

# JEFFERSON PLAZA

4041 JEFFERSON PLAZA NE, ALBUQUERQUE, NM 87109

FOR  
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

[ARGUSINVESTMENTREALTY.COM](http://ARGUSINVESTMENTREALTY.COM)



# JEFFERSON PLAZA

## SPACE DETAILS

### LEASE DETAILS

#### \$23.00/RSF Full Service

#### » 2nd Floor - 25,654 ± RSF (divisible)

Space A: 9,847 ±RSF

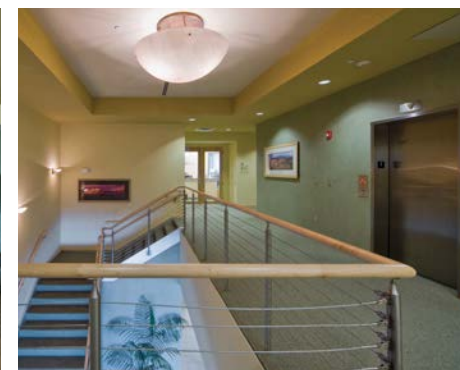
Space B: 5,000 ±RSF

Space C: 9,962 ±RSF

### FEATURES

- » Class A state of the art office built in 2008
- » Building & Monument signage available
- » Open bright environment with 9'6" ceilings
- » Dual fiber - multiple providers
- » Comcast Cable
- » Abundant parking at a 5/1,000 sq ft ratio
- » Great location with easy access to Jefferson St.
- » Showers, lockers and bike storage on-site
- » Excellent access to ABQ bicycle pathways

FOR  
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM

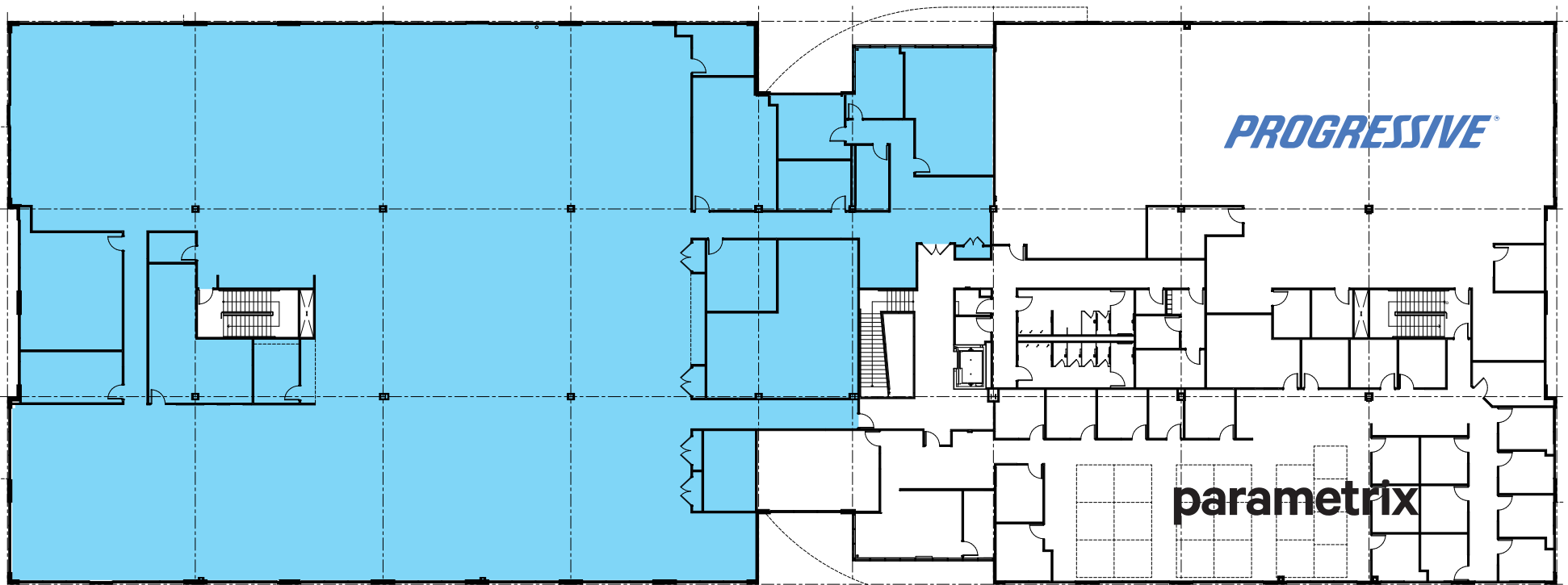


# JEFFERSON PLAZA

2ND FLOOR

FOR  
LEASE

25,654± RSF



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



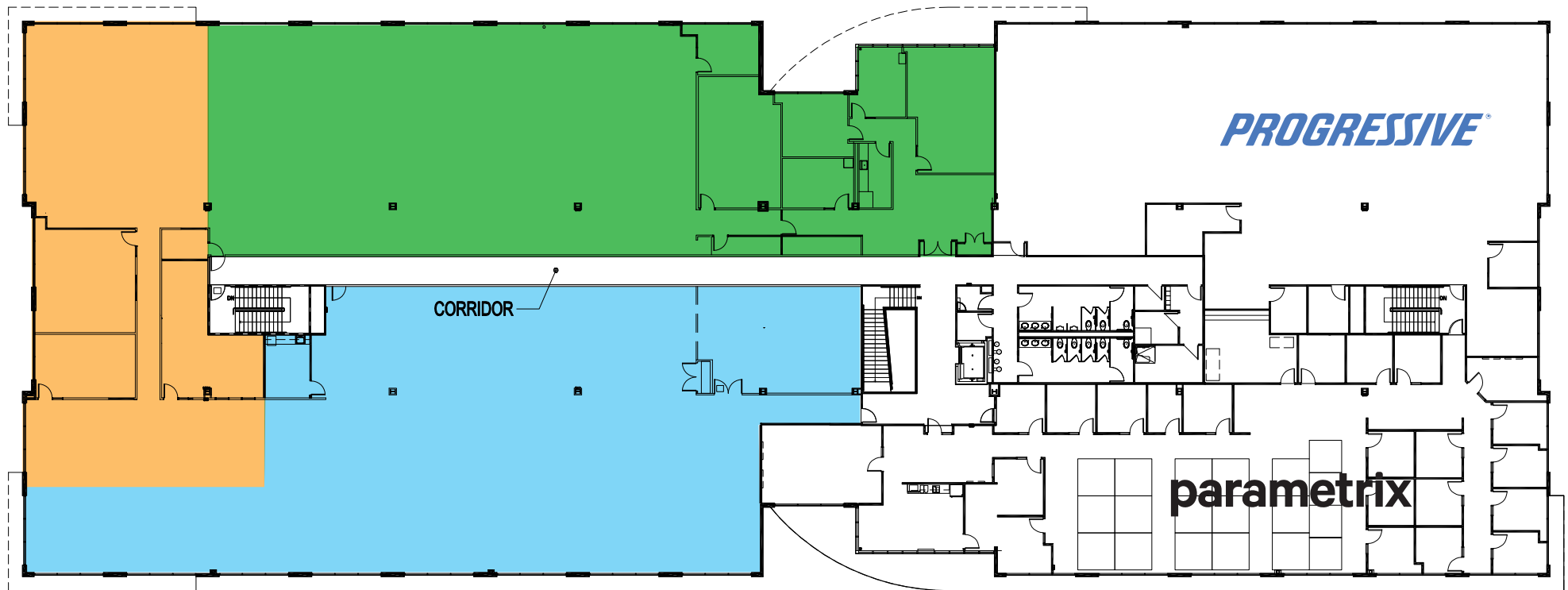
# JEFFERSON PLAZA

2ND FLOOR - DIVISION CONCEPT

FOR  
LEASE

Space B  
5,000 ± RSF

Space A  
9,847± RSF



Space C  
9,962± RSF

FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



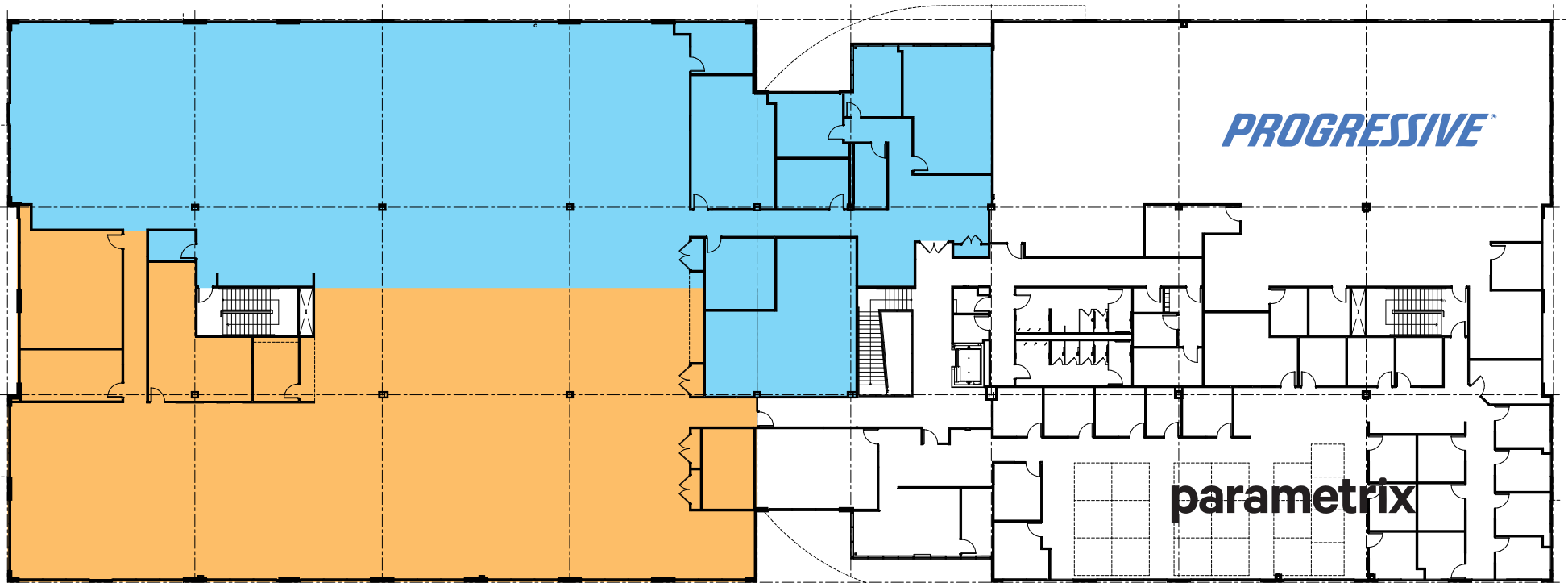
# JEFFERSON PLAZA

2ND FLOOR - DIVISION CONCEPT

(Call to discuss potential configurations)

FOR  
LEASE

**Suite 220**  
**14,300± RSF**



**Suite 230**  
**11,185± RSF**

FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

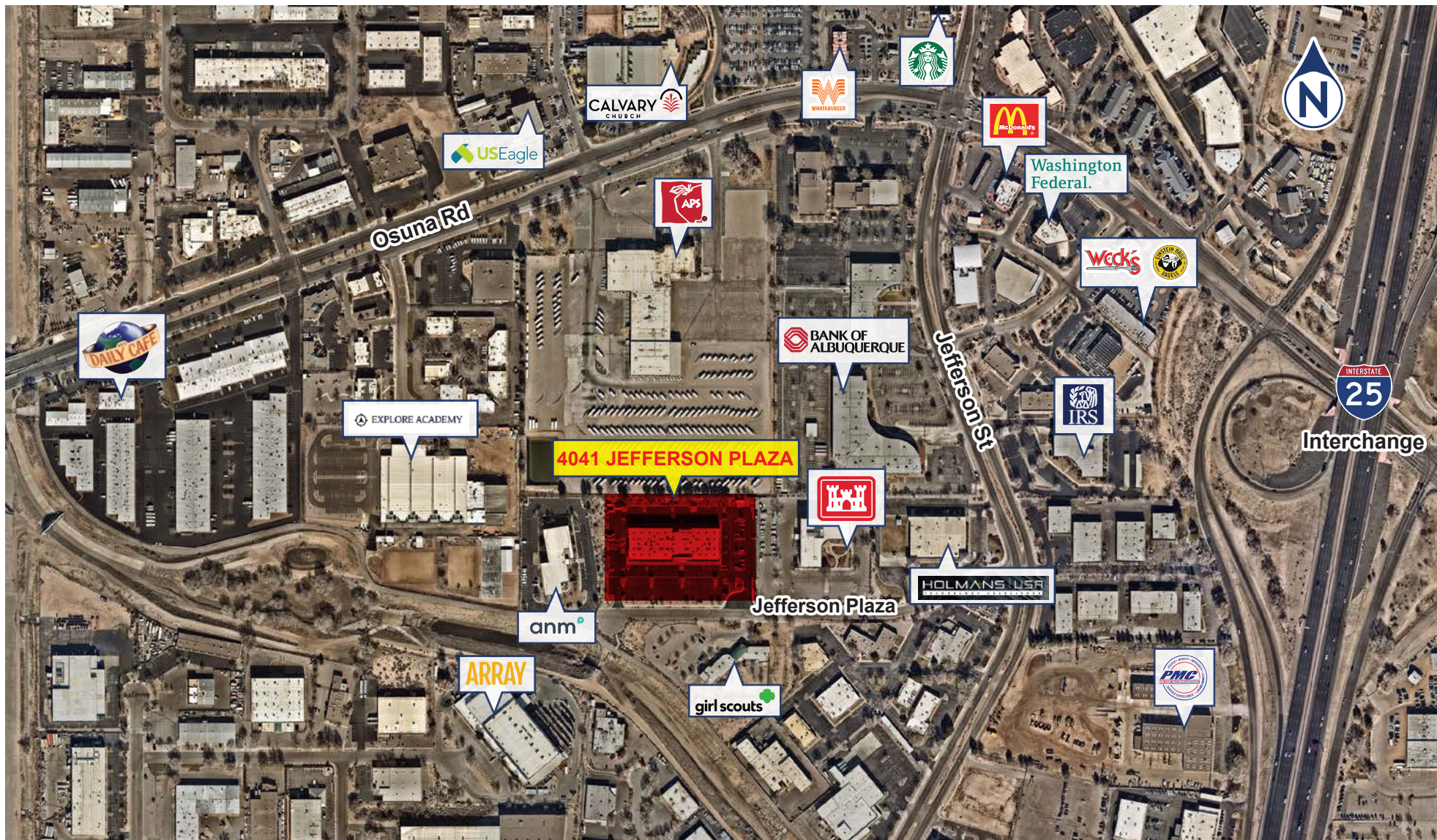
ARGUSINVESTMENTREALTY.COM



# JEFFERSON PLAZA

## AREA OVERVIEW

FOR  
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



# JEFFERSON PLAZA

AERIAL

FOR  
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



SOUTH VIEW AERIAL

**FOR  
LEASE**



**FOR LEASE** | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



# JEFFERSON PLAZA

AERIAL

FOR  
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



# JEFFERSON PLAZA

## DRIVE TIME DEMOGRAPHICS

FOR  
LEASE



### 5 MINUTE DRIVE TIME



Population - 26,456



Avg HH Income - \$54,921



### 10 MINUTE DRIVE TIME



Population - 129,188



Avg HH Income - \$67,063



### 15 MINUTE DRIVE TIME



Population - 289,389



Avg HH Income - \$69,112



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



# JEFFERSON PLAZA

CONTACT INFORMATION

FOR  
LEASE



## CONTACT

**SCOTT THROCKMORTON, SIOR**

✉ [scott@argusinvestmentrealty.com](mailto:scott@argusinvestmentrealty.com)

☎ 505.855.7602

**STACEY NENNINGER, CCIM**

✉ [stacey@argusinvestmentrealty.com](mailto:stacey@argusinvestmentrealty.com)

☎ 505.855.7608

FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

[ARGUSINVESTMENTREALTY.COM](http://ARGUSINVESTMENTREALTY.COM)

