

For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

1100 4th St. NW | Albuquerque, NM 87102

NEC 4th St. & Mountain Rd. NW



AVAILABLE

- Furnished Executive Suite:
 - ±108 RSF \$350/Mo. (Utilities Included)
- Suite C: ±1,090 RSF \$12.00/SF MG
Tenant pays gas, electric and in-suite janitorial

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- Executive suite includes furnishings, light reception, conference room and break room
- Suite C has an exterior entrance and secured outdoor area
- Convenient downtown location with easy access to I-25 & I-40
- Walking distance to Monroe's, Slow Burn Coffee, and Rumor Pizza
- Parking: 21 spaces with additional street parking

NA SunVista

got space

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

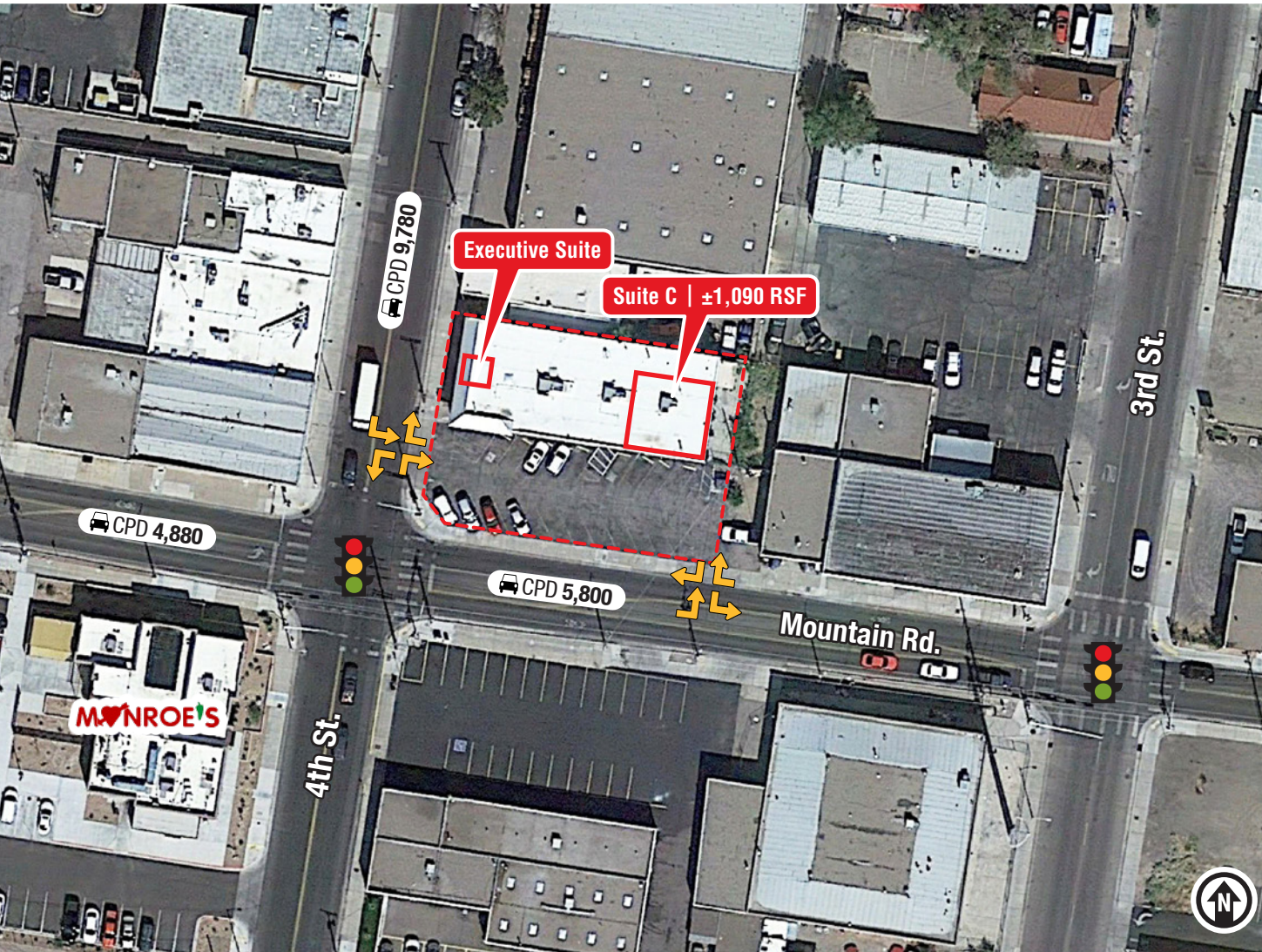
Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

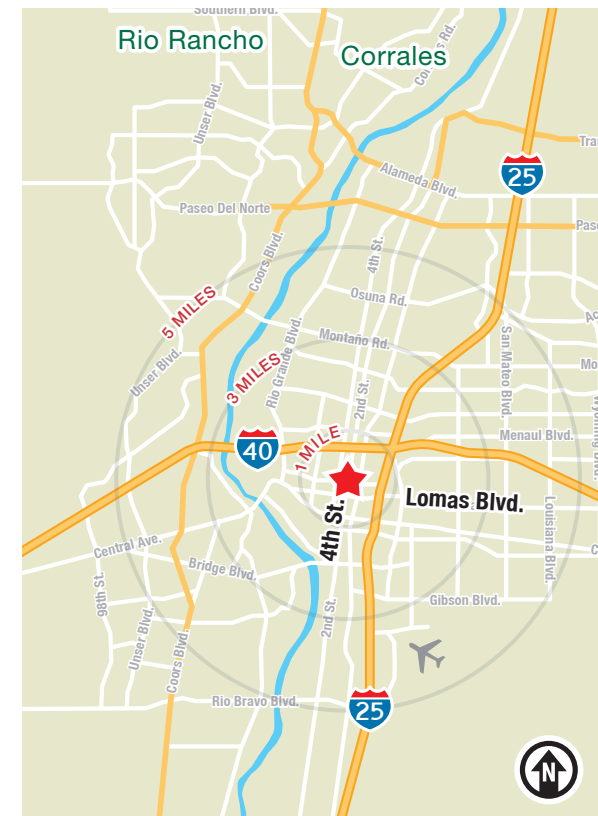
1100 4th St. NW | Albuquerque, NM 87102



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,957	95,324	251,724
Average HH Income	\$53,638	\$64,400	\$64,342
Daytime Employment	35,955	107,865	200,916

2021 Forecasted by Esri



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

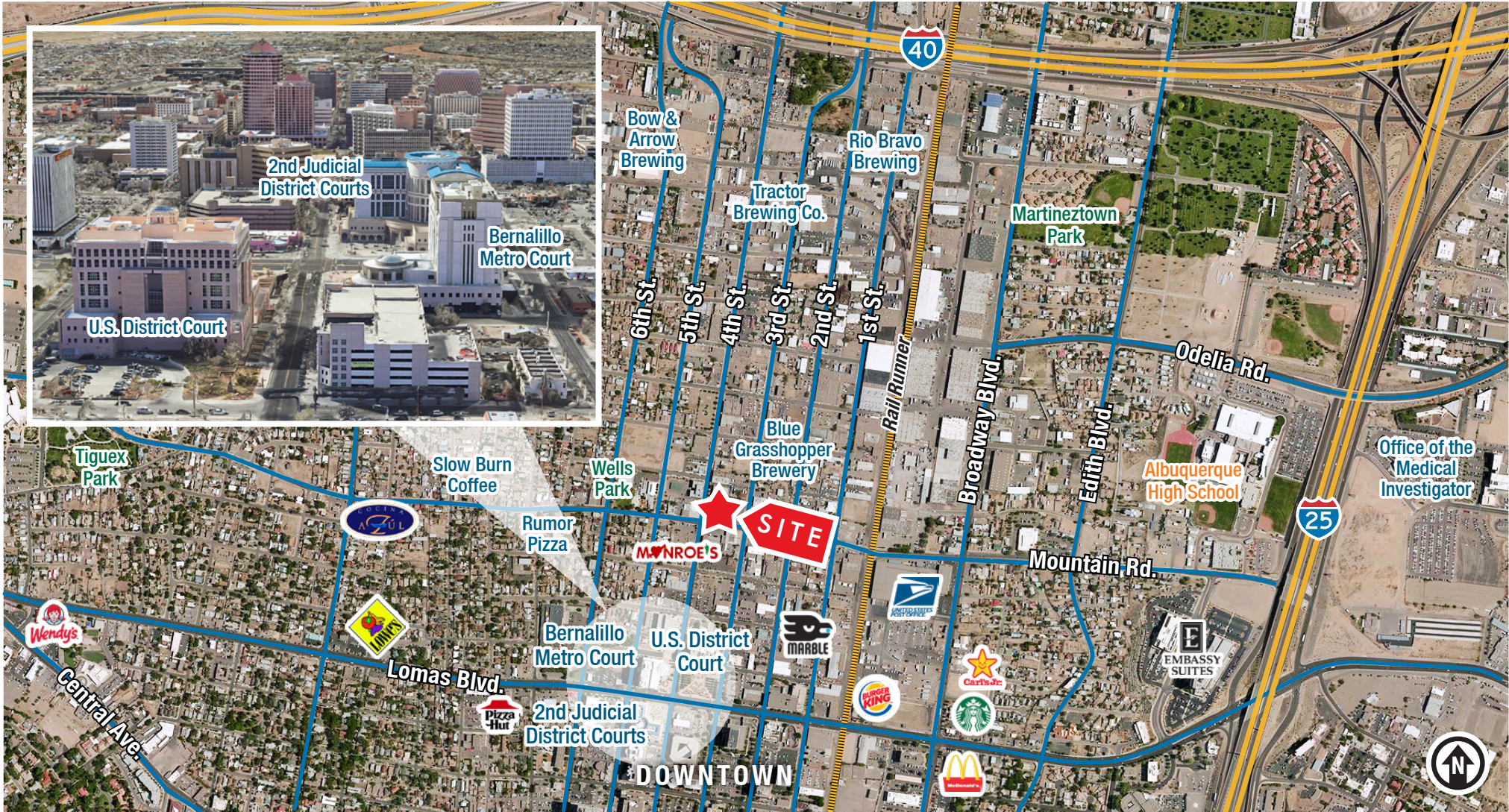
For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

1100 4th St. NW | Albuquerque, NM 87102

LOCATION



NA SunVista    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

1100 4th St. NW | Albuquerque, NM 87102

EXECUTIVE SUITE



NA SunVista    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

1100 4th St. NW | Albuquerque, NM 87102

SUITE C



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

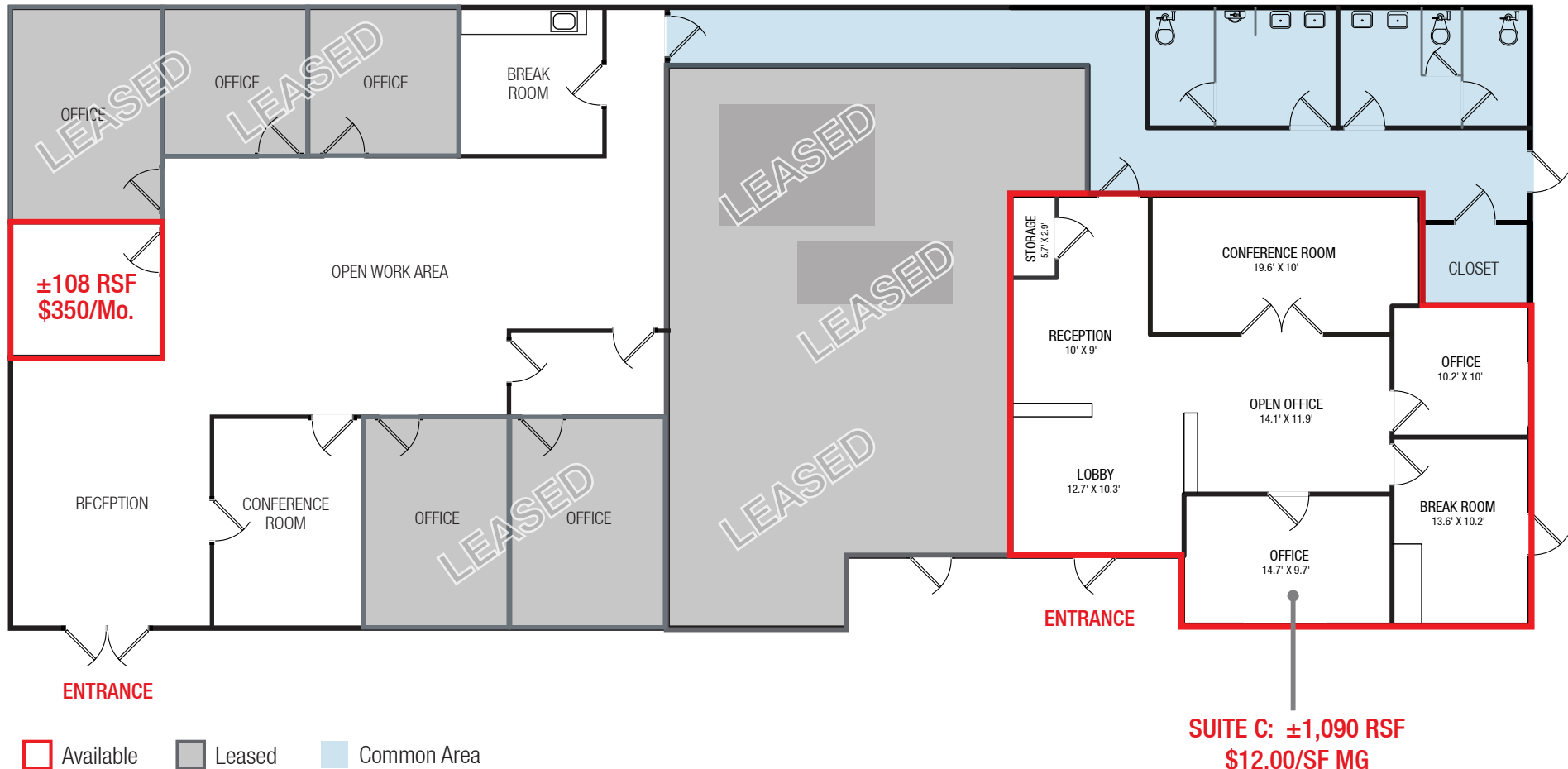
For Lease

Downtown Office/Retail Opportunity

CONVENIENT LOCATION WITH EASY ACCESS TO I-25 & I-40

1100 4th St. NW | Albuquerque, NM 87102

FLOOR PLAN



Floorplan Not to Scale



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Danaë Fernandez
danae@sunvista.com
505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669