



Colliers

Accelerating success.

For Lease

6100 Indian School Rd NE
Albuquerque, NM 87110

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Colliers | Albuquerque-Santa Fe
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6100 Indian School Rd NE | For Lease

Property Profile

Details

Lease Rate \$17.50 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

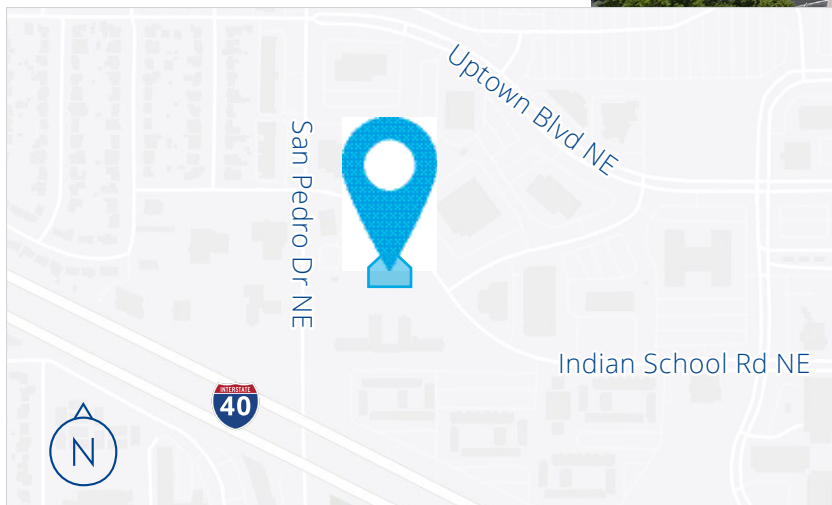
- Excellent Uptown Submarket Location
- Recent Upgrades to Common Areas and HVAC System
- Walking Distance to Coronado Mall, Food and Services
- 2.9/1,000 Parking (28 secured, covered spaces)
- Local Ownership and Management
- Plentiful Natural Light and Great Views
- Building and Monument Signage Available



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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



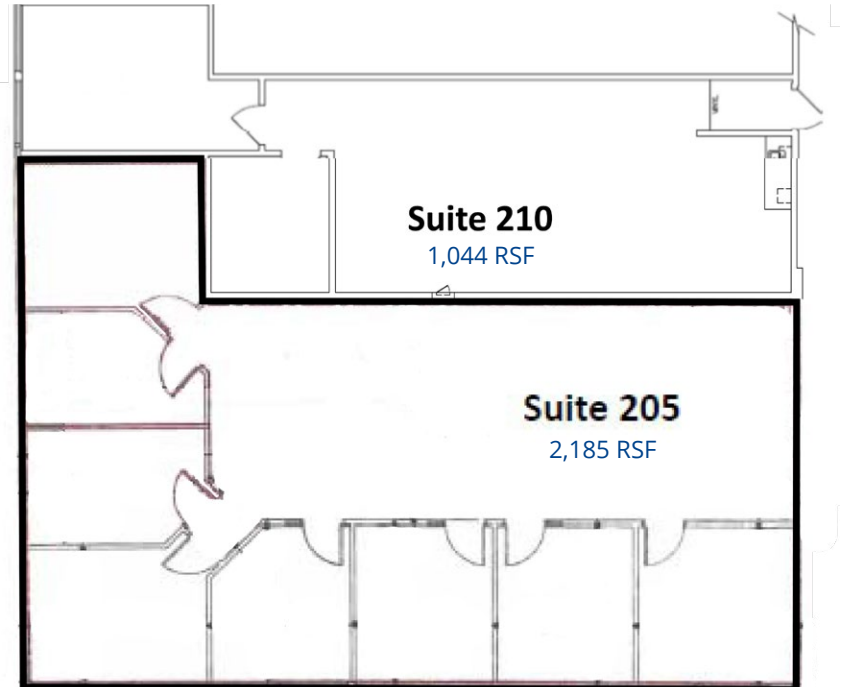
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Property Gallery



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Property Gallery



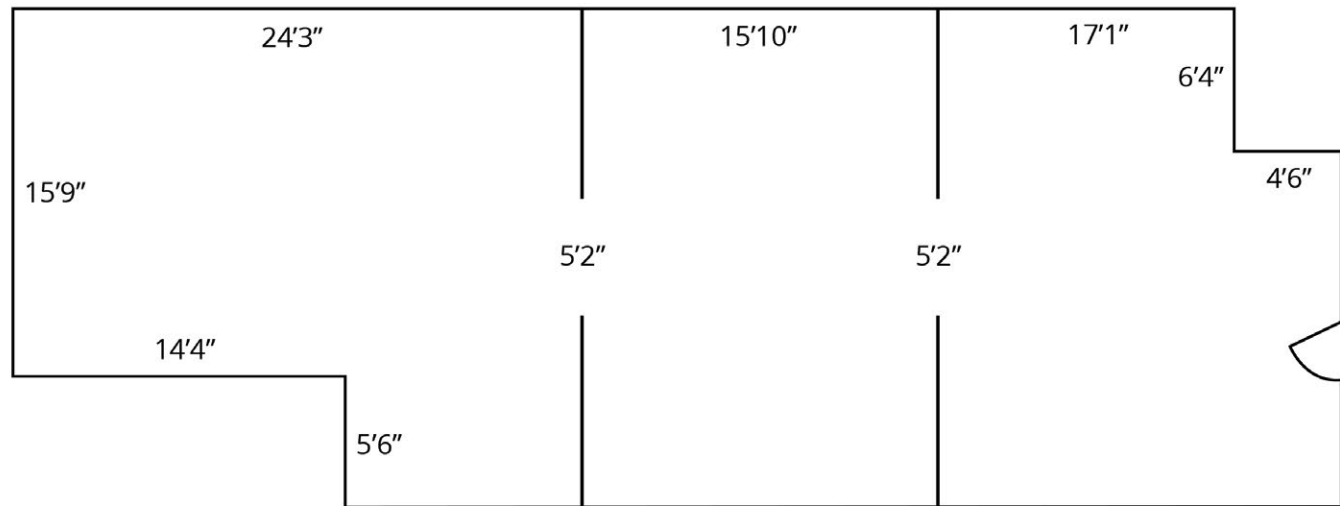
6100 Indian School Rd NE | For Lease

Floor Plan



Suite 230

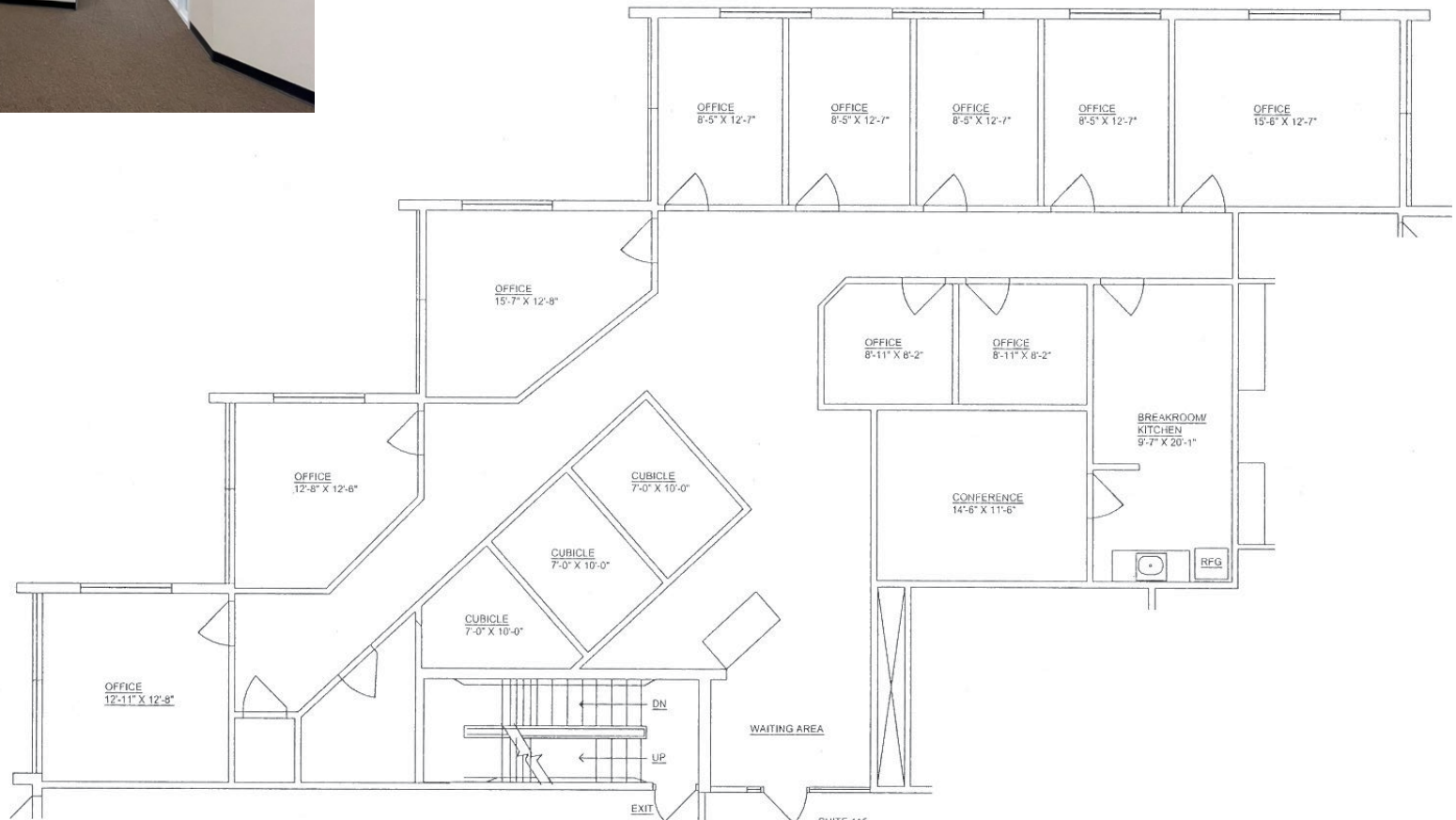
1,313 RSF



Floor Plan

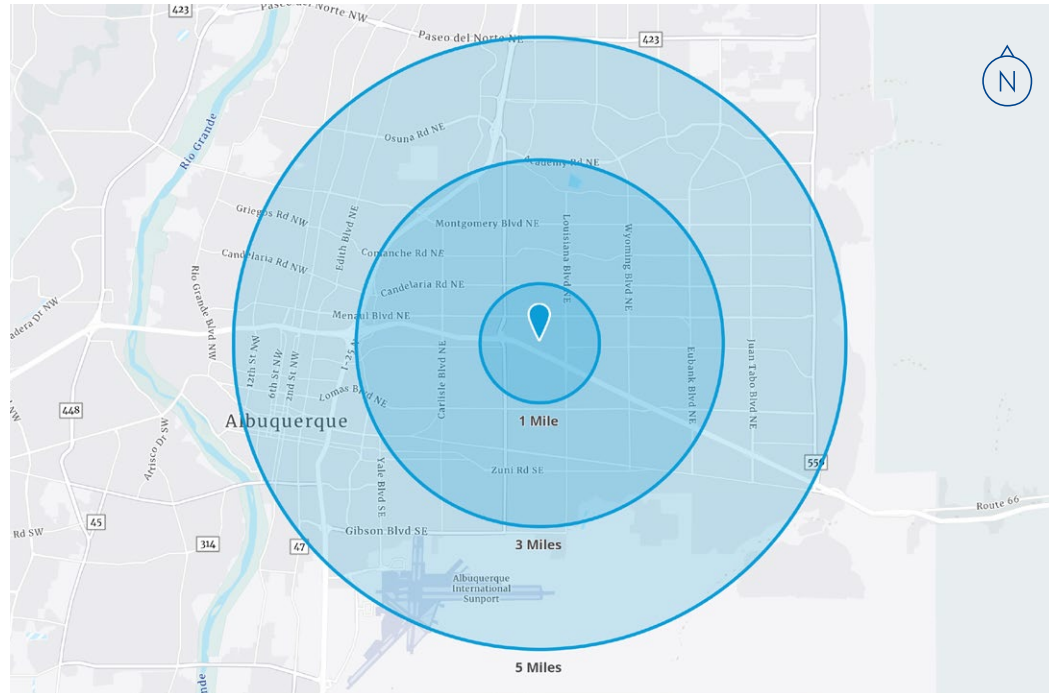


Suite 125
3,250 RSF



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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