

**NEWLY REMODELED
BUILDING COMMON
AREAS**

FOR LEASE

NORTH I-25 OFFICE ON JEFFERSON WITH I-25 VISIBILITY

6200 JEFFERSON ST NE, ALBUQUERQUE, NM 87109



Premier 3-story professional office in the heart of the highly desirable North I-25 Corridor.

AVAILABLE SUITES

Shell space - ready for TIs

+ Suite 220 7,585± RSF
(divisible)

LEASE RATE

+ \$23.26*/RSF Full Service
(10 yr term with robust tenant improvement package of \$50/RSF)

PROPERTY HIGHLIGHTS

- + New Common area and capital improvements include: transformative lobby entrance, locker rooms with showers, interior bike racks
- + Convenient and centralized location on Jefferson at Osuna with easy access to all quadrants of the city via I-25
- + Storage with roll-up door & dock high loading
- + Abundant natural light with stunning views
- + 4.2/1000 parking ratio
 - Ownership has additional land available to expand parking
- + Bus stop in front of property
- + Within walking distance to abundant amenities including restaurants, banks, hotels, entertainment, retail, walking/biking trails and much more



**Dock High Loading with
Roll-up Door**



Prestigious entrance with mature landscaping



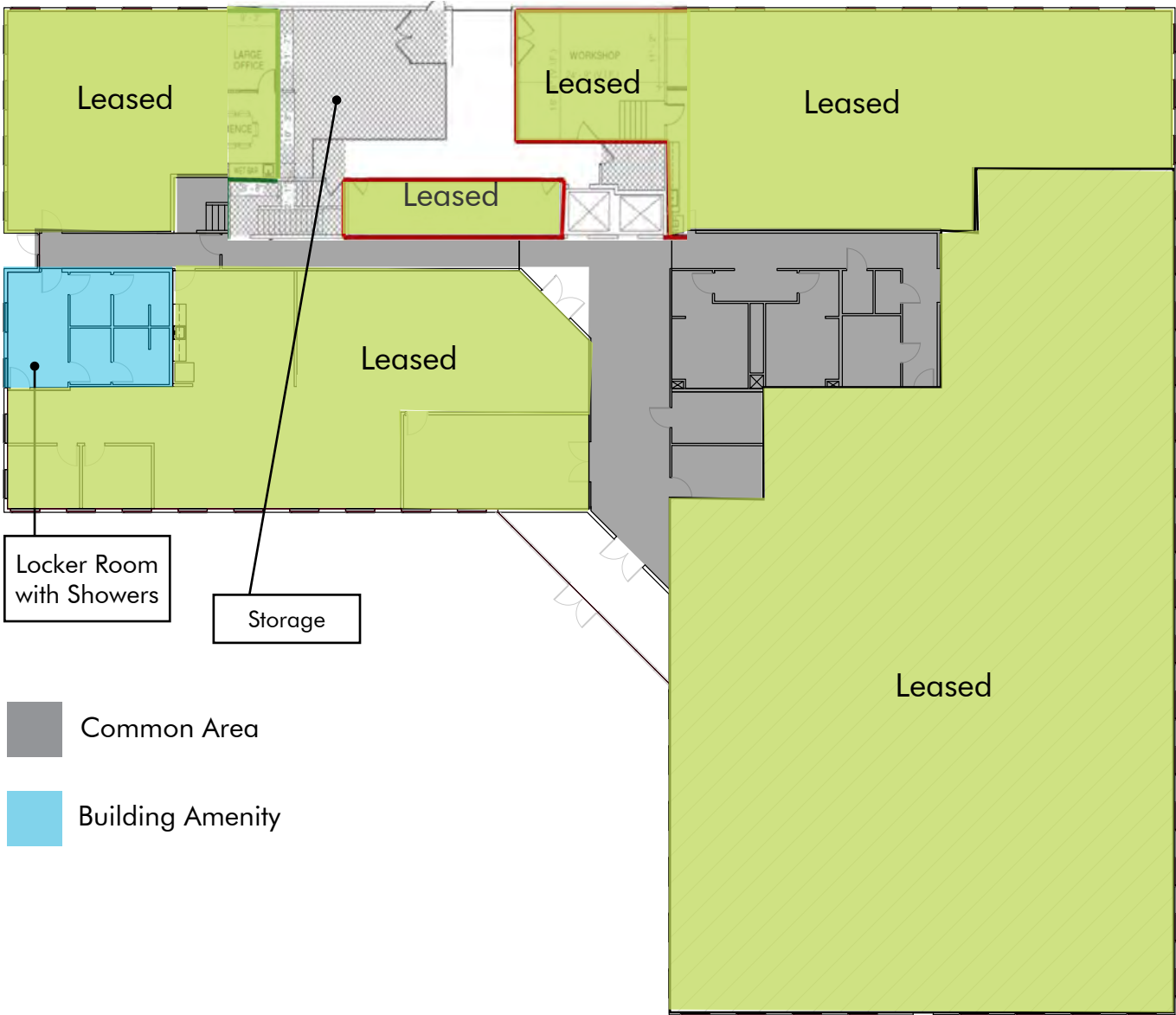
Abundant parking with expansion potential

Exciting New Capital Improvements



FIRST FLOOR

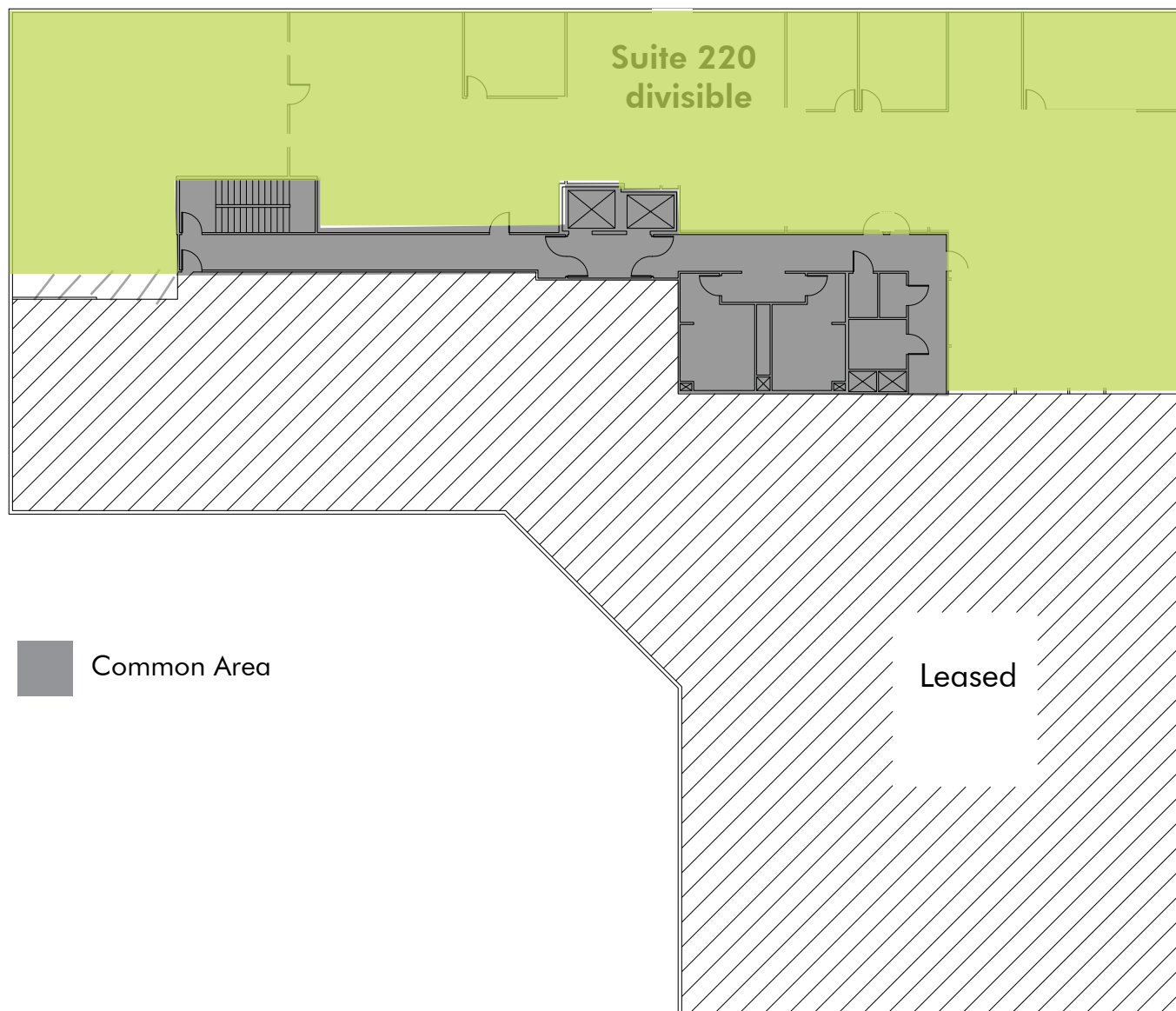
(Storage with roll-up door & dock high loading)



SECOND FLOOR

Shell Space - Ready for TIs

Suite 220 - 7,585± RSF - Divisible



Common Area

Leased



not to scale

Journal Center

Jefferson St

I-25

San Antonio

Loveland Healthcare Center

Walmart Supercenter

VALERO

Starbucks

McDonald's

Weck's

Breakfast • Lunch

Einsteins Buns

Osuna Blvd

15,000 VPD

30,900 VPD

SITE

155,100 VPD

San Mateo Blvd

THE 25 WAY

DRURY INN & SUITES

Hampton

GENGHIS GRILL

Residence Inn Marriott

CRAFT REPUBLIC

Mimi's Cafe

Panera

PF CHANG'S

Starbucks

SPROUTS FARMERS MARKET

petco

DOLLAR TREE

McDonald's

Wendy's

Olive Garden

TEXAS

Largest New Mexico
CINEMARK
24-screen theater

JEFFERSON COMMONS

Bubba's

Crackin' Crab

PAPPADEAUX

Cheddar's

COLD STONE

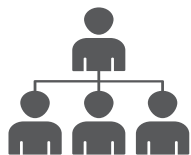
M. Puccio's ITALIAN MARKET & DELI

SUBWAY

FLOOR & DECOR



2021 DEMOGRAPHICS



POPULATION

7,004 (1 Mile)
91,633 (3 Mile)
223,282 (5 Mile)



PROJ POP 2021 - 2026

-0.23 (1 Mile)
0.05% (3 Mile)
0.03% (5 Mile)



OF HOUSEHOLDS

3,555 (1 Mile)
40,779 (3 Mile)
99,606 (5 Mile)



BACHELORS OR HIGHER

38.1% (1 Mile)
38.5% (3 Mile)
43.4% (5 Mile)



AVG HH INCOME

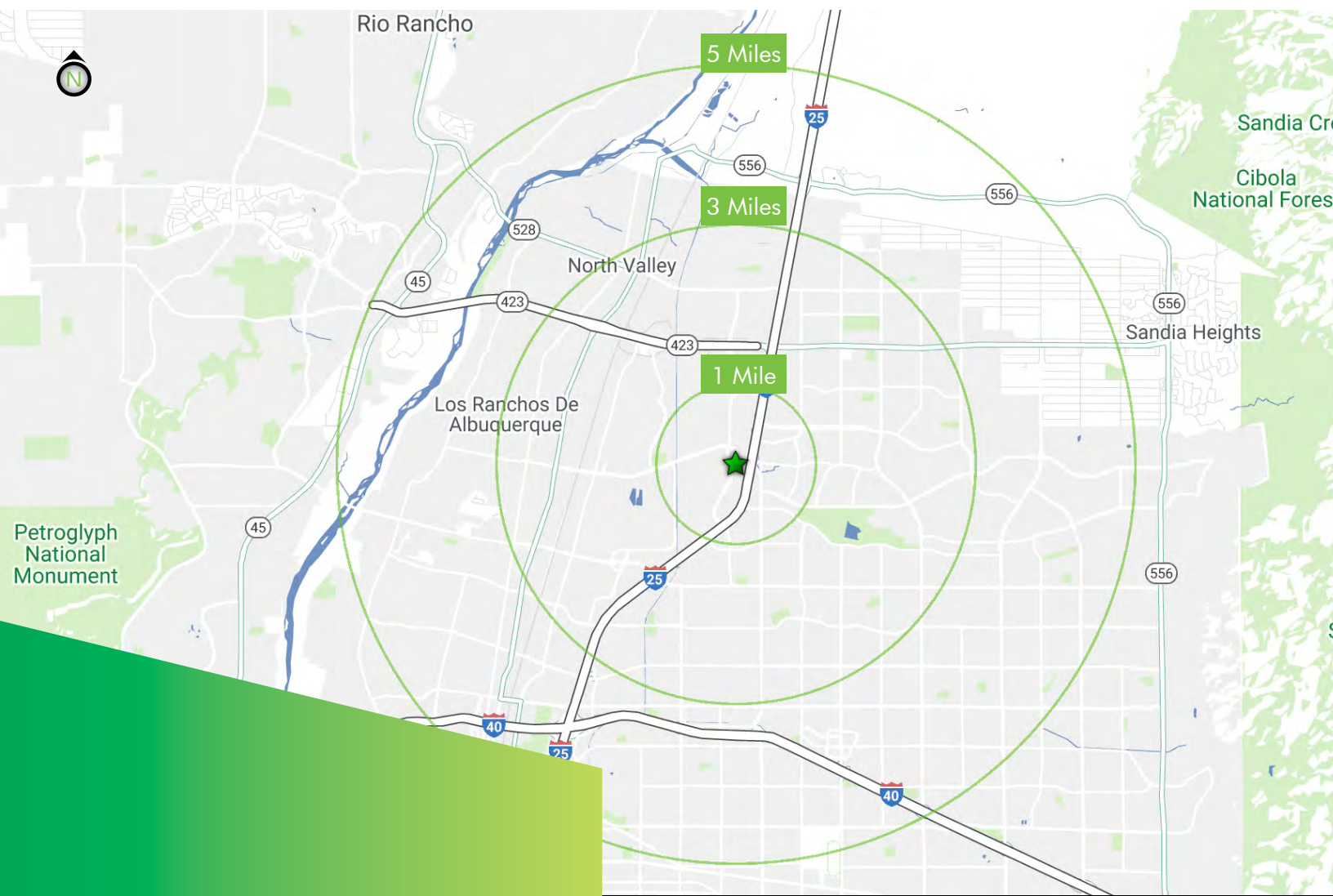
\$63,481 (1 Mile)
\$76,836 (3 Mile)
\$84,250 (5 Mile)



DAYTIME POP

23,852 (1 Mile)
93,351 (3 Mile)
188,442 (5 Mile)

Source: Esri





PLEASE CONTACT:

JASON LOTT

Vice President
+1 505 837 4910
jason.lott@cbre.com

MARGUERITE HAVERLY

Vice President
+1 505 837 4902
marguerite.haverly@cbre.com

CBRE
6565 Americas Parkway NE
Suite 825
Albuquerque, NM 87110
+1 505 837 4999

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