

**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**



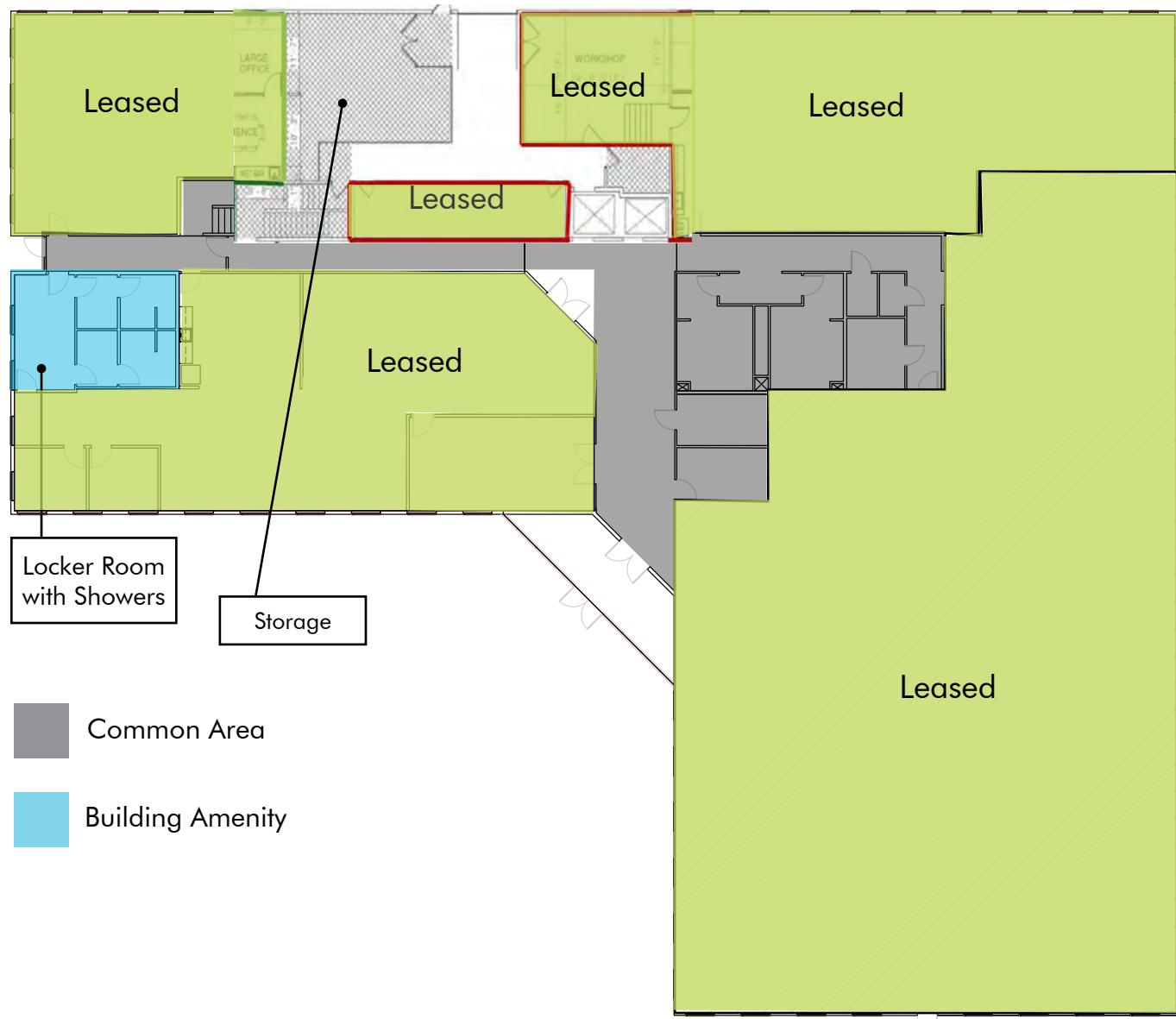
**Abundant parking with expansion potential**

## Exciting New Capital Improvements



## FIRST FLOOR

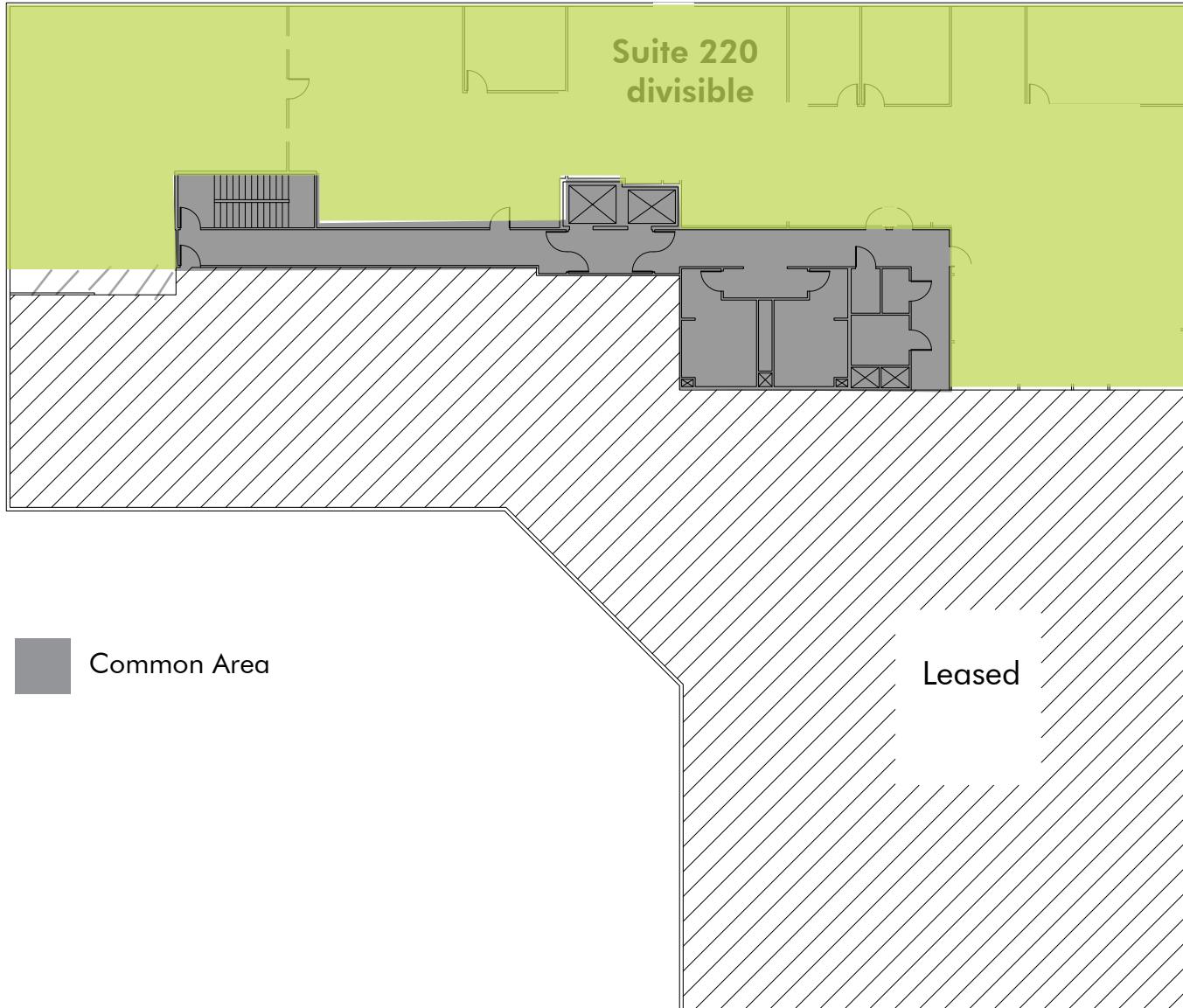
(Storage with roll-up door & dock high loading)



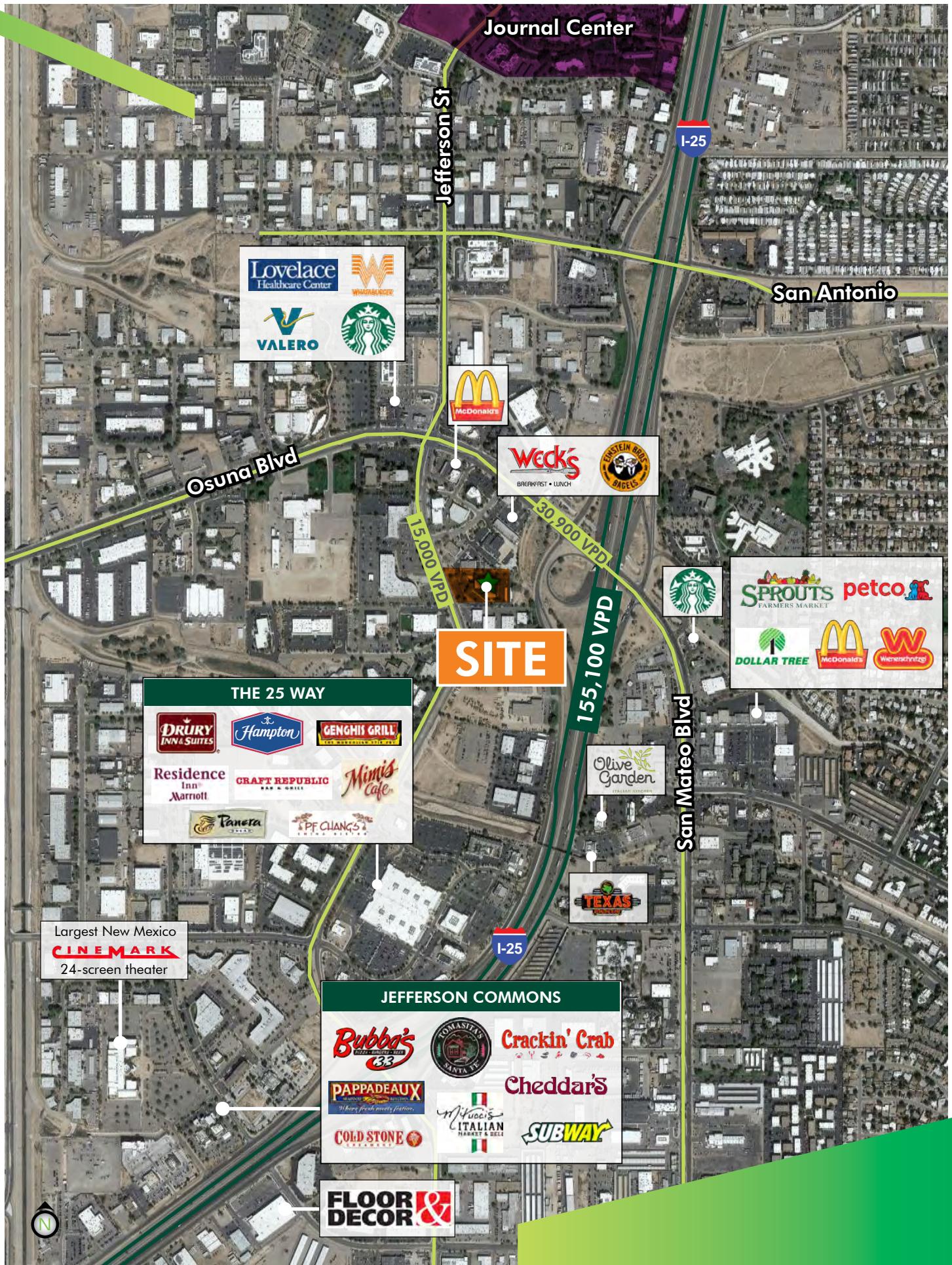
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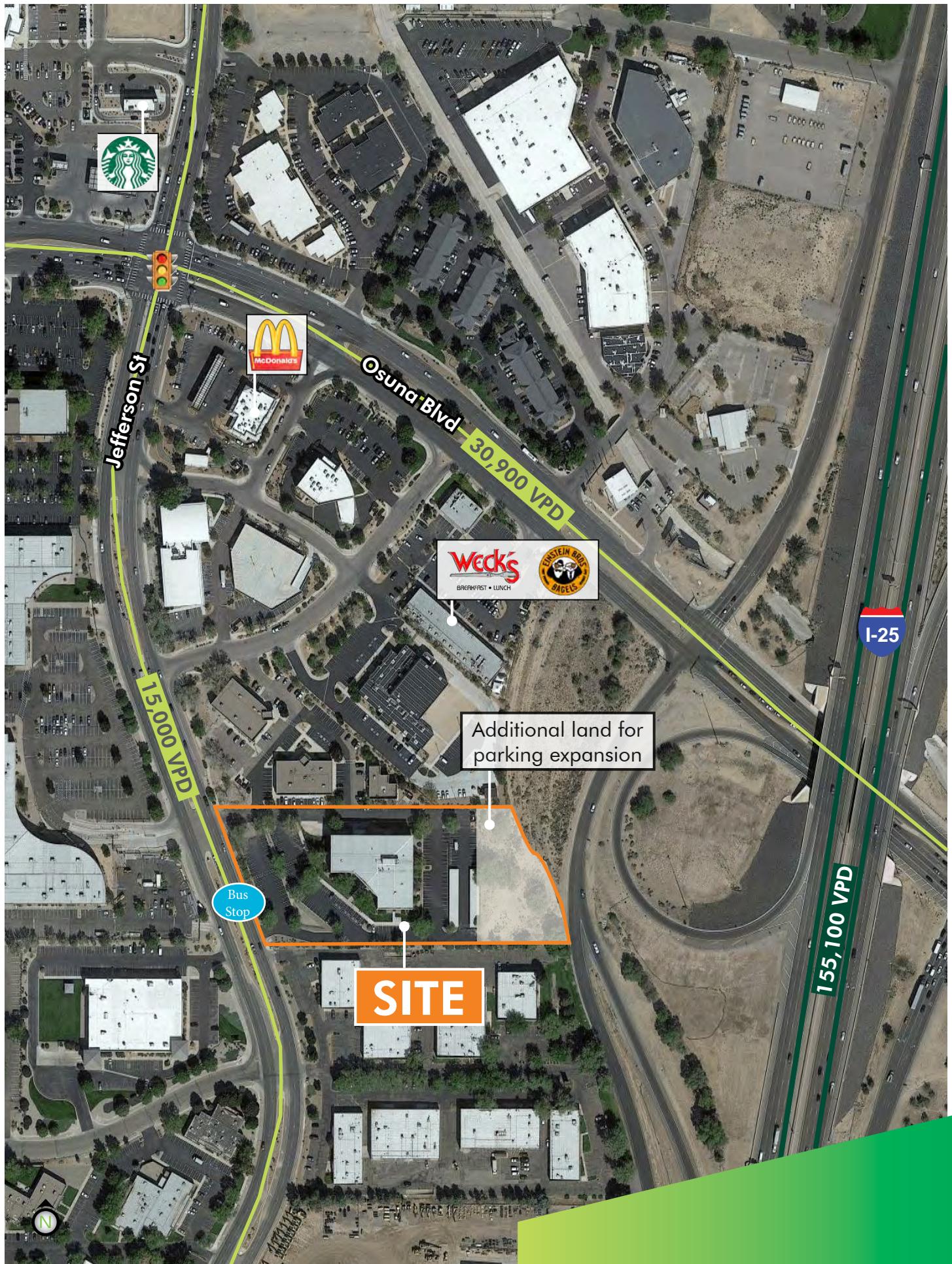
## SECOND FLOOR

Shell Space - Ready for TIs  
Suite 220 - 7,585± RSF - Divisible

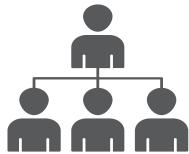


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## 2021 DEMOGRAPHICS



### 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)



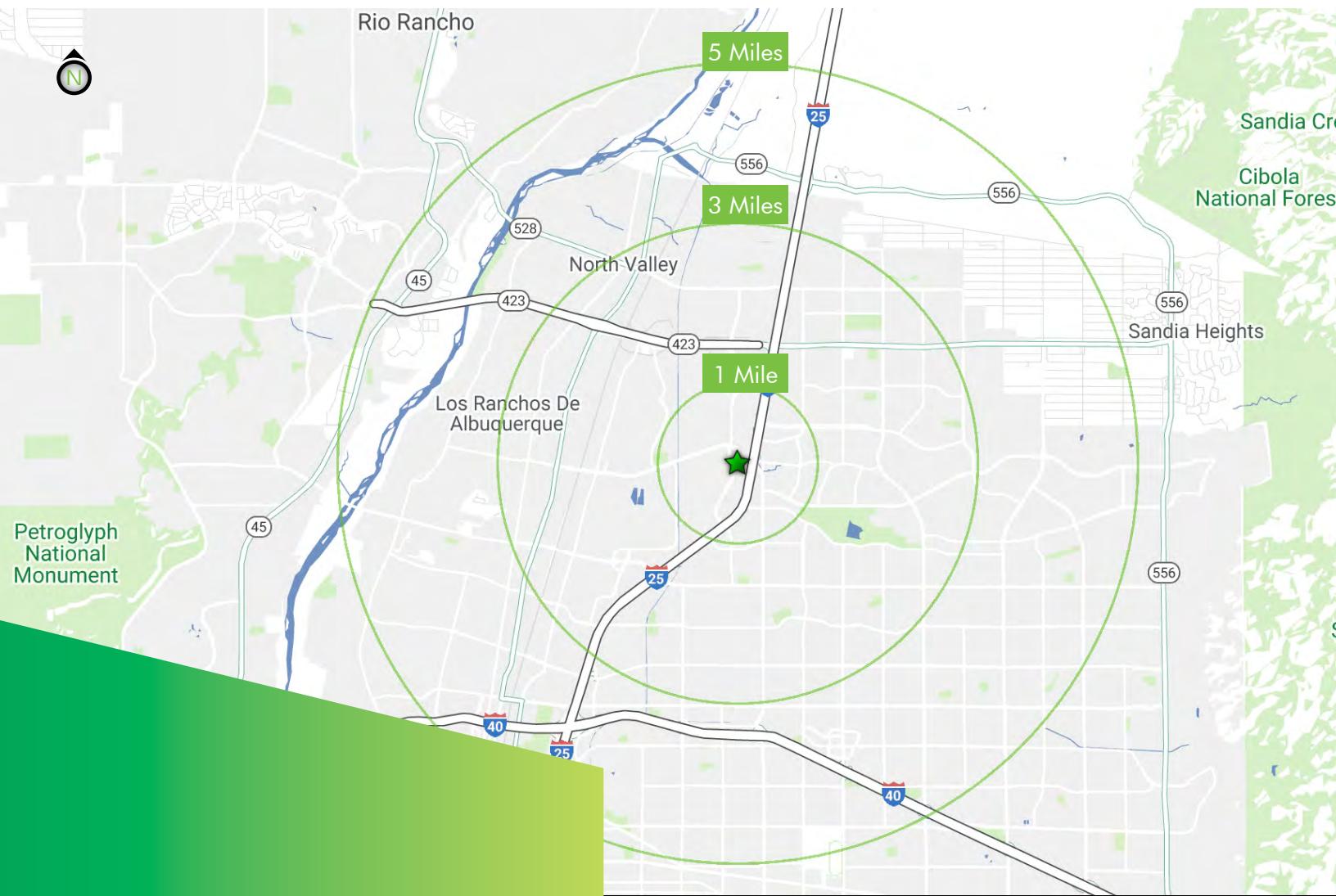
### DAYTIME POP

23,852 (1 Mile)

93,351 (3 Mile)

188,442 (5 Mile)

Source: Esri





#### PLEASE CONTACT:

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