

**For
Lease**



Journal Center Office/Flex Space

LOCATED IN THE JEFFERSON/NORTH I-25 CORRIDOR



2 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

4415 Hawkins St. NE | Albuquerque, NM 87109

NASunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,400 SF Available

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

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PROPERTY

AVAILABLE

Suite C: $\pm 2,400$ SF

- Office space
- Shared gated yard

LEASE RATE

\$15.00/SF Modified Gross

HIGHLIGHTS

- Desirable Journal Center location
- One minute to I-25
- Shared gated yard

ZONING

- [NR-LM](#) 

LOCATION

NWQ Jefferson St. & Ellison St. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,898	79,728	202,019
Average HH Income	\$81,885	\$94,533	\$103,581
Daytime Employment	22,193	79,867	150,879

2024 Forecasted by Esri

Opportunity Zone



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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Suites B & C Gated Yard

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FLOOR PLAN

Suite C: $\pm 2,400$ SF

