

**For  
Lease**



# Downtown Office/Warehouse

REDEVELOPED NEIGHBORHOOD | I-40 ACCESS VIA 6TH ST.



1215-1225 4th St. NW | Albuquerque, NM 87109

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±5,523 SF Available**

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**Riley McKee** CCIM, SIOR

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## PROPERTY

### AVAILABLE

Suite A: ±5,523 SF

### LEASE RATE

\$4,200/Mo. + NNN

### HIGHLIGHTS

- Open work areas
- Warehouse
- Multiple hard-wall offices
- 12' clear height
- Two grade-level, roll-up doors with shared dock well access
- Recently updated paint and flooring
- Fenced parking lot
- Pylon signage on 4th St.
- Backlit building signage
- Quick access to courthouses
- Available September 2025 - See Advisors for details

### ZONING

- [MX-M, R-1A](#)

### LOCATION

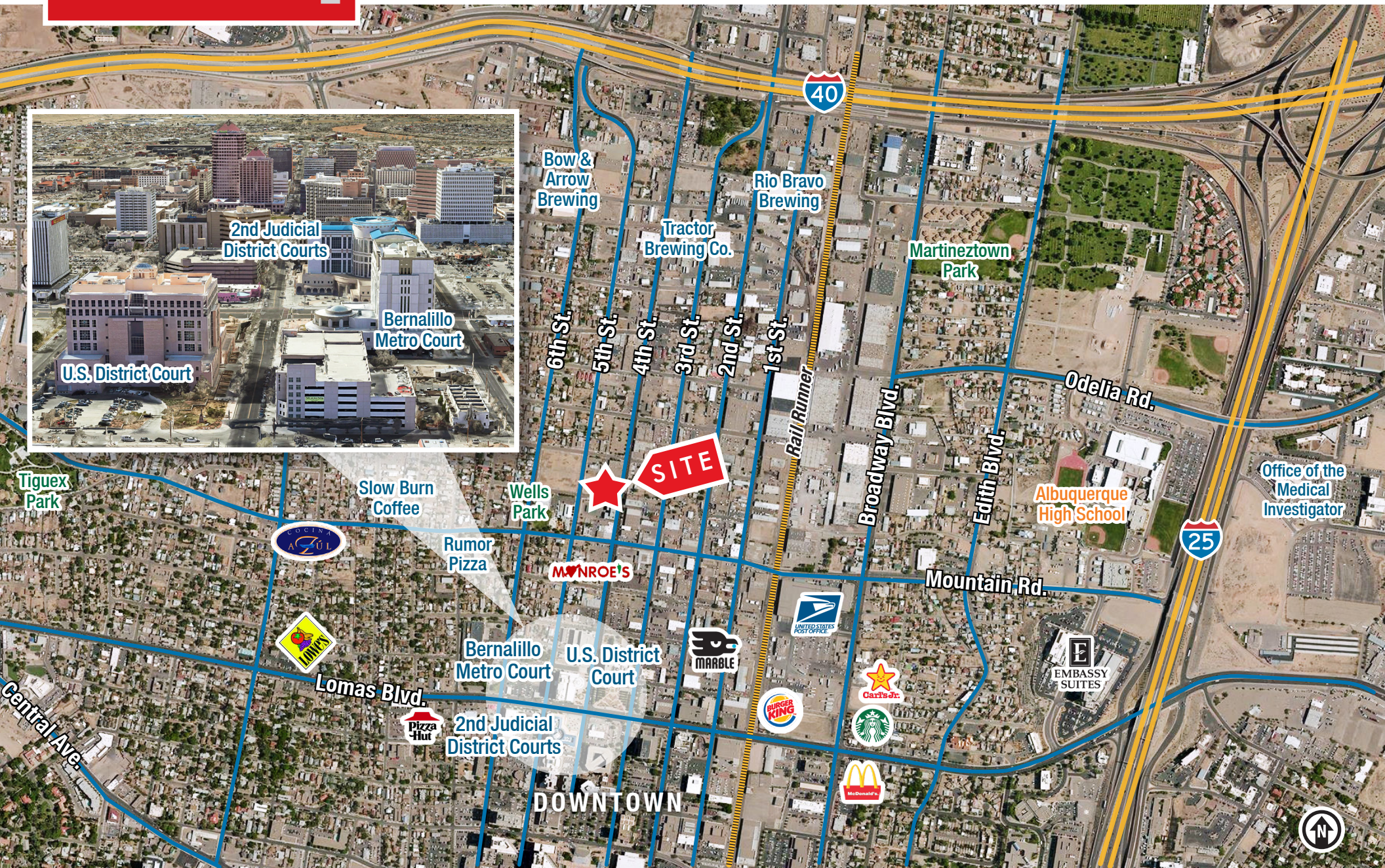
NWQ 4th St. & Mountain Rd. NW





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**NAI SunVista**

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## FLOOR PLAN

Suite A: ±5,523 SF

