



Prime Uptown Office Space

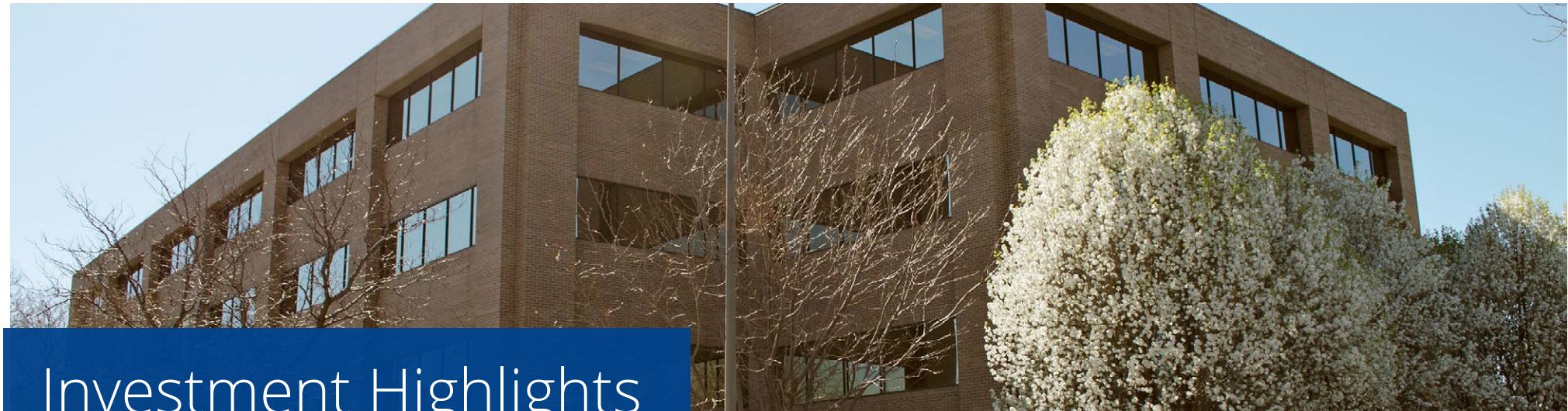
# For Lease

6200 Uptown Blvd NE  
Albuquerque, NM 87110

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# Investment Highlights

## Executive Summary

<b>Lease Rate</b>	\$21.50/RSF      Upper Floor \$22.50/RSF      Ground Floor
<b>Lease Type</b>	Full Service
<b>Building Size</b>	± 67,432 SF
<b>Zoning</b>	<a href="#">MX-H</a>

## Available Space

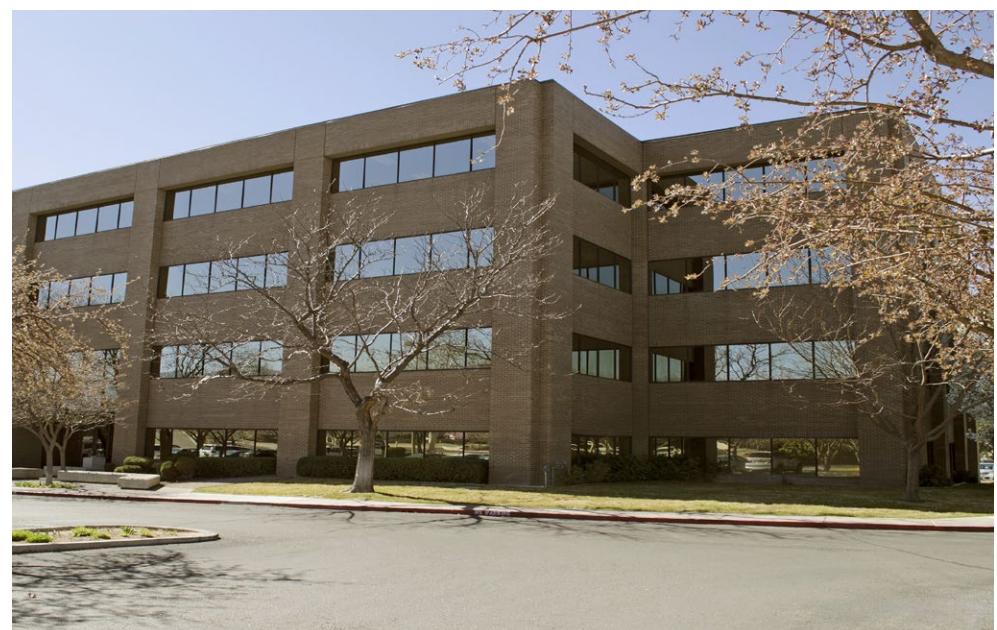
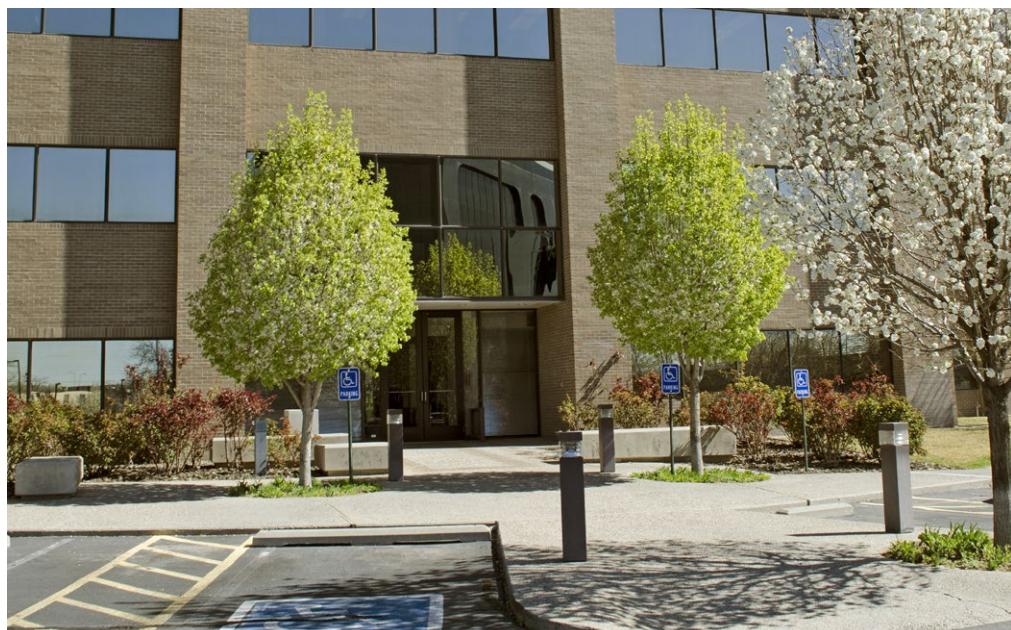
<b>Ste 140</b>	± 3,913 RSF
<b>Ste 350</b>	± 4,070 RSF



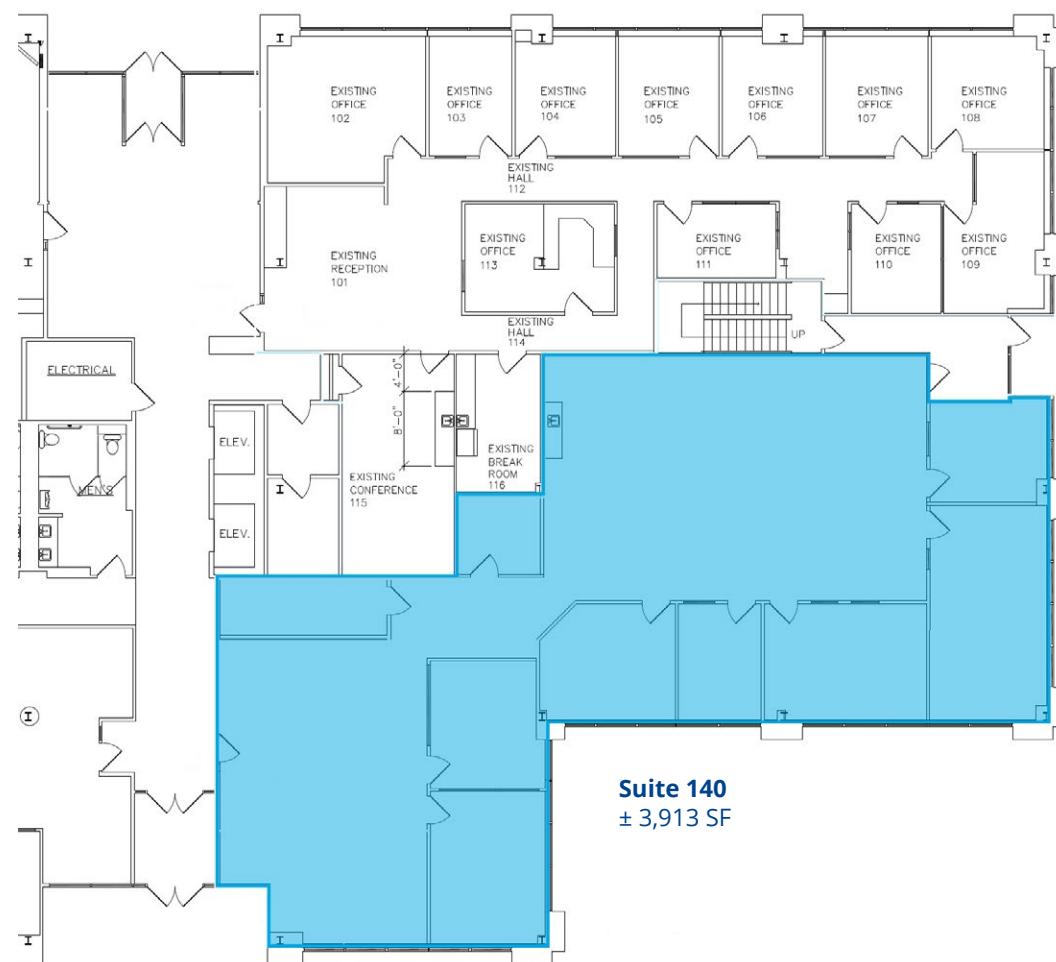
## Property Features

- In the heart of the Uptown submarket
- Easy access to I-40 & all areas of the city
- Private and open office buildouts
- Abundant natural light and mountain views
- Controlled access systems
- Shared security on-site
- Increased air exchange throughout the building
- 3 parking spaces per 1,000 SF on site
- Efficient floor plans - 13% load factor
- Men's & Women's showers/lockers
- Locally owned and managed
- Monument signage available

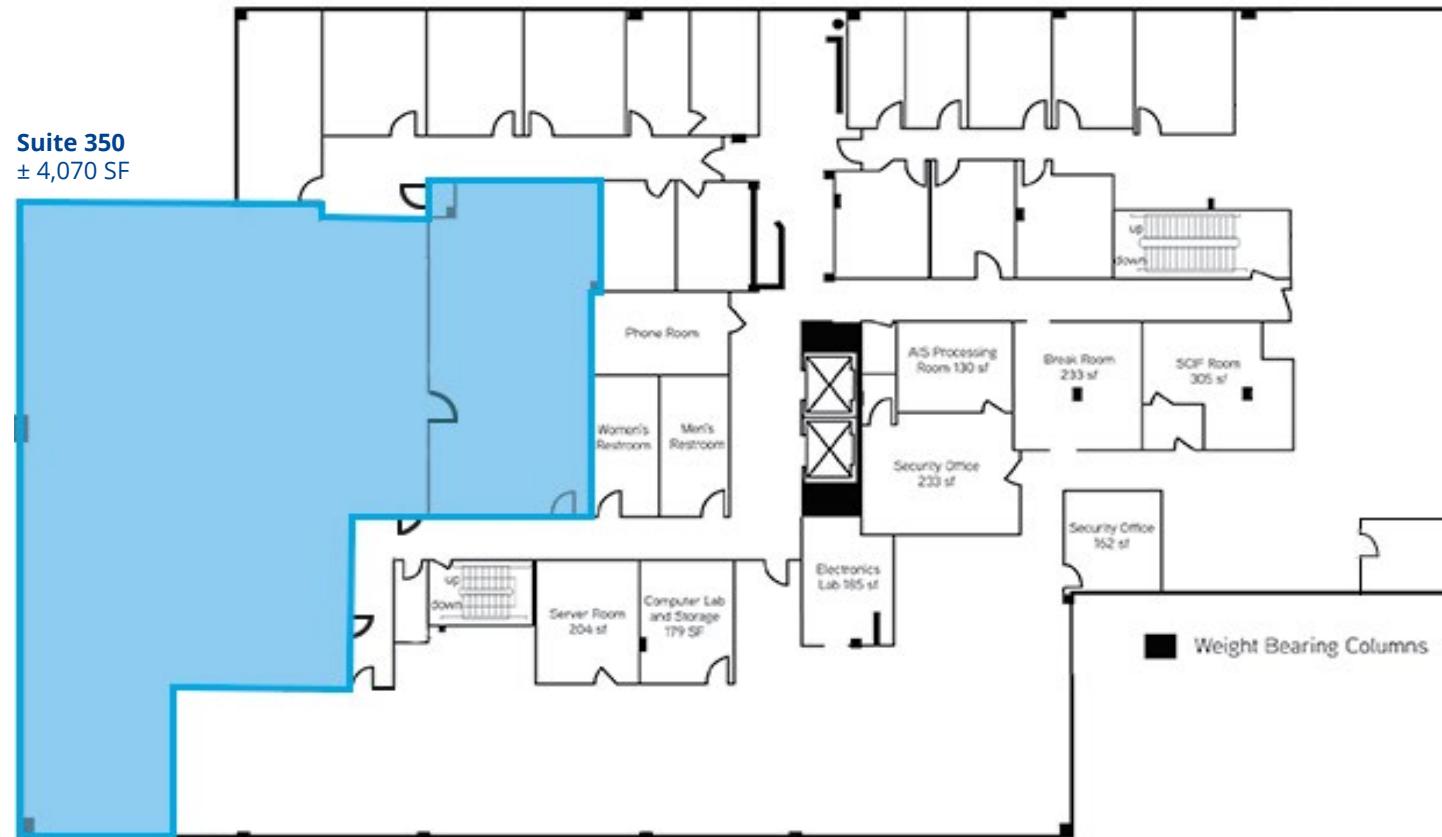
# Photos



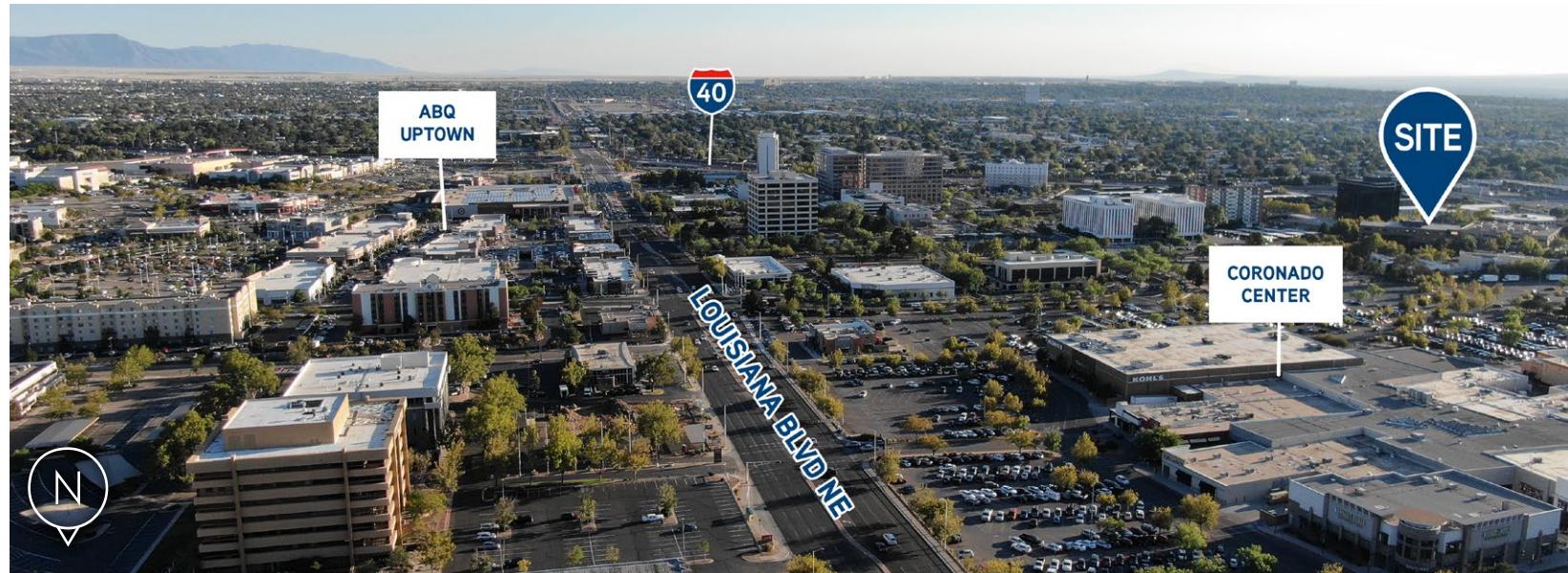
# Floor Plan - 1st Floor



# Floor Plan - 3rd Floor



# Location



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