



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH. LOCAL EXPERTISE



FOR LEASE

**6934 4TH ST NW
ALBUQUERQUE, NM 87107**

**FOR LEASE: \$20.00 SF/YR (NNN)
SQUARE FOOTAGE: 4,979**

DISCOVER A UNIQUE LEASING OPPORTUNITY IN THE HEART OF LOS RANCHOS DE ALBUQUERQUE, OFFERING A 4,979 SQUARE-FOOT COMMERCIAL BUILDING IDEAL FOR A VARIETY OF BUSINESS USES. DESIGNED IN SOPHISTICATED TERRITORIAL REVIVAL ARCHITECTURE, THIS WELL-APPOINTED PROPERTY BLENDS CLASSIC NEW MEXICAN CHARM WITH MODERN FUNCTIONALITY, MAKING IT AN EXCELLENT CHOICE FOR RETAIL, OFFICE, MEDICAL, RESTAURANT, FLEX SPACE OR WAREHOUSE OPERATIONS.

RAY REGAN, CCIM

QUALIFYING BROKER

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NICOLE VILLAREAL

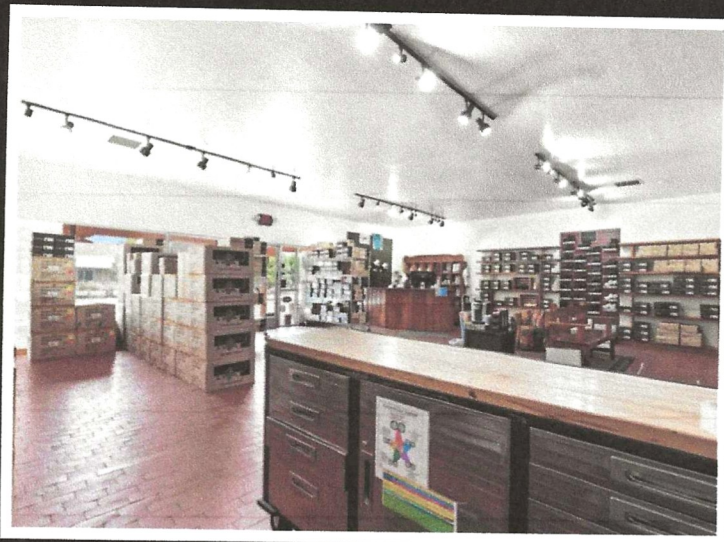
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A PREMIER MULTI-USE SPACE, HOME TO Z-COIL COMFORT SHOE COMPANY SINCE ITS FOUNDING, THE FIRST TIME THE PROPERTY HAS BEEN ON THE MARKET

KEY FEATURES:

- RECENTLY INSTALLED TPO ROOFING
- RECENTLY INSTALLED NEW HVAC THROUGHOUT
- ROBUST 3-PHASE POWER, 240 VOLTS, 400 AMPS
- NATURAL INTERIOR LIGHT FROM A NUMBER OF SKYLIGHTS
- AN 800 SF STORAGE BUILDING ADJACENT THE MAIN BUILDING (NOT INCLUDED IN THE SQUARE FOOTAGE OF THE MAIN BUILDING)
- A WIDE DECK/PORTAL ALONG TWO SIDES
- EXTERIOR SECURITY LIGHTING
- MONUMENT SIGN AND FAÇADE-MOUNTED SIGNAGE
- C-1 ZONING UNDER LOS RANCHOS DE ALBUQUERQUE (ADMINISTERED BY BERNALILLO COUNTY)

THIS HIGHLY ADAPTABLE SPACE PROVIDES A VARIETY OF POSSIBLE USES. WHETHER CONSIDERING A BOUTIQUE RETAIL STORE, CORPORATE HEADQUARTERS, MEDICAL CLINIC, OR A TRENDY NEW RESTAURANT, THIS PROPERTY OFFERS THE PERFECT BLEND OF STYLE, LOCATION, AND FUNCTIONALITY.

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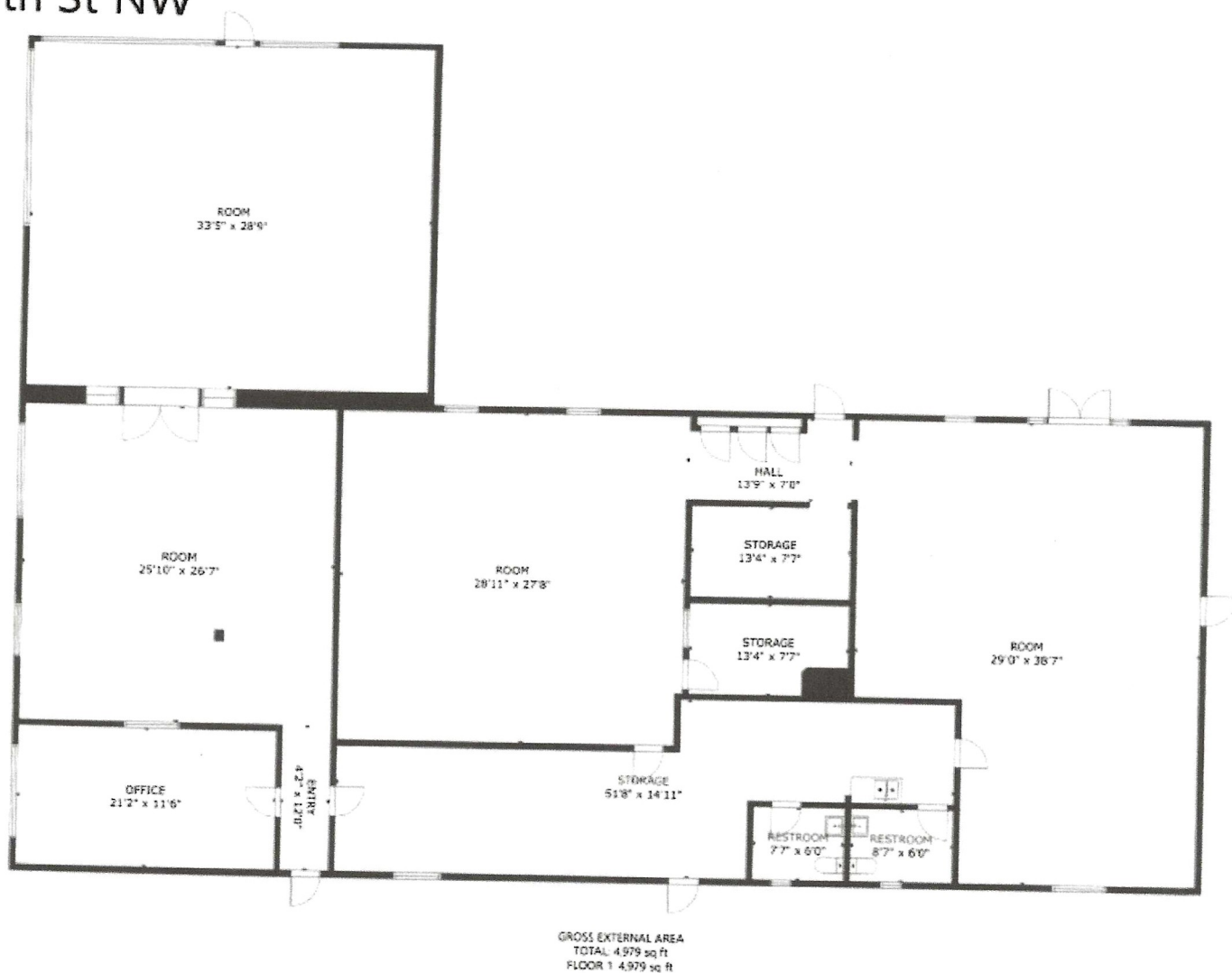
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FLOOR PLAN

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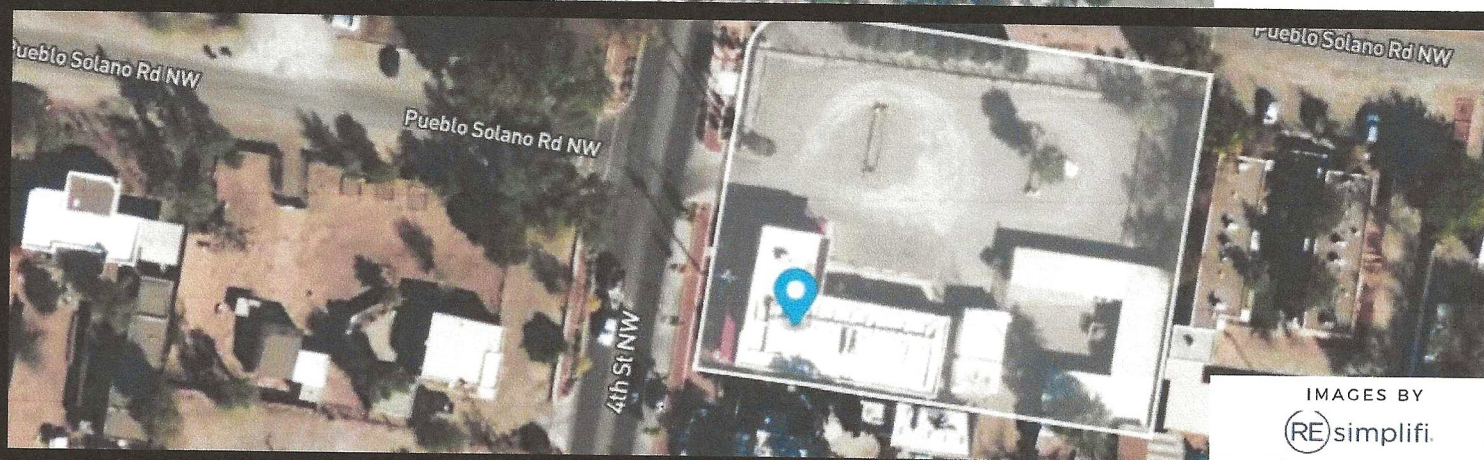
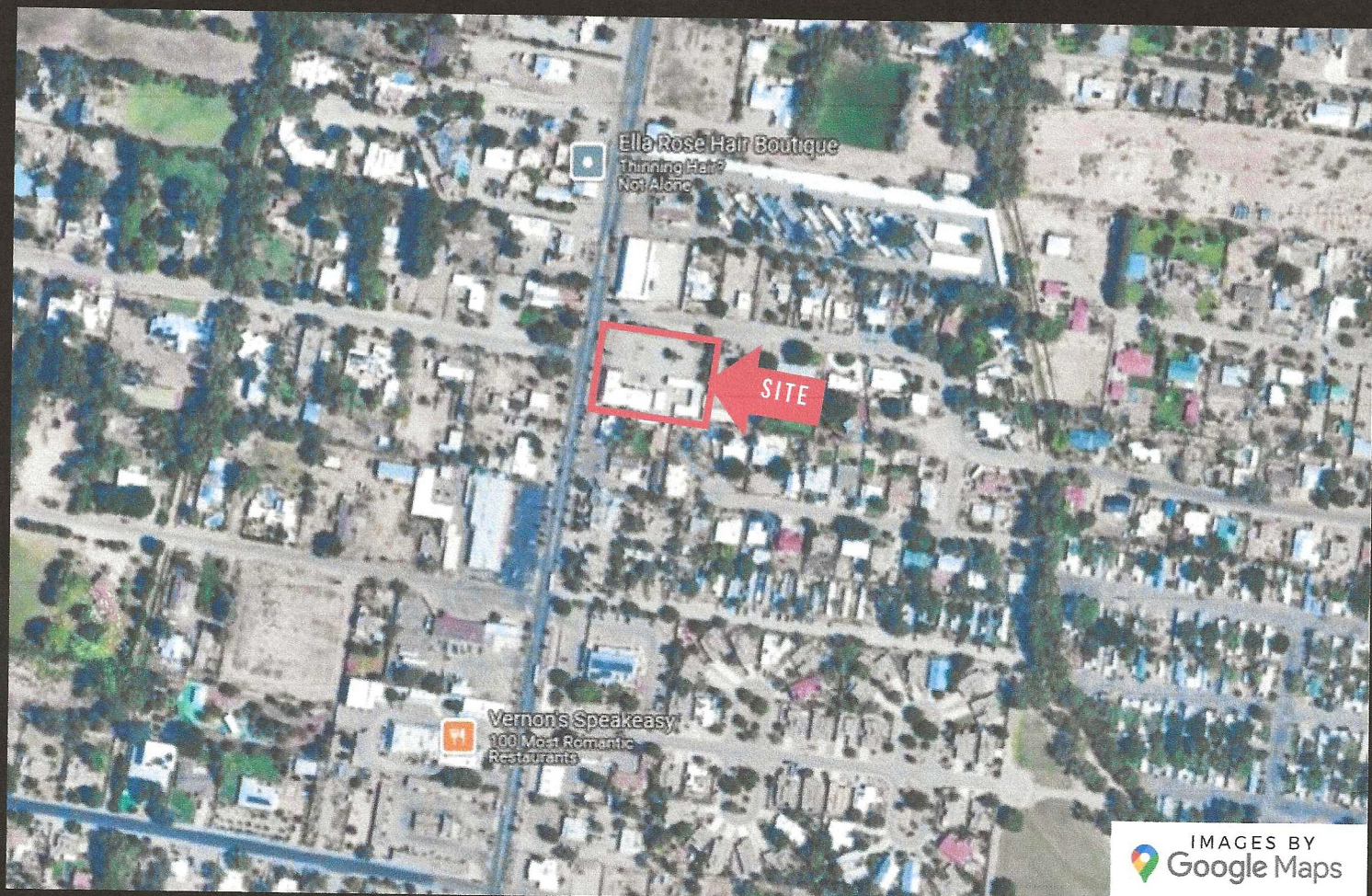
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