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# For Lease

6100 Indian School Rd NE  
Albuquerque, NM 87110

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# Property Profile

## Details

Lease Rate \$18.50 RSF

Lease Type Full Service

Space Available	Suite 205	± 2,185 RSF
	Suite 210	± 1,044 RSF
	Suite 230	± 1,313 RSF
	Suite 125	± 3,250 RSF

Building Size 37,606 SF

Submarket Uptown

Zoning [MX-H \(Click for more info\)](#)

## Features

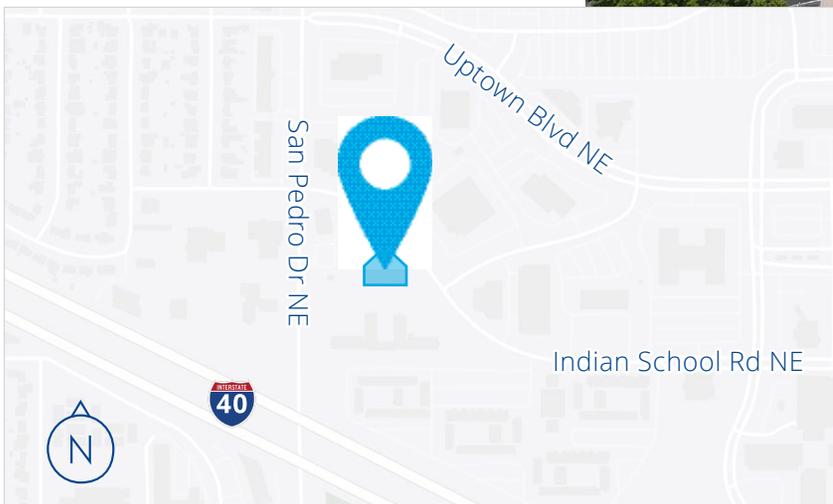
- Excellent Uptown Submarket Location
- Recent Upgrades to Common Areas and HVAC System
- Walking Distance to Coronado Mall, Food and Services
- 2.9/1,000 Parking (28 secured, covered spaces)
- Local Ownership and Management
- Plentiful Natural Light and Great Views
- Building and Monument Signage Available



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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

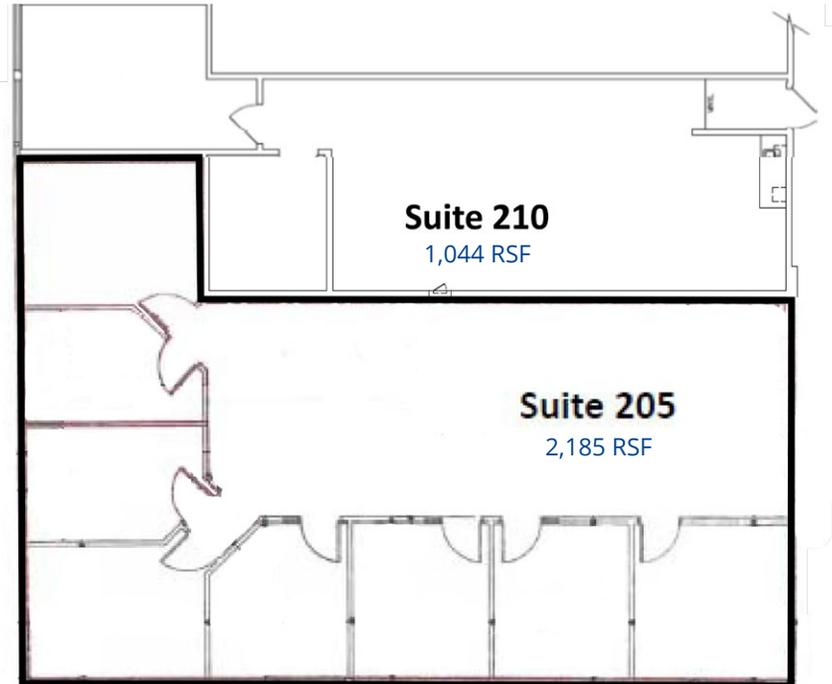


<b>6100 INDIAN SCHOOL</b>	
1	2 Subway New Mexico
3 Eden Radiotopes	4 iTeam Consulting
5	6
7 Dan Segura	8 Fritz MarCia Financial
9	10 Specialized Trust Company



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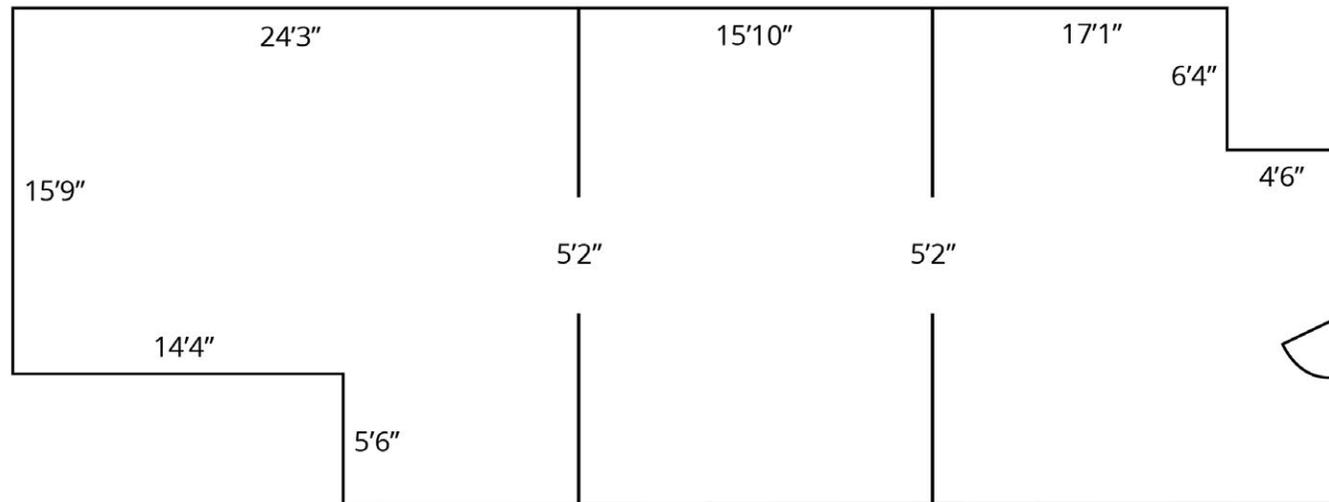
# Property Gallery



# Floor Plan



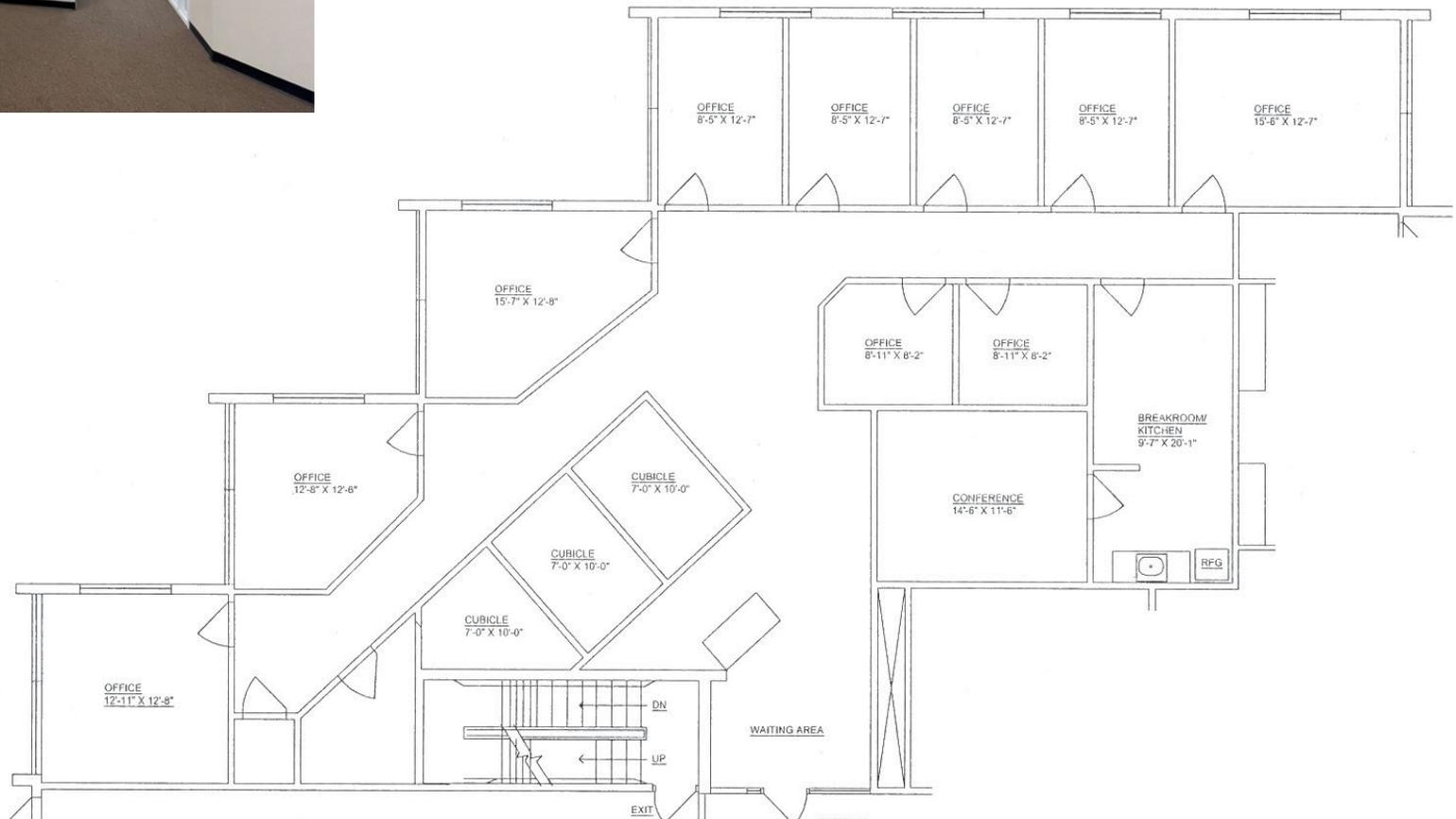
Suite 230  
1,313 RSF



# Floor Plan

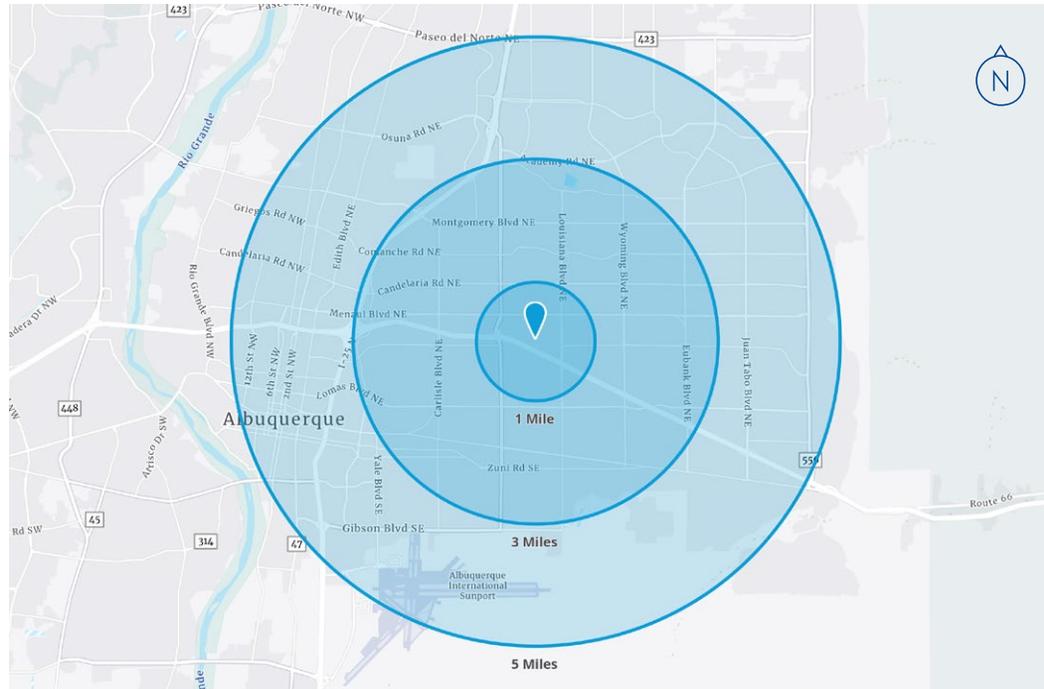


Suite 125  
3,250 RSF



# 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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