

Under New Ownership

Colliers



For Lease

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



**Kate Potter**  
Senior Associate  
+1 505 880 7005  
kate.potter@colliers.com  
Lic. No. 53845

Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com

# Property Profile

Ideal for medical and general office uses

## Details

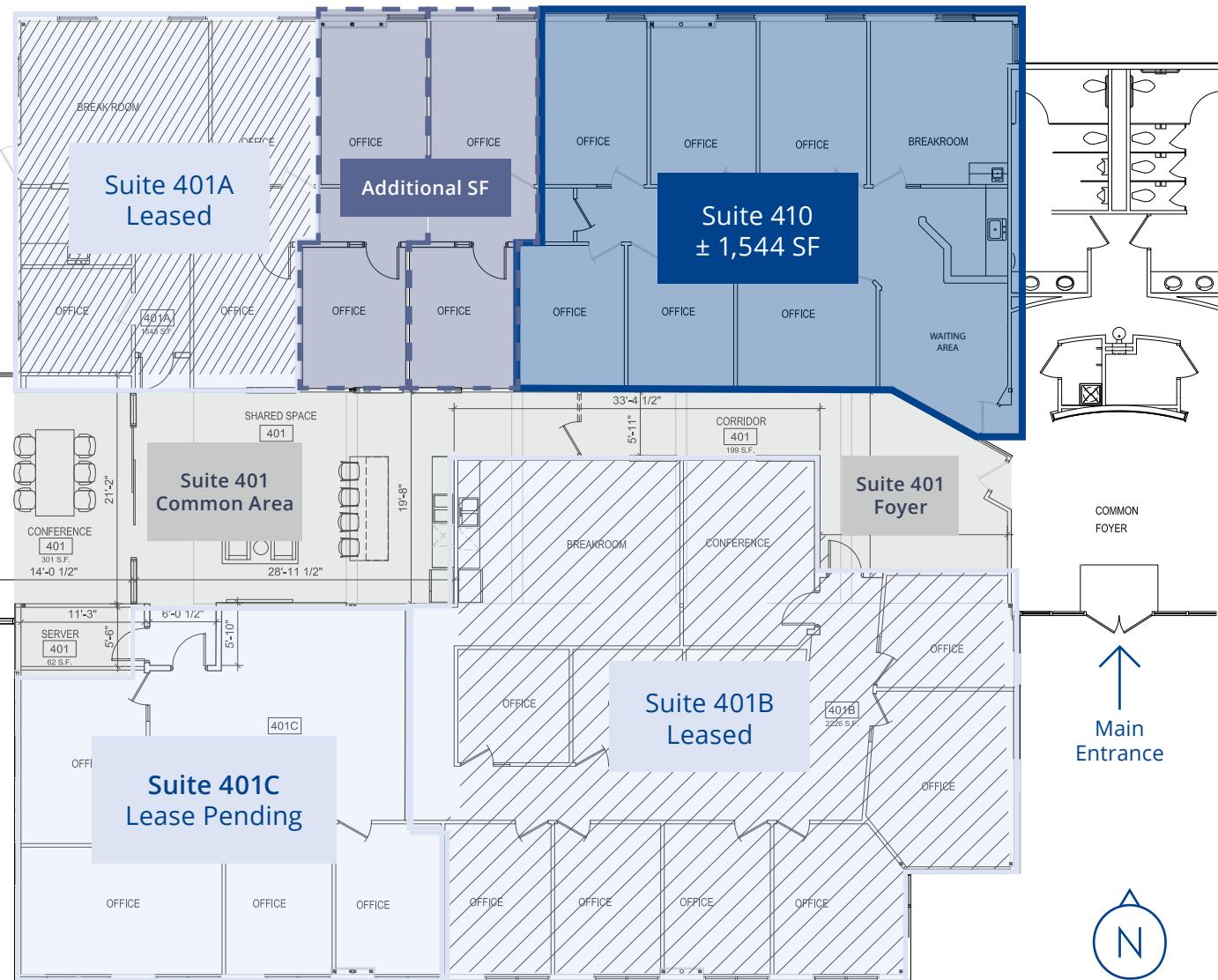
Lease Rate	\$18.00 PSF
Lease Type	NNN (\$5.57 PSF)
Available Space	± 1,544 SF
Submarket	North I-25
Zoning	NR-LM
Parking Ratio	4.5:1000

## 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  $\pm$  1,544 SF

## To be demised

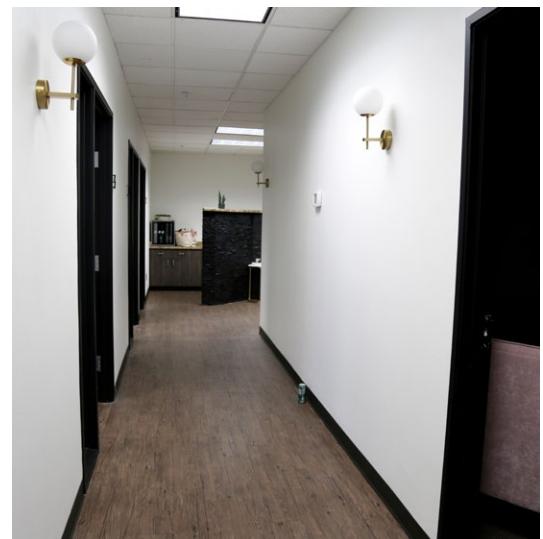
- Six Offices
- Waiting area
- Breakroom
- Coffee Bar
- Additional SF available

### Condo dues include:

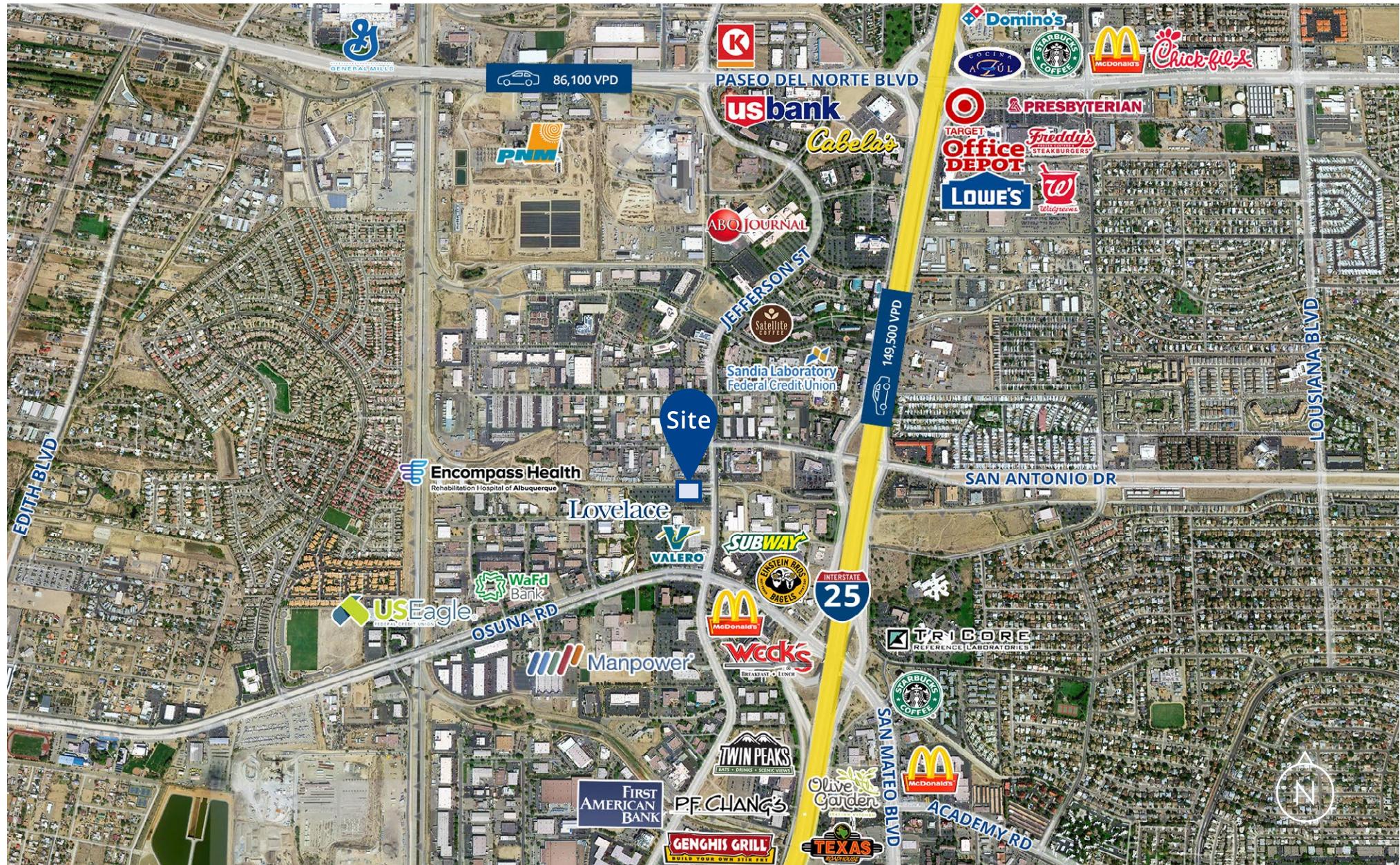
- Pro-rata gas
- Pro-rata electric
- Pro-rata water
- Management
- Roof maintenance & replacements
- Landscaping
- Common-area janitorial
- Building exterior

6801 Jefferson St NE, Ste 410 | For Lease

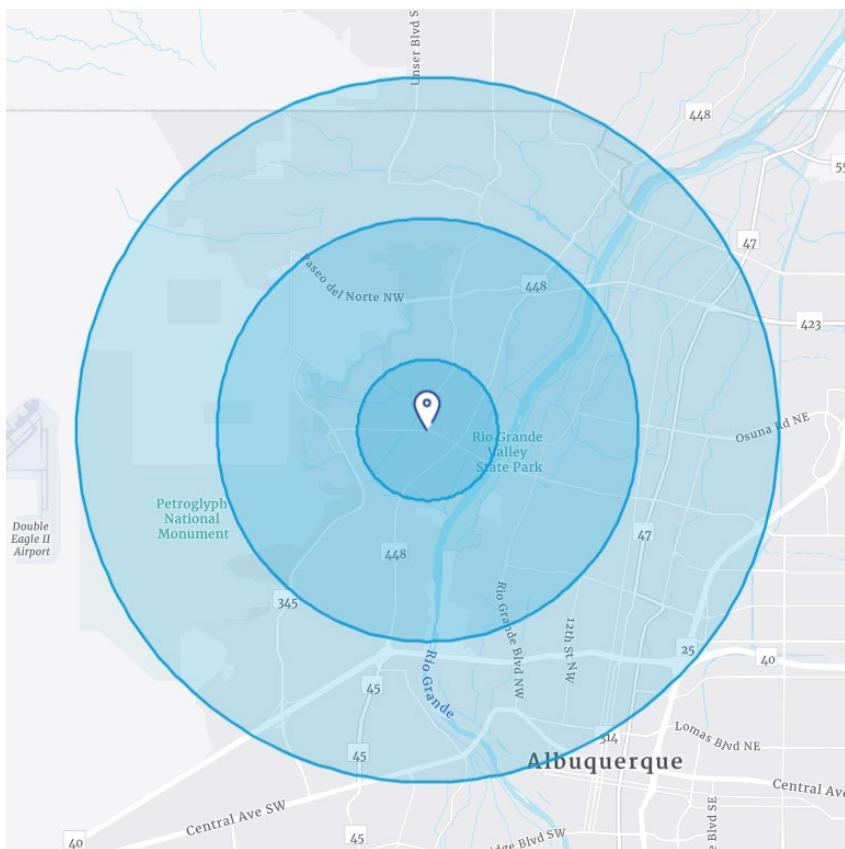
# Property Gallery



# 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%

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433



Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
[colliers.com](http://colliers.com)



**Kate Potter**  
Senior Associate  
+1 505 730 8479  
[kate.potter@colliers.com](mailto:kate.potter@colliers.com)  
Lic. No. 53845