

**For
Lease**



Prime North Valley Office Suites

HIGHLY VISIBLE FROM 4TH ST.



6301 4th St. NW | Albuquerque, NM 87107

±1,754 SF Available

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

NAISunVista  **Got Space™**

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PROPERTY

AVAILABLE

Suite 3-A: ±1,754 SF

LEASE RATE

\$16.00/SF Full Service
(Janitorial Excluded)

HIGHLIGHTS

- On the hard corner of 4th St. & Solar Rd. NW
- Great visibility to more than 16,000 cars per day
- Office buildout with in-suite restrooms
- 5:1,000 parking ratio
- Pylon signage available
- Ideal for office or medical use

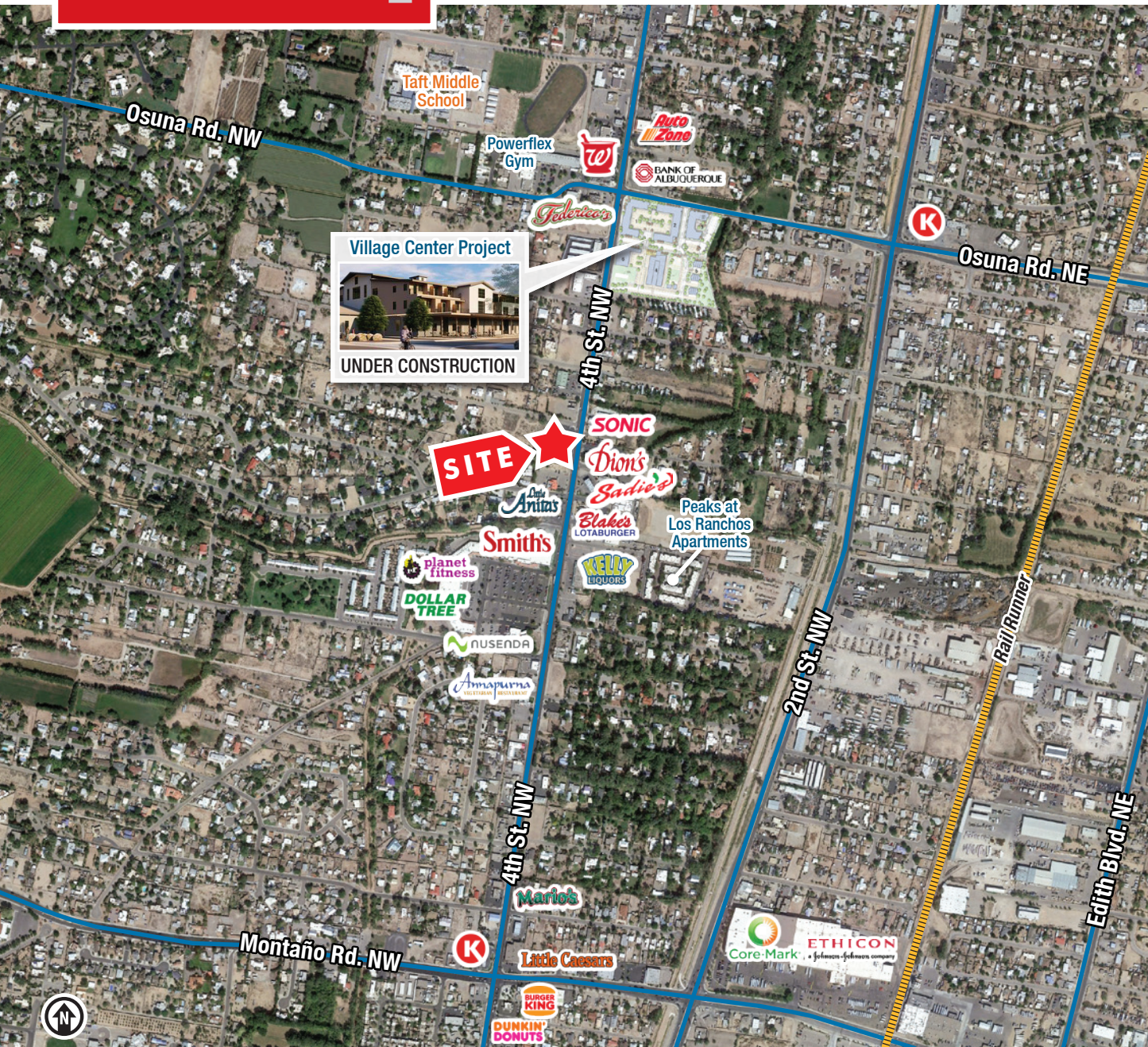
ZONING

- PD 



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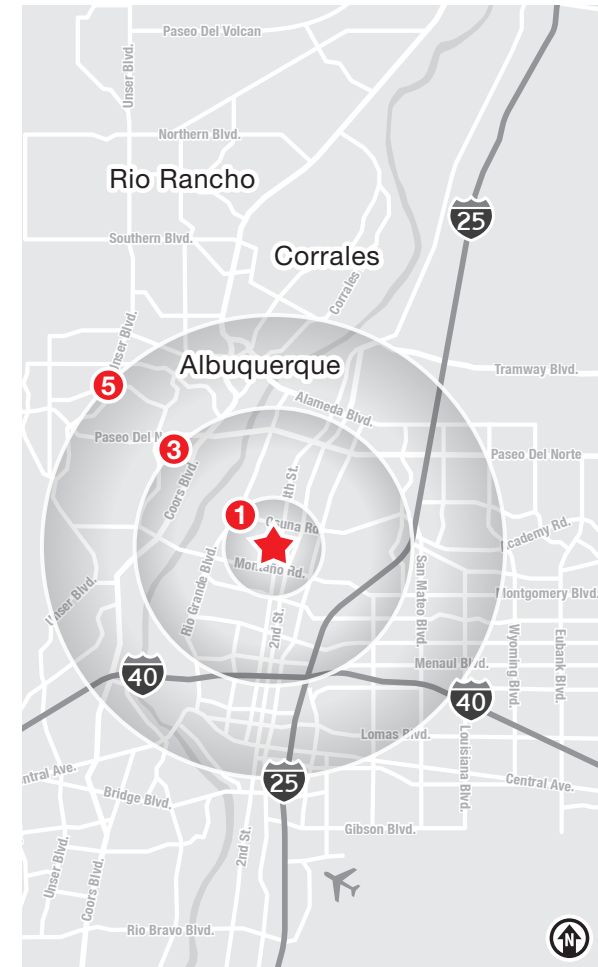
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,770	56,832	224,316
Average HH Income	\$112,051	\$92,356	\$94,280
Daytime Employment	5,732	63,818	197,147

2024 Forecasted by Esri



NAI SunVista

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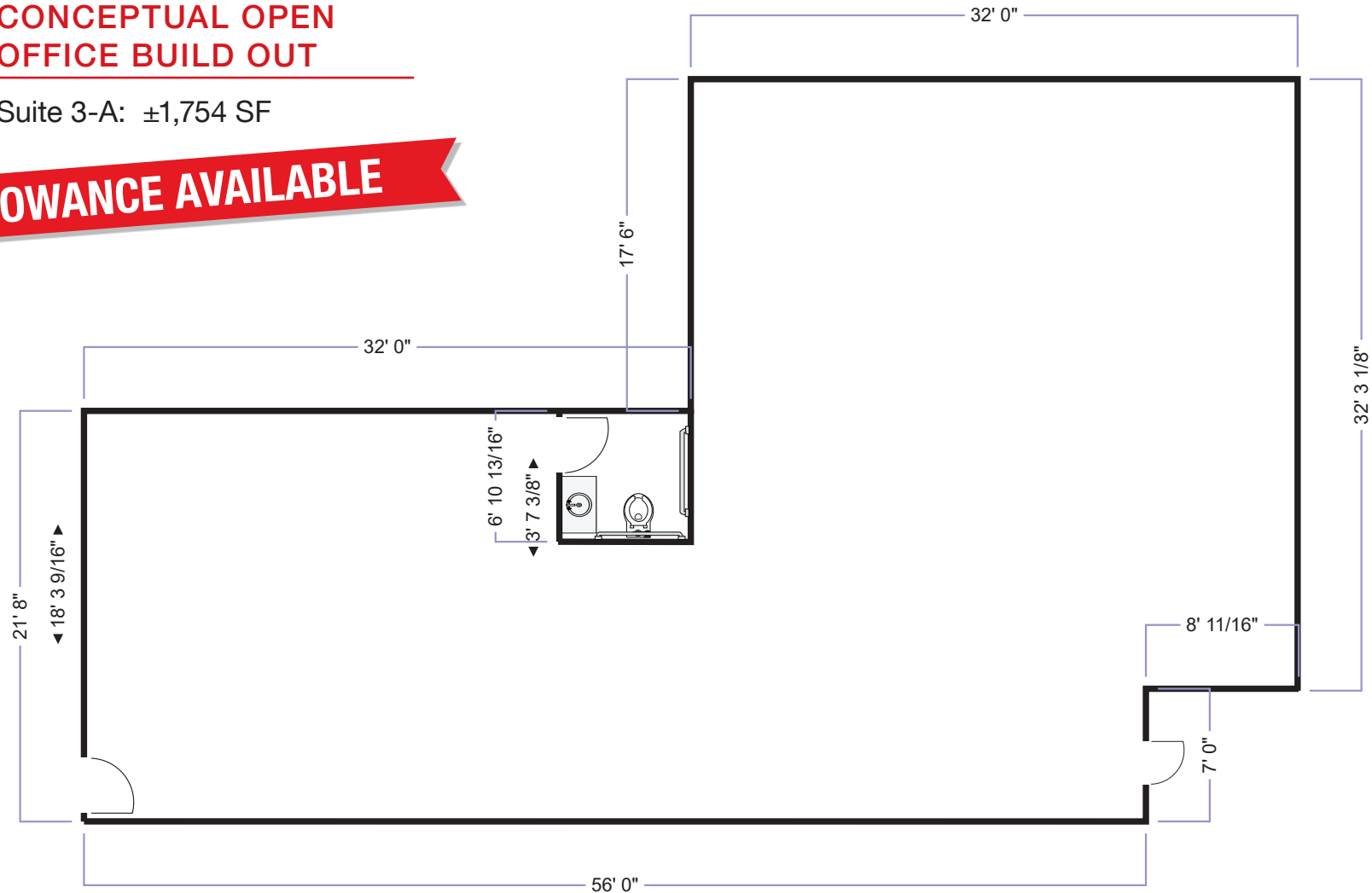
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FLOOR PLAN

CONCEPTUAL OPEN OFFICE BUILD OUT

Suite 3-A: ±1,754 SF

TI ALLOWANCE AVAILABLE



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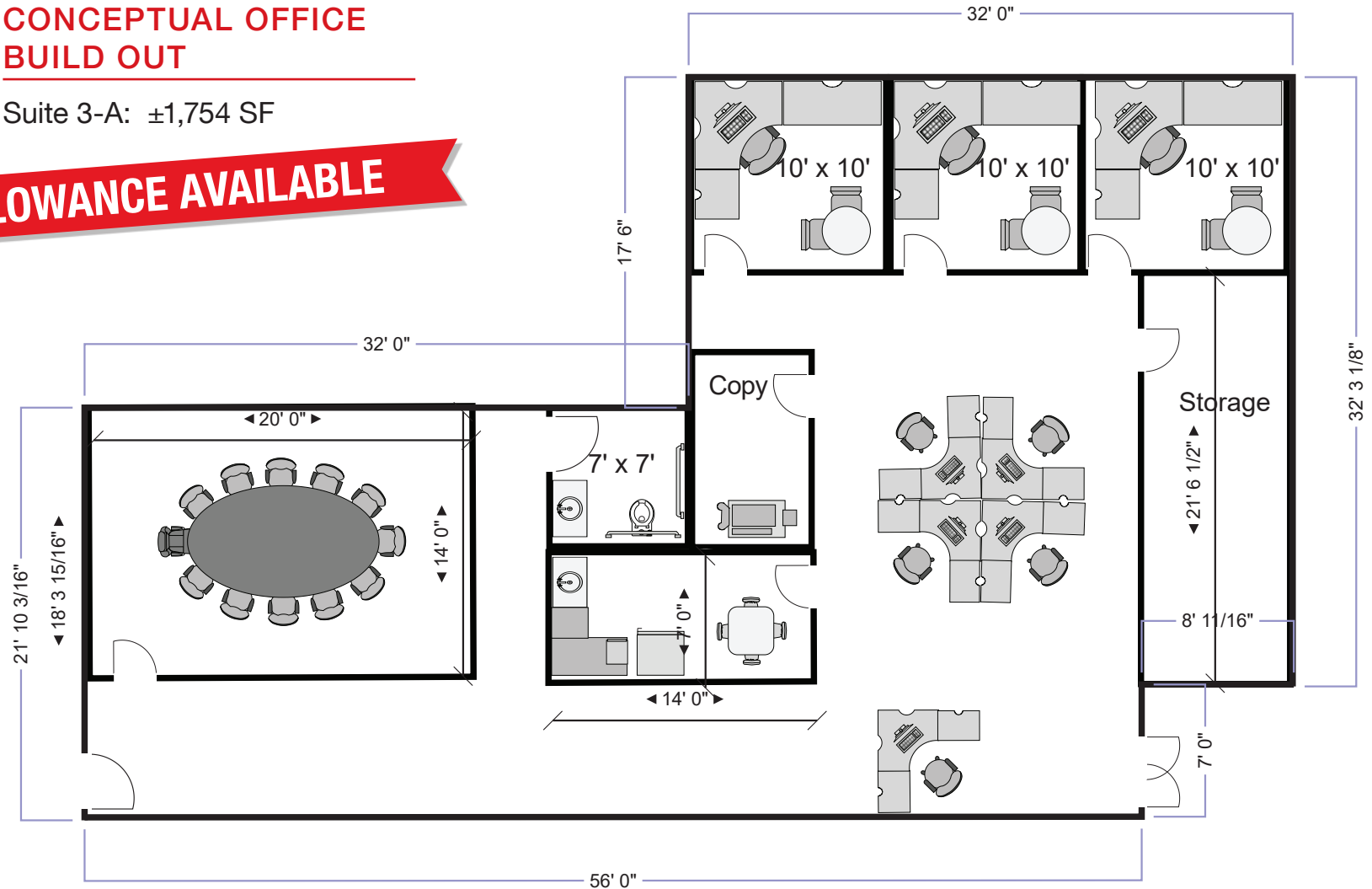
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FLOOR PLAN

CONCEPTUAL OFFICE BUILD OUT

Suite 3-A: ±1,754 SF

TI ALLOWANCE AVAILABLE



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6301 4th St. NW | Albuquerque, NM 87107

FLOOR PLAN

CONCEPTUAL DOCTOR OFFICE BUILD OUT

Suite 3-A: ±1,754 SF

TI ALLOWANCE AVAILABLE

