

Under New Ownership

Colliers

For Lease

Professional North I-25 Office  
6801 Jefferson St NE, Ste 410  
Albuquerque, NM 87109

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# Property Profile

Ideal for medical and general office uses

## Details

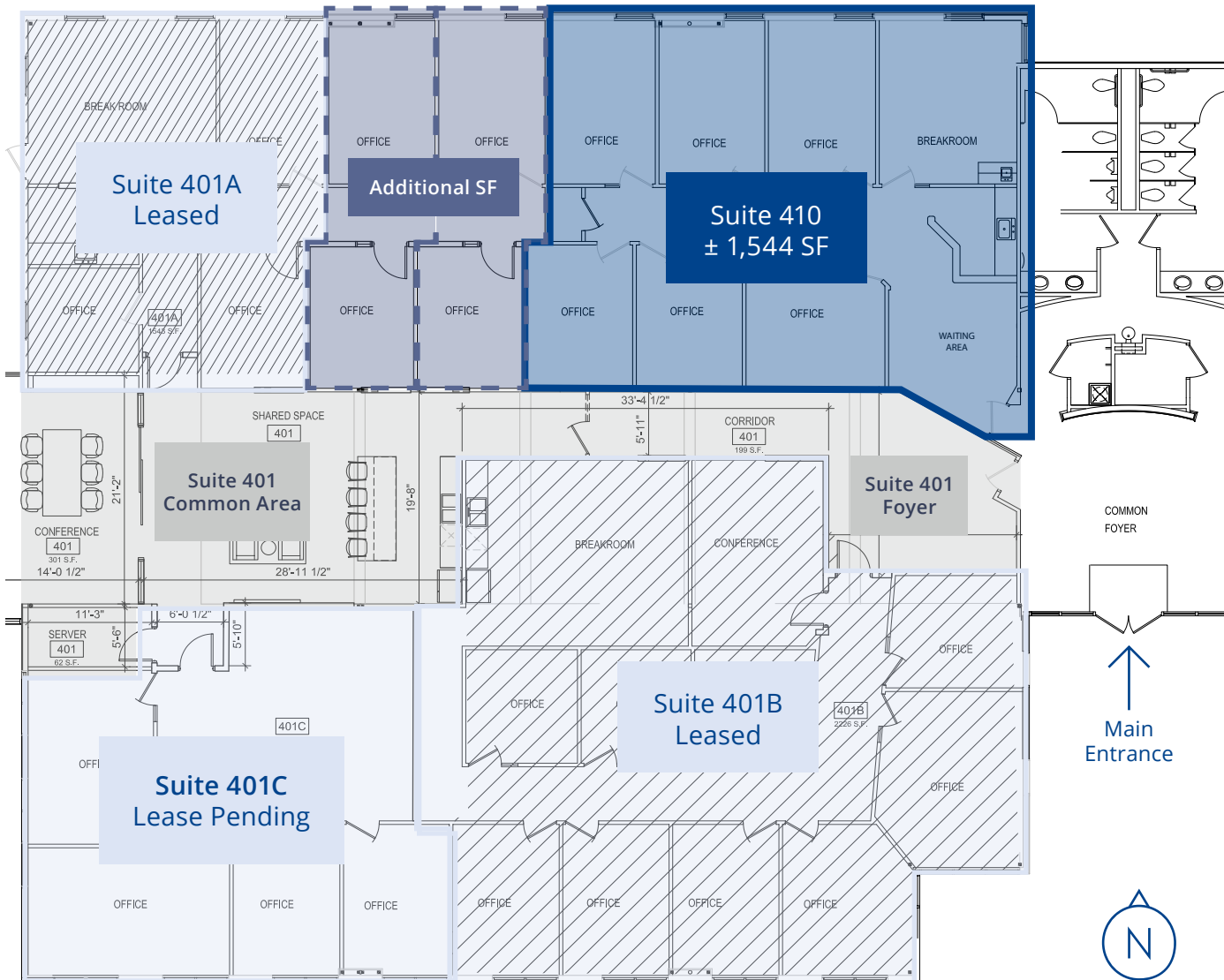
Lease Rate	\$18.00 PSF
Lease Type	NNN (\$5.57 PSF)
Available Space	± 1,544 SF
Submarket	North I-25
Zoning	NR-LM
Parking Ratio	4.5:1000



## Features

- Move-in ready (Med spa buildout)
- Private suite entry
- Key fob access
- Modern, common building entry
- ADA accessible
- Monument signage
- Lighted intersection (one block north of Osuna/San Mateo)
- HVAC throughout
- Common-area restrooms
- Professionally managed
- Soaring ceilings with skylights
- Large windows with blinds
- Sprinklers

# Floor Plan



## Suite 410

Total available ± 1,544 SF

To be demised

- Six Offices
- Waiting area
- Breakroom
- Coffee Bar
- Additional SF available

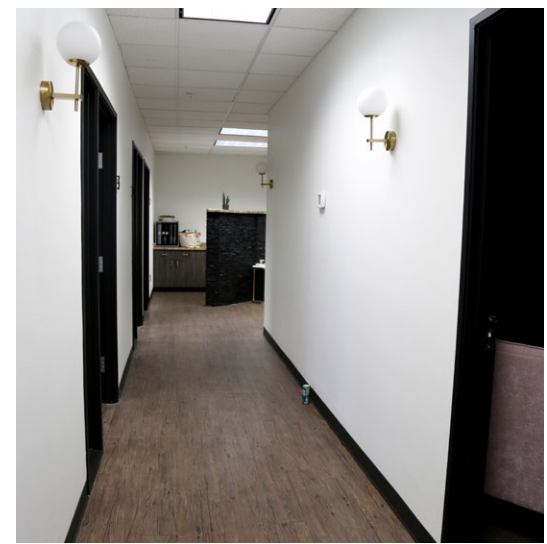
Condo dues include:

- Pro-rata gas
- Pro-rata electric
- Pro-rata water
- Management
- Roof maintenance & replacements
- Landscaping
- Common-area janitorial
- Building exterior



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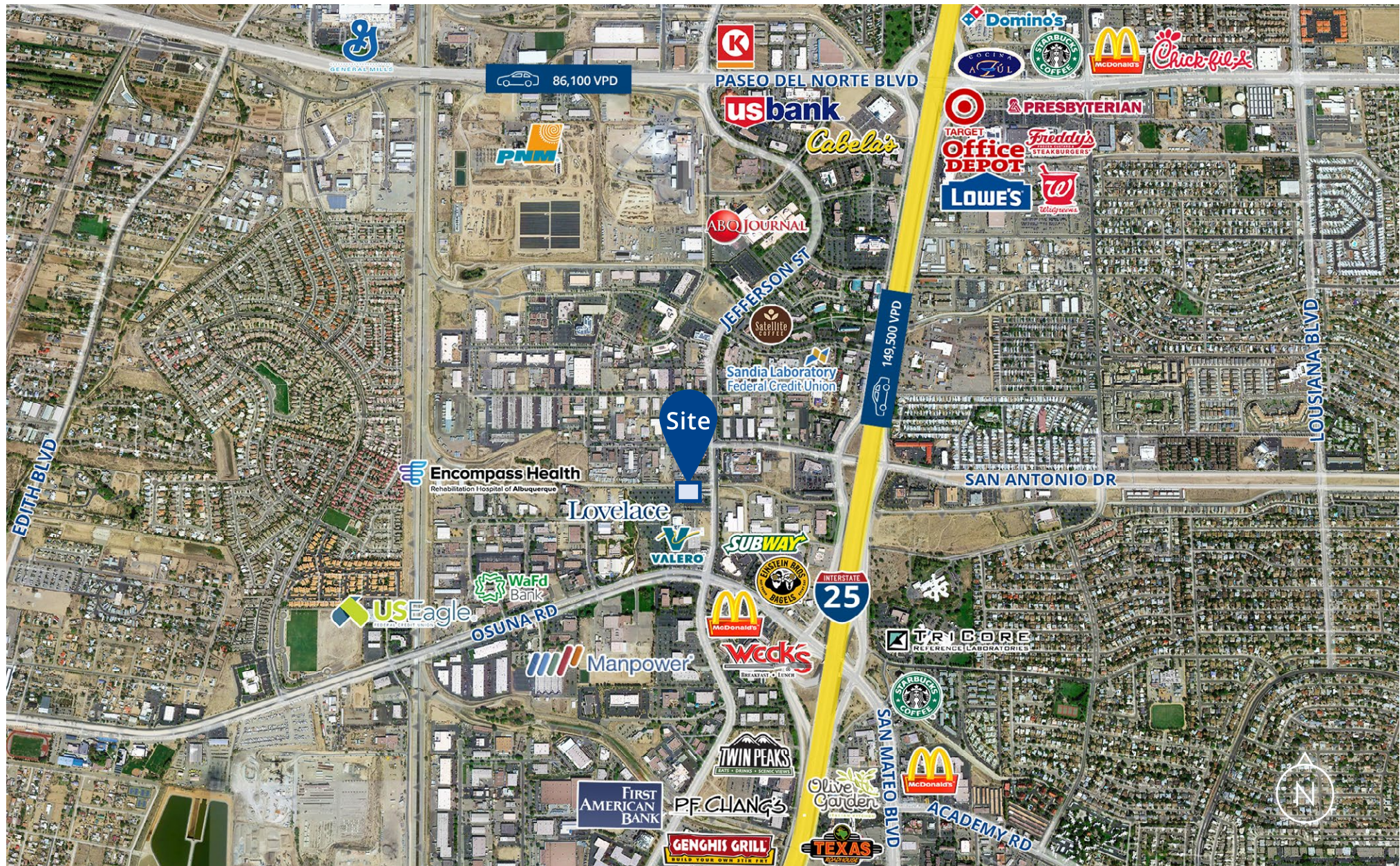
# Property Gallery





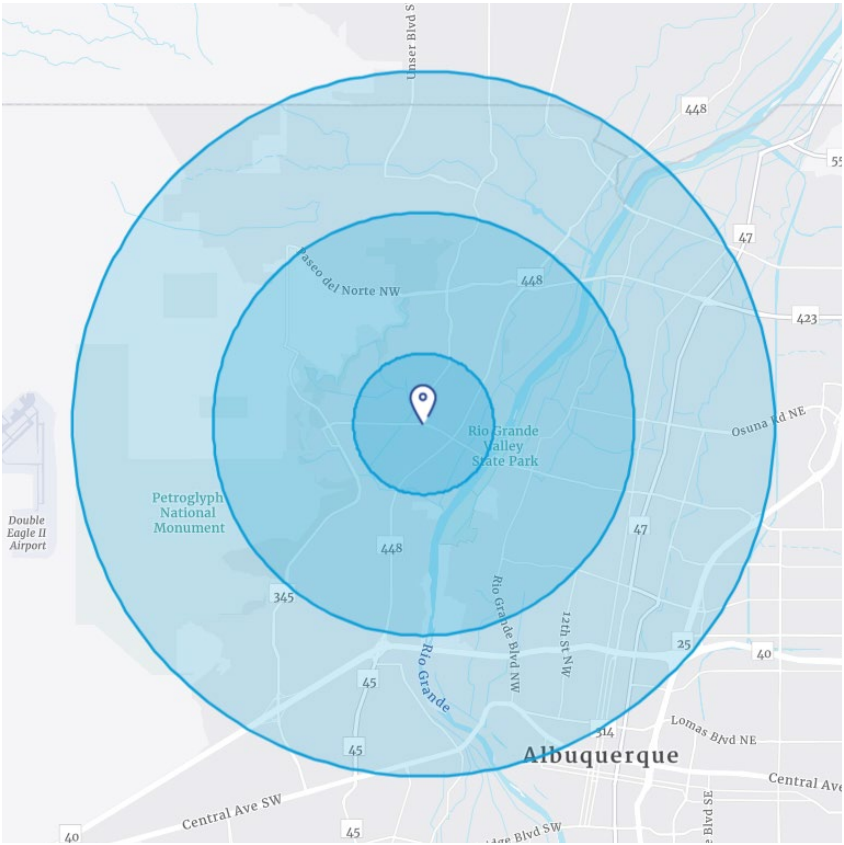
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# Trade Area Aerial





# Demographics\*



	1 Mile	3 Miles	5 Miles
Population	5,288	84,529	205,398
Households	2,551	37,260	91,044
Median Age	39.1	37.7	40.3
Average HH Income	\$74,534	\$98,565	\$106,111
Per Capita Income	\$36,574	\$45,130	\$48,563
Median HH Income	\$57,463	\$67,050	\$71,696
College Education	49.5%	53.4%	57.8%



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