

FOR LEASE \$6.5/SF/YR

1900 7th St NW Albuquerque, NM 87102



Property Features:

- ❖ Zoned NR-LM
- ❖ Location: Sawmill District
- ❖ Private Parking & Street Parking
- ❖ MTM Tenants – Modified Gross or Full Service Available

Mark Thompson, CCIM

Qualifying Broker

License # REC-2023-0710

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mark@epic-rec.com

Alan Sanchez

Associate Broker

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+1(505) 974-8788

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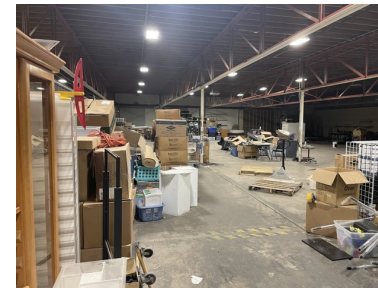


PROPERTY PROFILE

1900 7th St NW Albuquerque

KEY FEATURES

- **Lease Rate:** \$6.50/SF/Year (Modified Gross)
- **Available Space:** 4,750 - 25,200 SF
- **Vacant Space:** 4,861 SF | \$2,633/month (includes all expenses and utilities)
- **Full Building Availability:** Up to 25,200 SF with 30-day notice to existing tenants (\$8/SF, tenant pays base rent + utilities)
- **Strategic Location:** Two blocks from I-40 for seamless transportation access
- **Flexible Use:** Well-suited for industrial, warehousing, manufacturing, or distribution



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AERIAL

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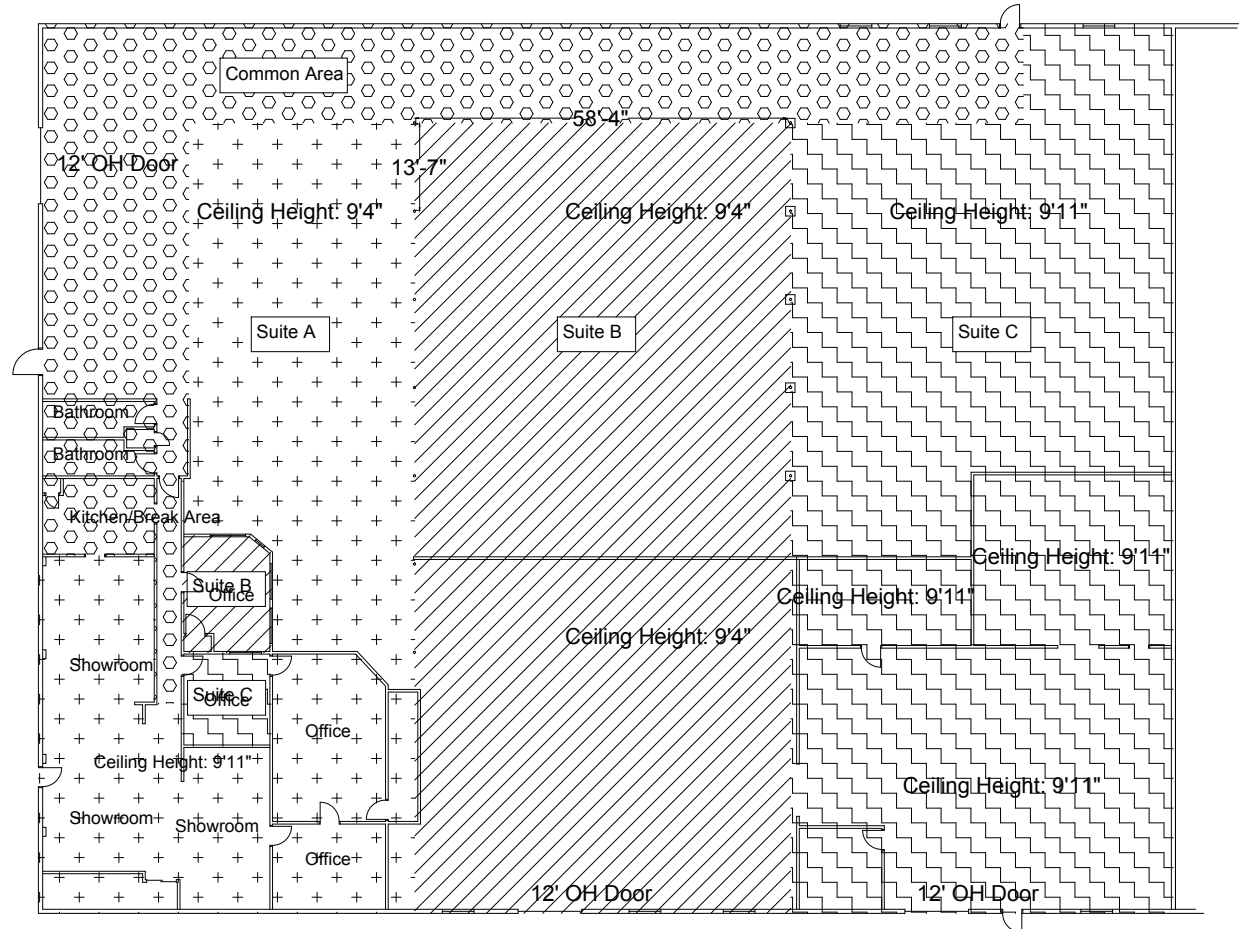
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FLOOR PLAN

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BROKER PROFILE

1900 7th St NW Albuquerque



Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included many commercial and residential opportunities. As a broker, his objective is simply to assist his clients achieve their goals. As an active investor, he maintains confidence in our current market. Mark has developed multiple residential and commercial properties. In the previous 7 years, Mark has closed over 100 transactions and over **\$175,000,000** in sales.

Previous clients include:

Westway Homes	Optimum Building
Dion's Pizza	Dr. Alfredo Lopez, DDS Submaterial
Speridian Technologies PurLife	Tesuque Stucco Co. NaturalRX
Harnick Orthodontics	Chocolate Cartel
SW Women's Oncology	Sawmill Station
Elevated Mechanical	Precision Eye Care Albuquerque Homes
Sawmill Station	Paseo Outdoor RV Storage
Carmel Enterprises Armada Physical Therapy	

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Mark Thompson
Qualifying Broker & Principal