

**For
Sublease**



Beautiful Journal Center Opportunity

OFFICE SPACE WITH MODERN INTERIOR FINISHES



7770 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

SWQ I-25 & Paseo del Norte NE



AVAILABLE

Suite 200:
±19,356 SF



LEASE RATE

\$22.00/SF
Full Service

- Large break room and outdoor decks on the north and south ends
- Secure entry from elevator and lobby
- Suite can be demised

NAISunVista] **Got Space™**

DJ Brigman SIOR, CCIM
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505 238 6413

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SITE

AVAILABLE

Suite 200: ±19,356 SF

HIGHLIGHTS

- 42 offices, 3 conference rooms and training room
- 44 work stations
- Large break room and outdoor decks on the north and south ends
- Secure entry from elevator and lobby
- 9 covered parking spaces
- Building has a 4.7:1,000 parking ratio
- Suite can be demised
- ±563 SF storage unit in parking garage
- Sublease expires 9/30/28
- Furniture is negotiable

IDO ZONING

- NR-BP



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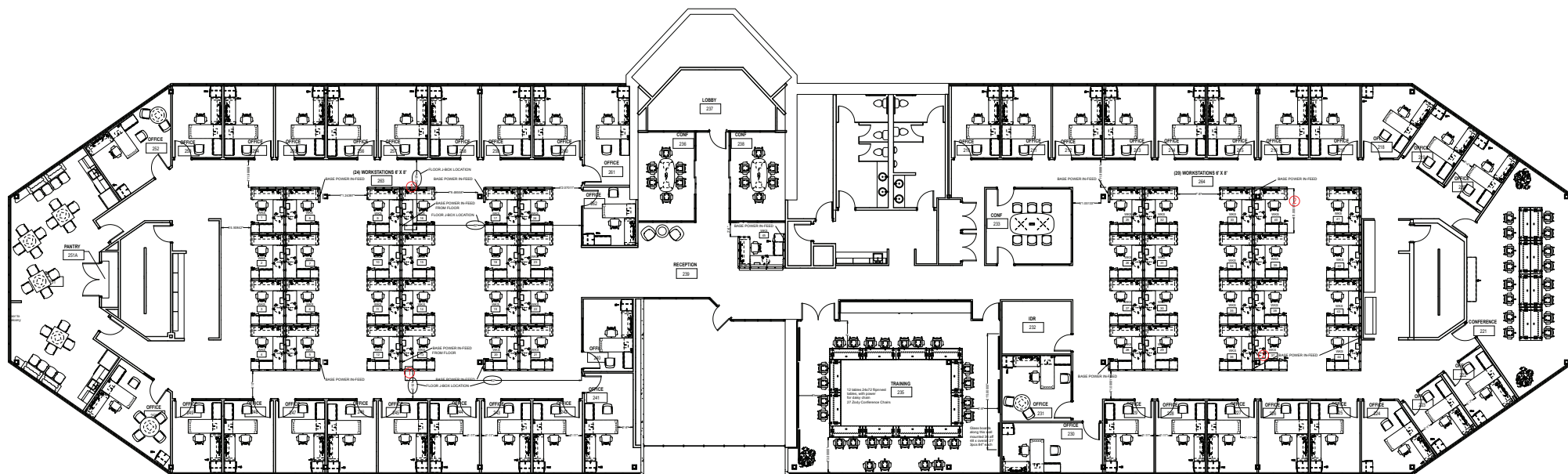
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FLOOR PLAN

Suite 200: ±19,356 SF

- Suite can be demised



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NAI SunVista

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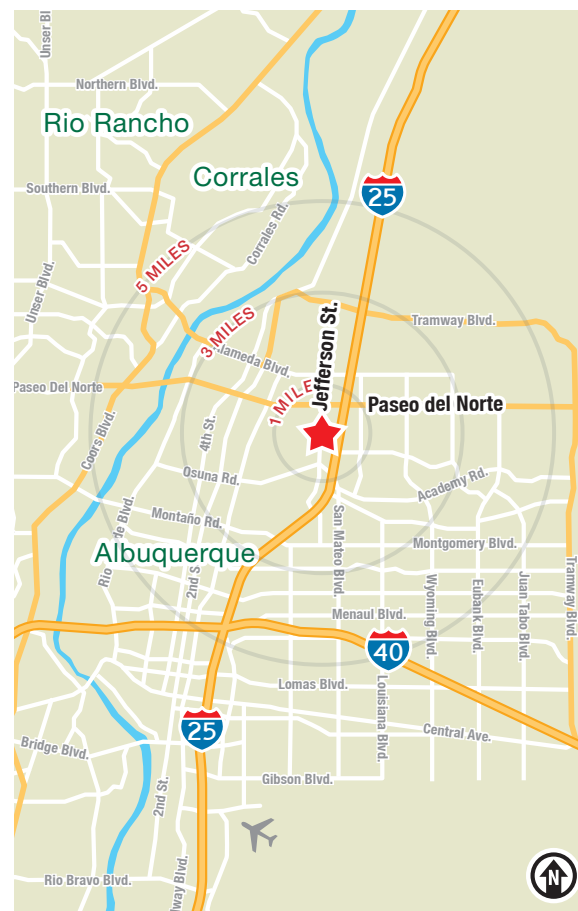
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,375	74,843	188,001
Average HH Income	\$63,452	\$101,484	\$105,607
Daytime Employment	23,010	80,805	157,446

2024 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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