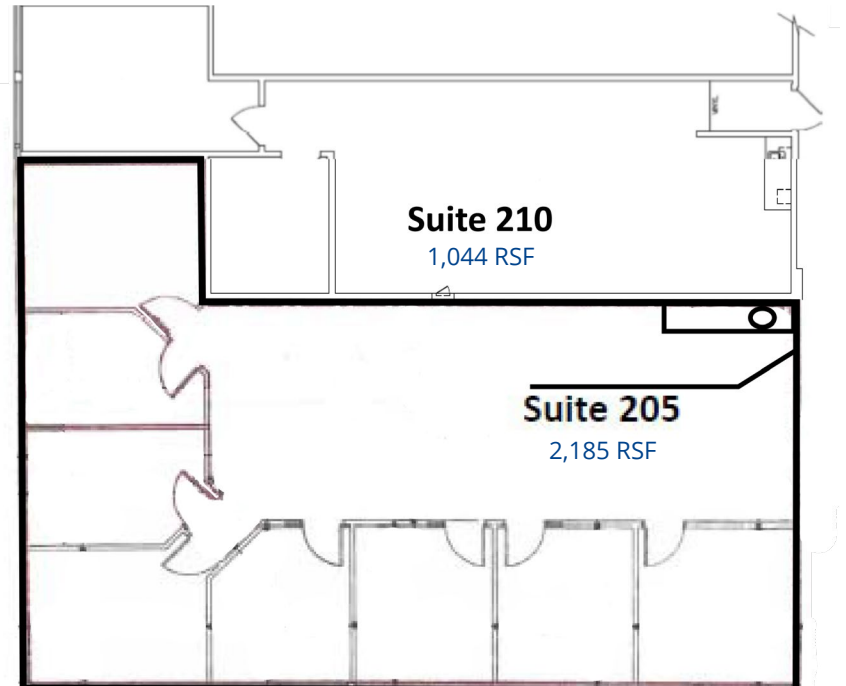


Suite 125
3,250 RSF



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Property Gallery

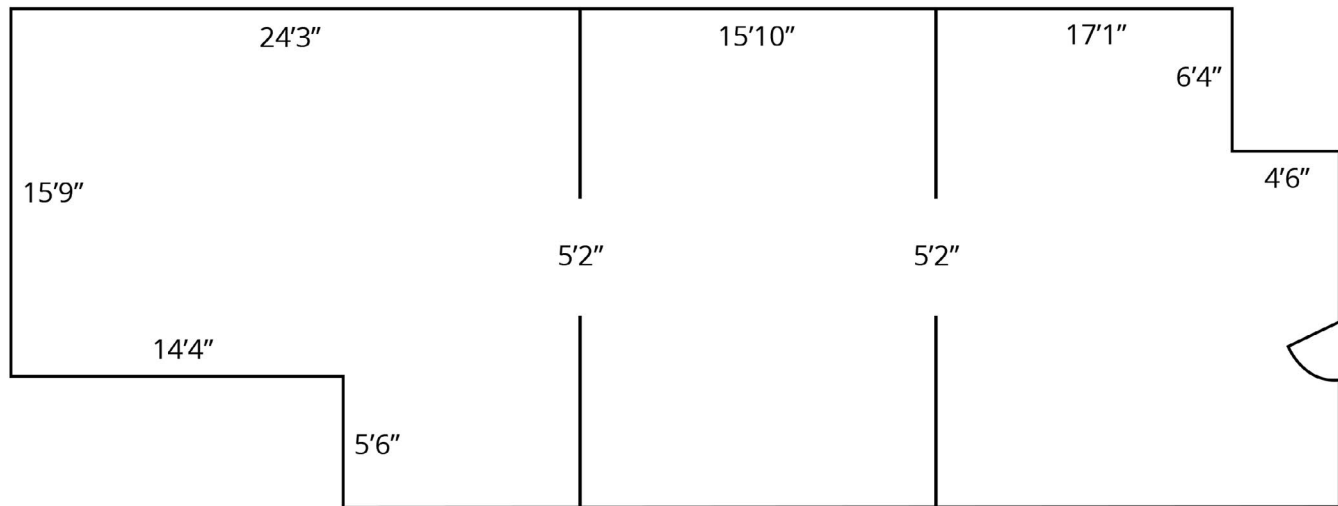


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Floor Plan

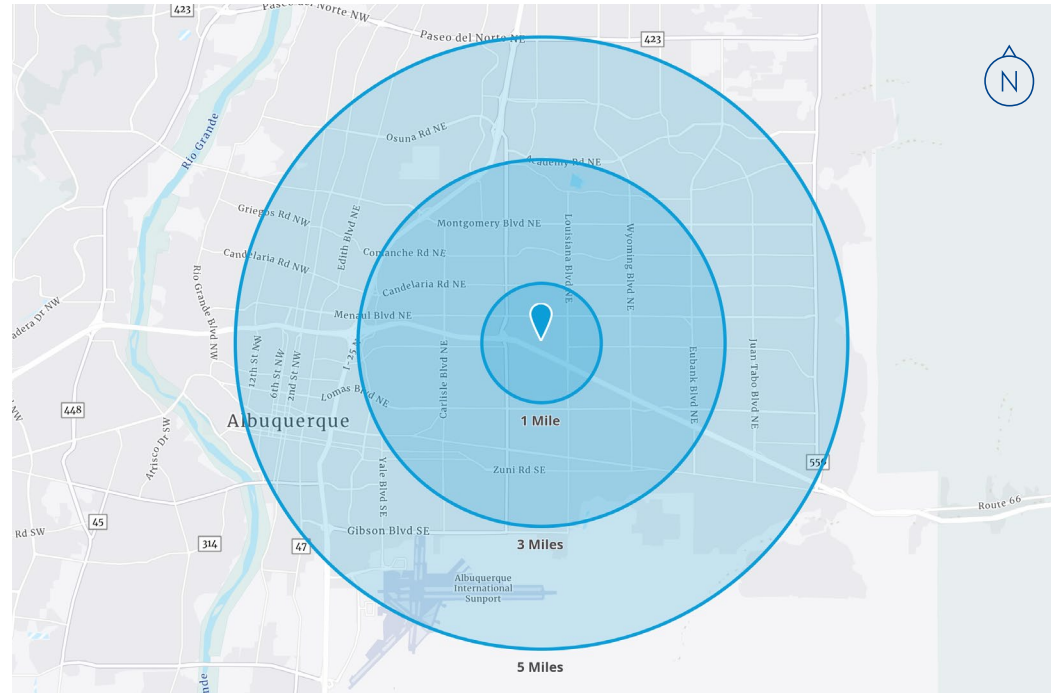


Suite 230
1,313 RSF



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,845	145,092	315,206
Households	6,771	64,687	140,013
Median Age	42.6	37.6	38.5
Average HH Income	\$57,532	\$59,680	\$66,371
Median HH Income	\$42,192	\$40,383	\$44,288



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