

FOR LEASE

6301
INDIAN
SCHOOL
RD NE
ALBUQUERQUE, NM

THE CITADEL

PROFESSIONAL UPTOWN OFFICE
SPACE SURROUNDED BY AMENITIES

CHANGING FOR THE FUTURE



NEW OWNERSHIP - HIGHLY VESTED IN ACHIEVING EXCELLENT TENANT EXPERIENCE

AVAILABLE FOR LEASE

- Suite 110 1,762± RSF
- Suite 200* 2,351± RSF
- Suite 201* 3,789± RSF
- Suite 220* 2,696± RSF
- *Contiguous 2,696± RSF - 8,836± RSF
- Suite 350 2,142± RSF
- Suite 510 1,442± RSF
- Suite 660 1,112± RSF

LEASE RATE: \$20.00/SF FS



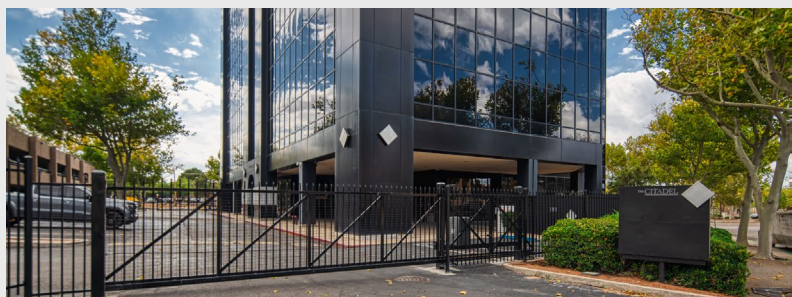
PROPERTY HIGHLIGHTS

- Iconic building defining Albuquerque's Uptown skyline
- Variety of suite sizes
- Walking distance to numerous amenities, including: shopping, dining, banking, hotels, ABQ Ride Hub, and outdoor spaces
- Easy access to Interstate 40
- Building is well maintained by local, on-site building management; responsive to tenant needs.
- 3.5:1,000 parking in secure covered parking garage
- Furnished building conference room



MARKET LEADING SAFETY & SECURITY INVESTMENTS

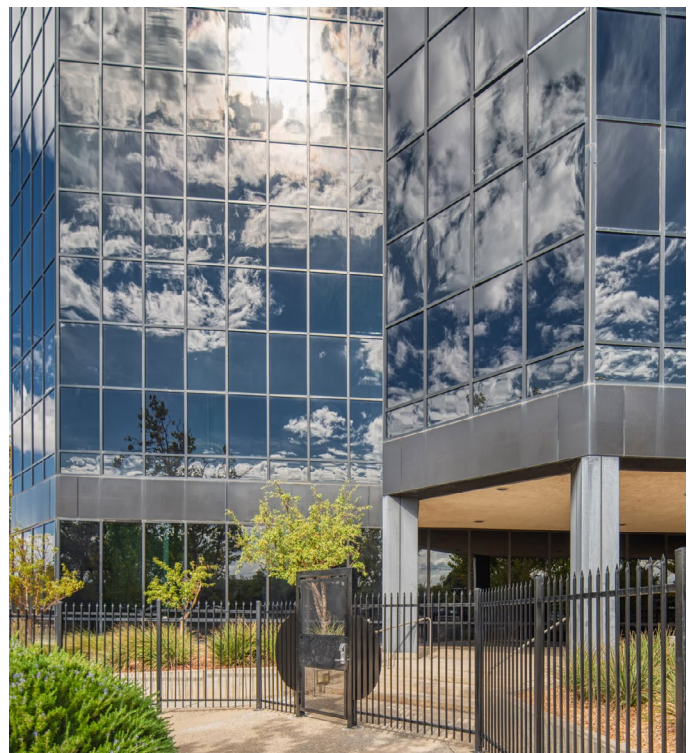
- New perimeter security gate
- Parking garage with LED lighting and secure fencing
- Onsite security guard during building hours manning cameras, roaming property and providing car escorts
- After-hours roving patrol
- Secure parking gates close after hours and on weekends
- Security lights and motion detectors after-hours



SAFETY AND SECURITY IS TOP OF MIND

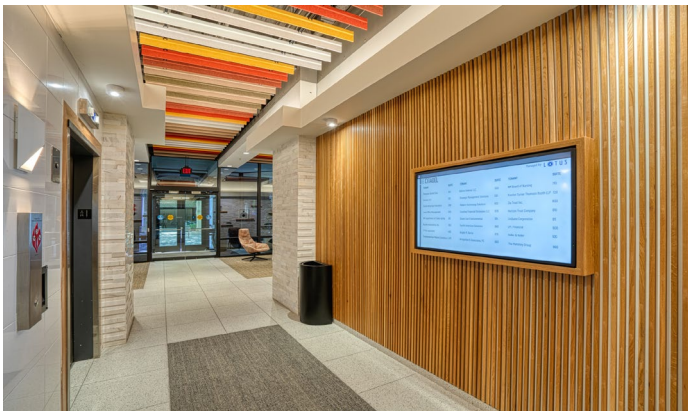


Secure parking gates and fenced in parking garage



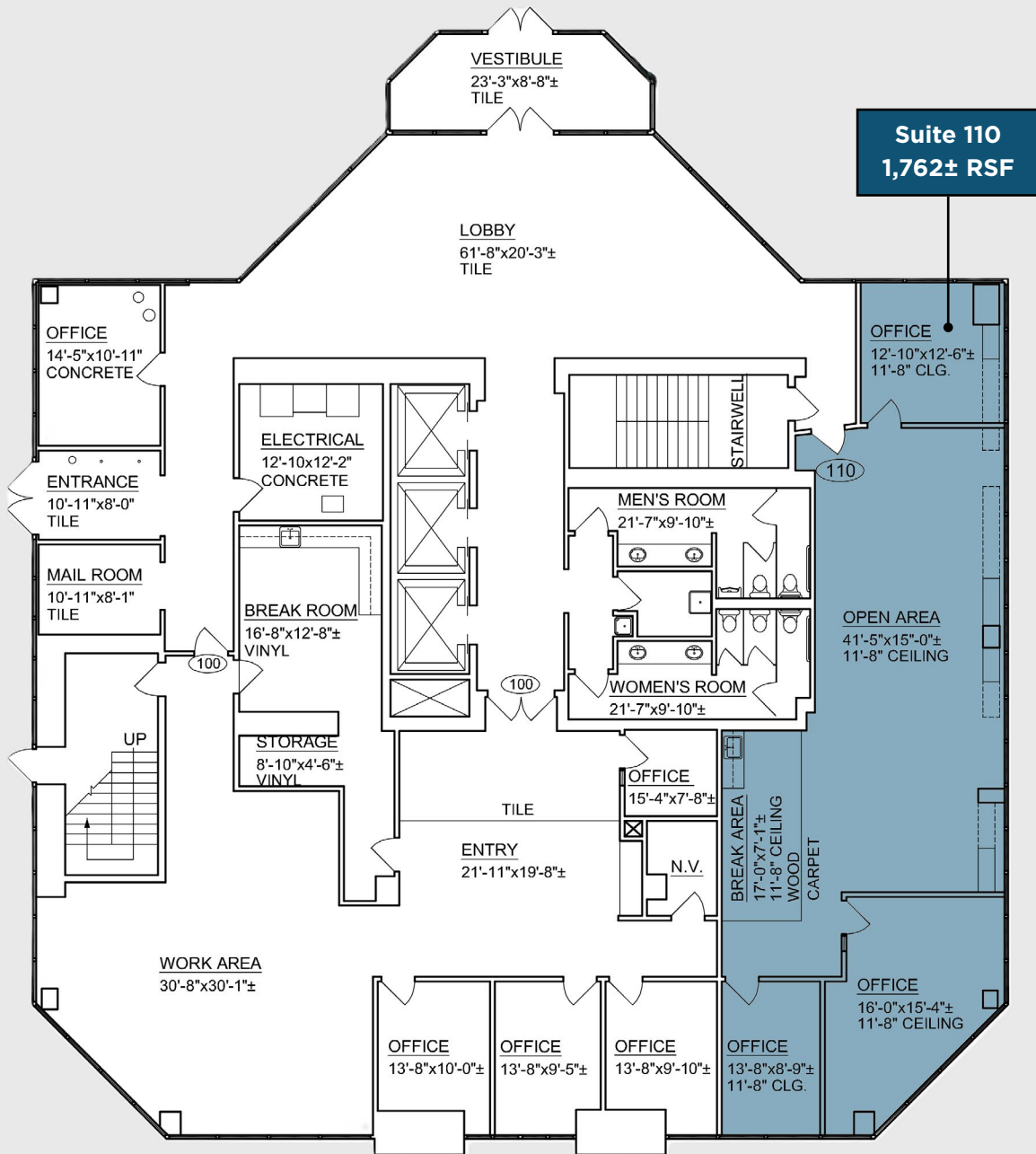


NEW BUILDING UPGRADES & SUBSTANTIAL RECENT CAPITAL IMPROVEMENTS



- Entirely refurbished lobby entrance with stone walls, artwork, flooring and ceiling enhancements
- LED Lighting upgrades throughout common areas, parking garage and in future tenant improvement packages
- Full Building energy audit underway
- Updated HVAC and energy management systems, newer elevators
- Remodeled restrooms
- Wayfinding and placemaking updates

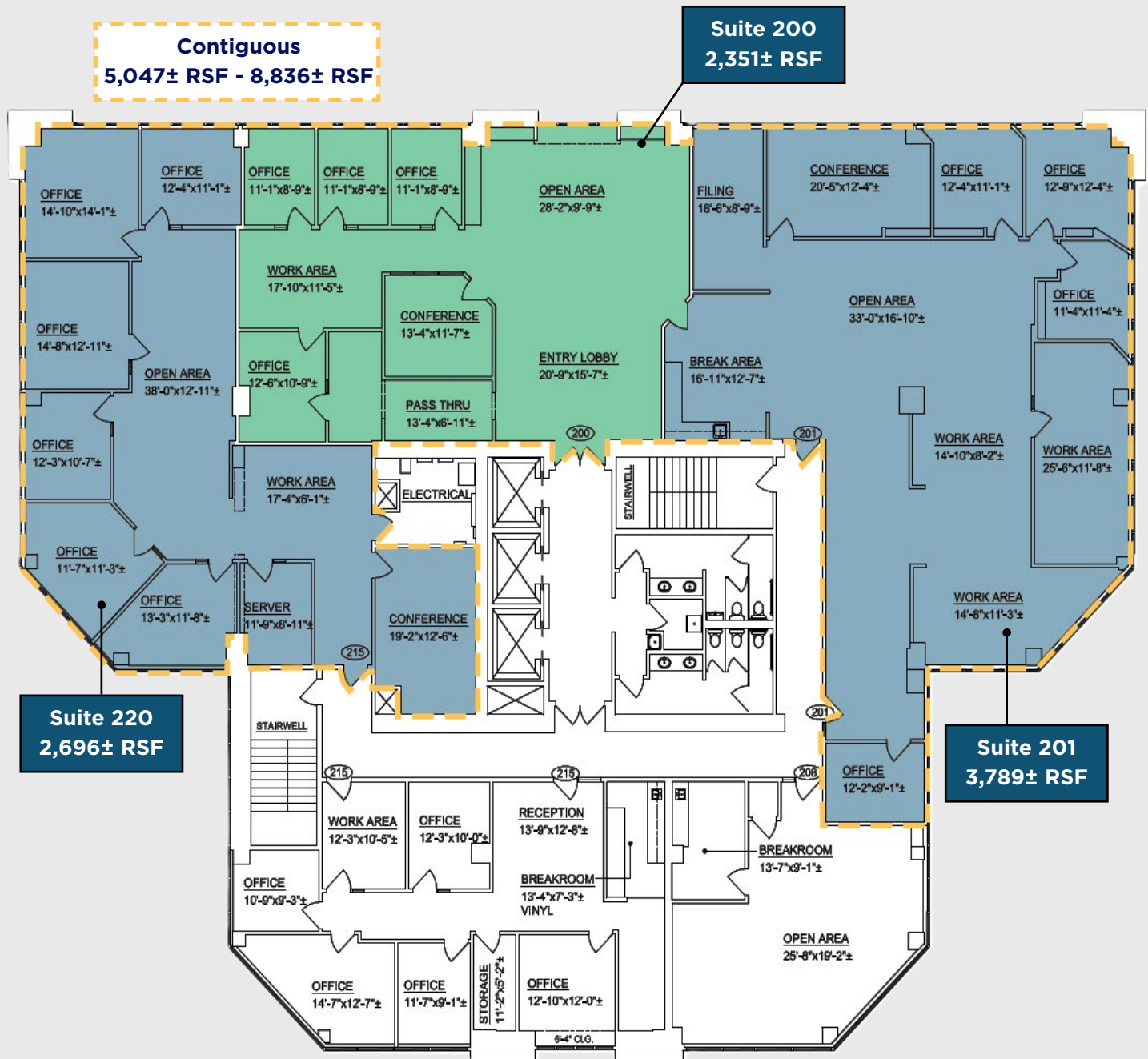
FIRST FLOOR - FLOOR PLAN



Suite 110 **1,762± RSF**

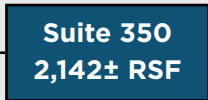
- Direct lobby presence and entrance
- High ceilings with full height windows
- Great for creative users
- Plumbed break area

SECOND FLOOR - FLOOR PLAN



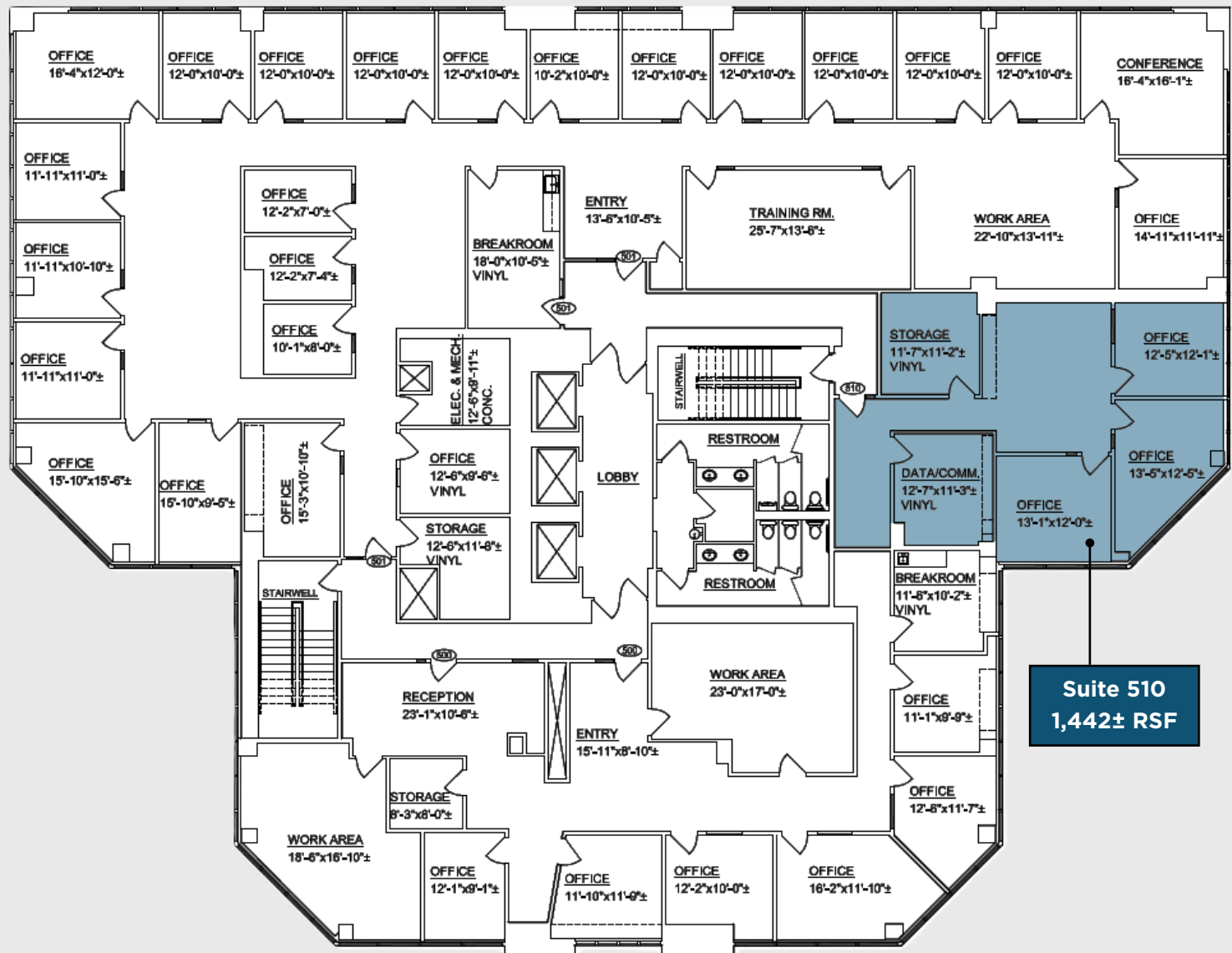
Suite 200 2,351± RSF
Suite 201 3,789± RSF
Suite 220 2,696± RSF

Contiguous 5,047± RSF - 8,836± RSF



2,142± RSF

FIFTH FLOOR - FLOOR PLAN



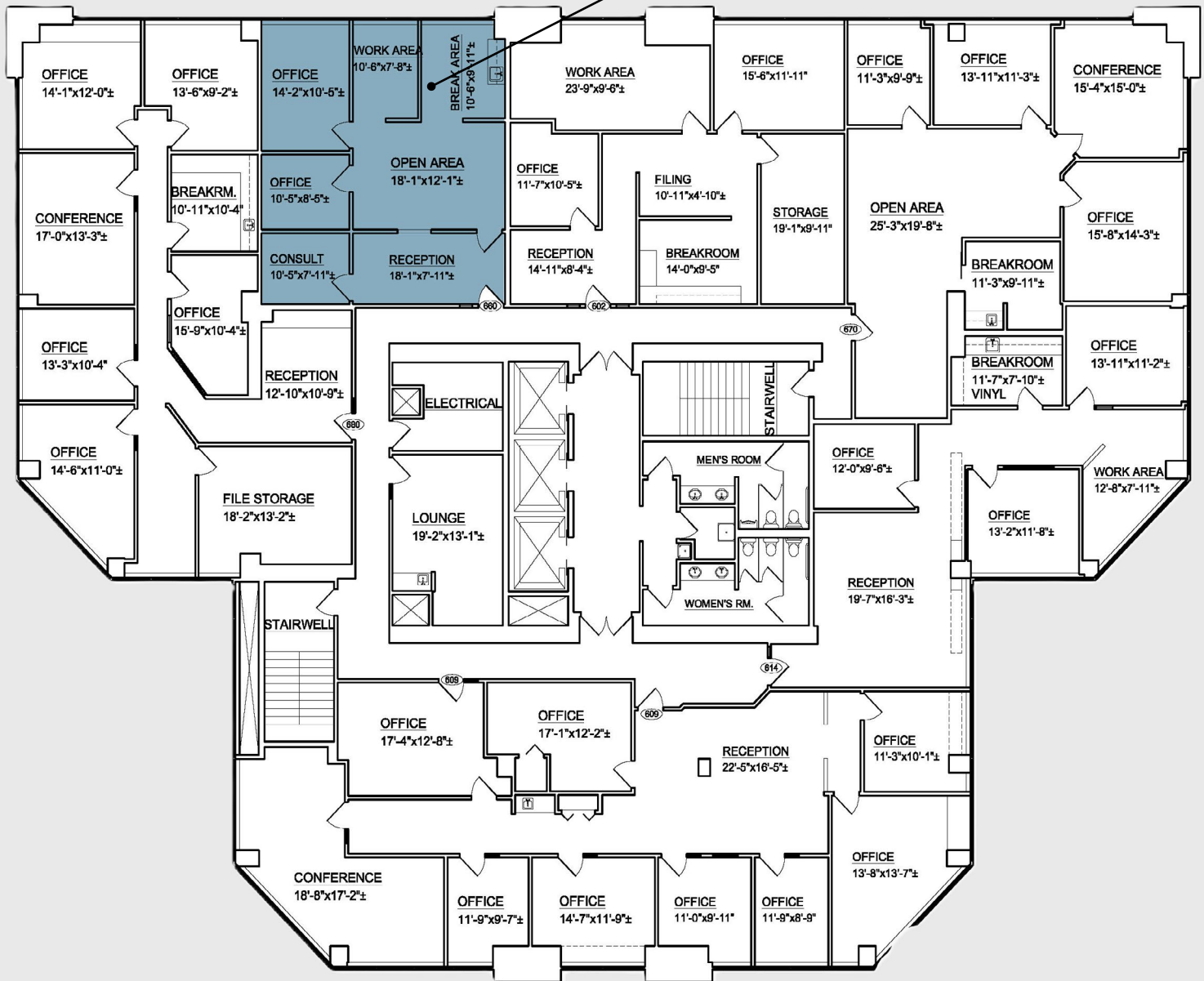
Suite 510
1,442± RSF

Suite 510

1,442± RSF

SIXTH FLOOR - FLOOR PLAN

Suite 660
1,112± RSF



Suite 660

1,112± RSF



The Uptown submarket is highly sought-after, garnering the attention of many top Albuquerque tenants. It is known for its plethora of amenities, Class A/B office properties, manicured office-park atmosphere and proximity to Interstate 40.

AMENITIES AT EVERY CORNER...

The Uptown area is Albuquerque's premiere shopping and entertainment district. It has evolved over the past 15-years from two midcentury regional malls to a bustling 21st-century mix of open-air lifestyle centers, active nightlife, and premiere entertainment venues. Uptown hosts major destination centers such as Winrock Town Center, the ABQ Uptown Shopping Center, and the Coronado Mall, and over 960 businesses. Daytime employment in the Uptown submarket is over 10,400 employees.



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