

Under New Ownership

Colliers

For Lease

Professional North I-25 Office Condo
6801 Jefferson St NE, Ste 401B
Albuquerque, NM 87109

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Property Profile

Ideal for medical and general office uses

Details

Lease Rate	\$18 PSF
Lease Type	NNN (\$5.57/sf)
Suite 401B	± 2,500 - 5,000 sf (can be demised)
Submarket	North I-25
Zoning	NR-LM
Parking Ratio	4.5:1000

Features

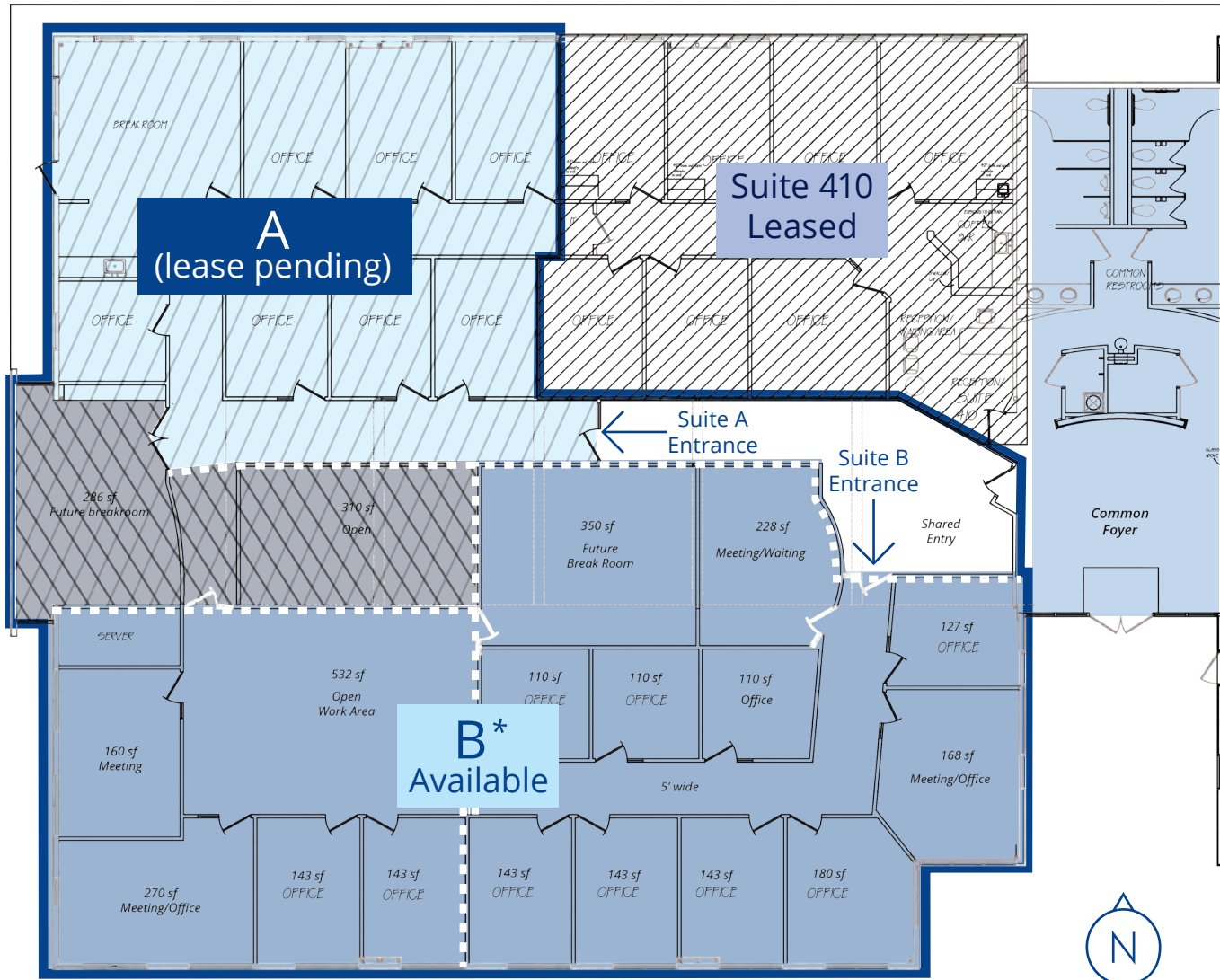
- Key fob access
- Modern, common entry way
- ADA accessible
- Demisable (TIA available)
- Building and monument signage available
- Lighted intersection (one block north of Osuna/San Mateo)
- HVAC throughout
- Common-area restrooms
- Professionally managed
- Soaring ceilings with skylights
- Large windows with blinds
- Sprinklers



Scan QR code for
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Floor Plan



Suite 401B

Office Condo

Total available ±2,500 to 5,000 RSF

*Proposed future layout

Can be demised

- Offices
- Waiting
- Open work
- Meeting
- Server
- Breakroom

Tenant Improvement Allowance Available

Condo dues include:

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

Additional sf available

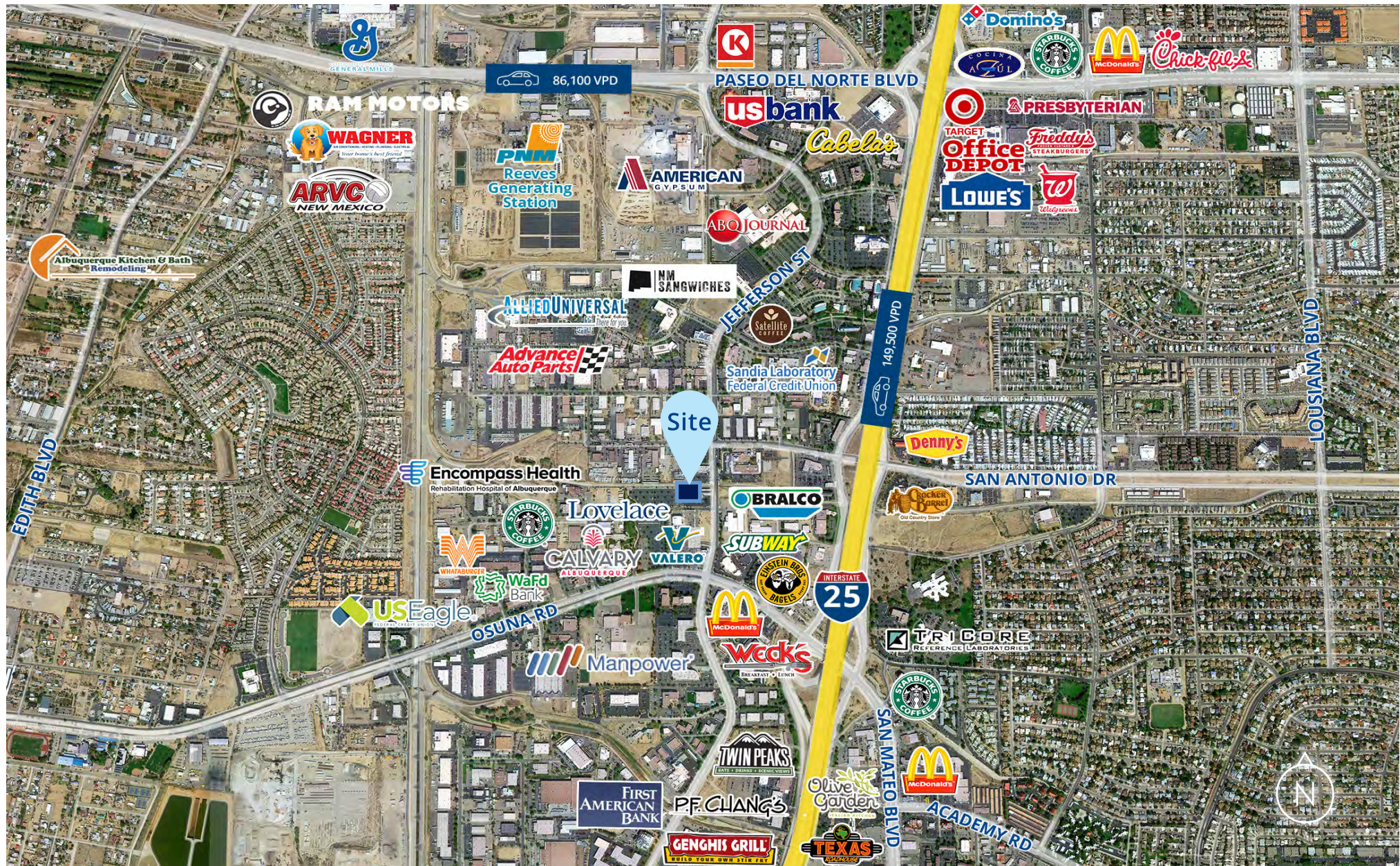
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Property Gallery

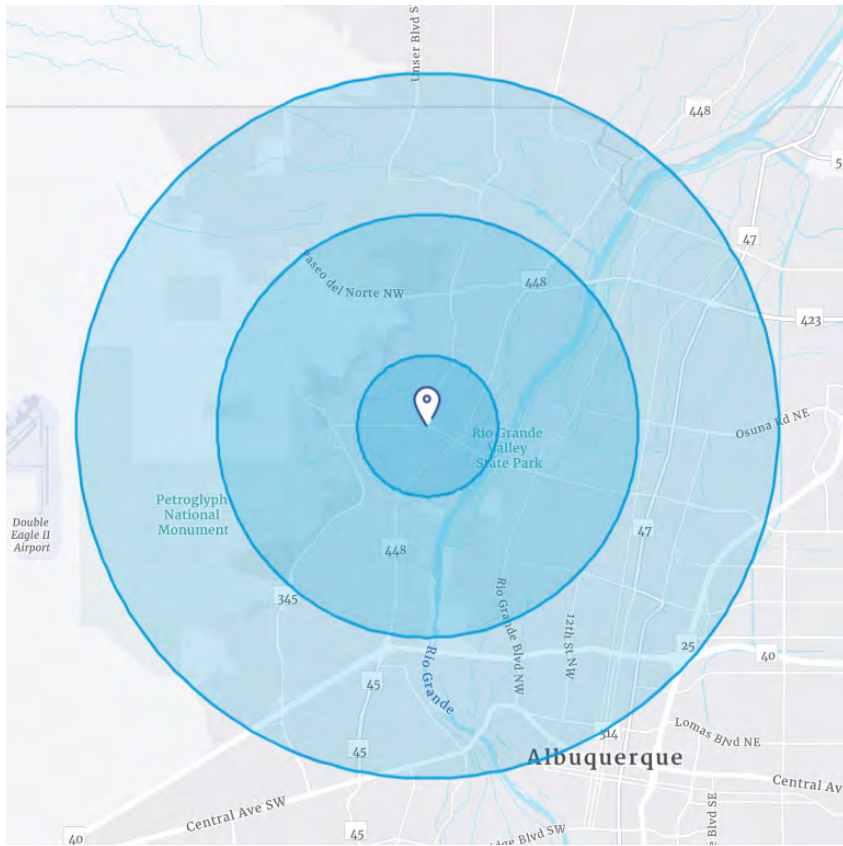


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Trade Area Aerial



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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