

# Jefferson Green Office Building

7603 Jefferson St. NE | Albuquerque, NM 87109

For Lease



BUILD TO SUIT | READY FOR CONSTRUCTION IN JOURNAL CENTER



Available:  
±15,000 -  
31,500 SF



Lease Rate:  
See Advisor

#### PROPERTY HIGHLIGHTS

- Prime location in the Journal Center across the street from restaurants, banks, hotels, and other amenities and services
- Beautiful Class A office building
- Easy access to all parts of the city
- Building signage available
- 4 parking spaces per 1,000 SF

**NA**SunVista

got space

Dave Hill, CCIM, SIOR  
dave@sunvista.com  
505 238 6413



# For Lease

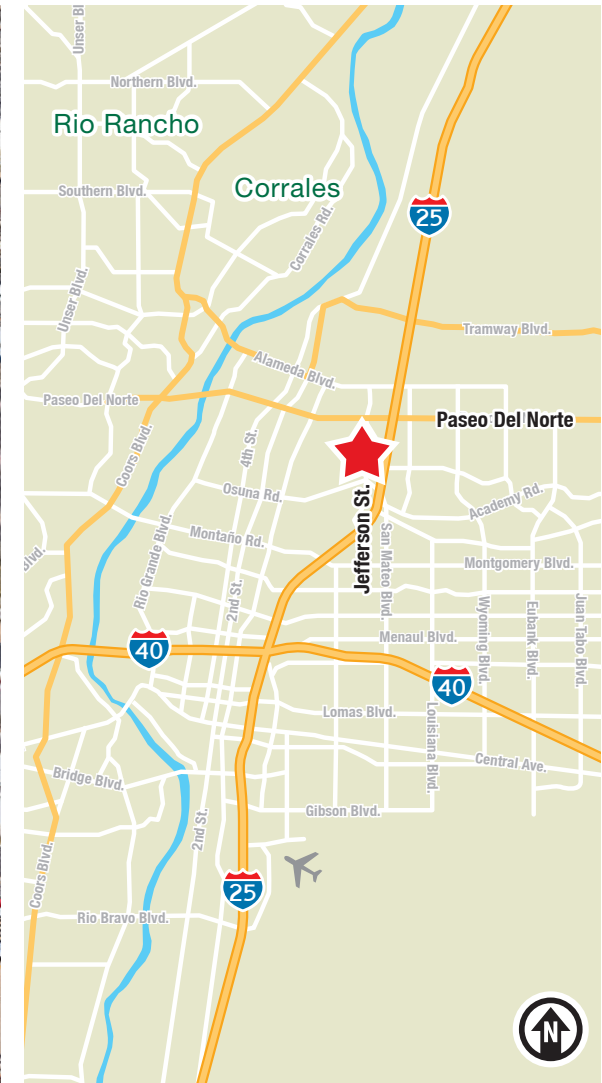
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## READY FOR CONSTRUCTION IN JOURNAL CENTER

7603 Jefferson St. NE | Albuquerque, NM 87109



## LOCATION



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** [sunvista.com](http://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.

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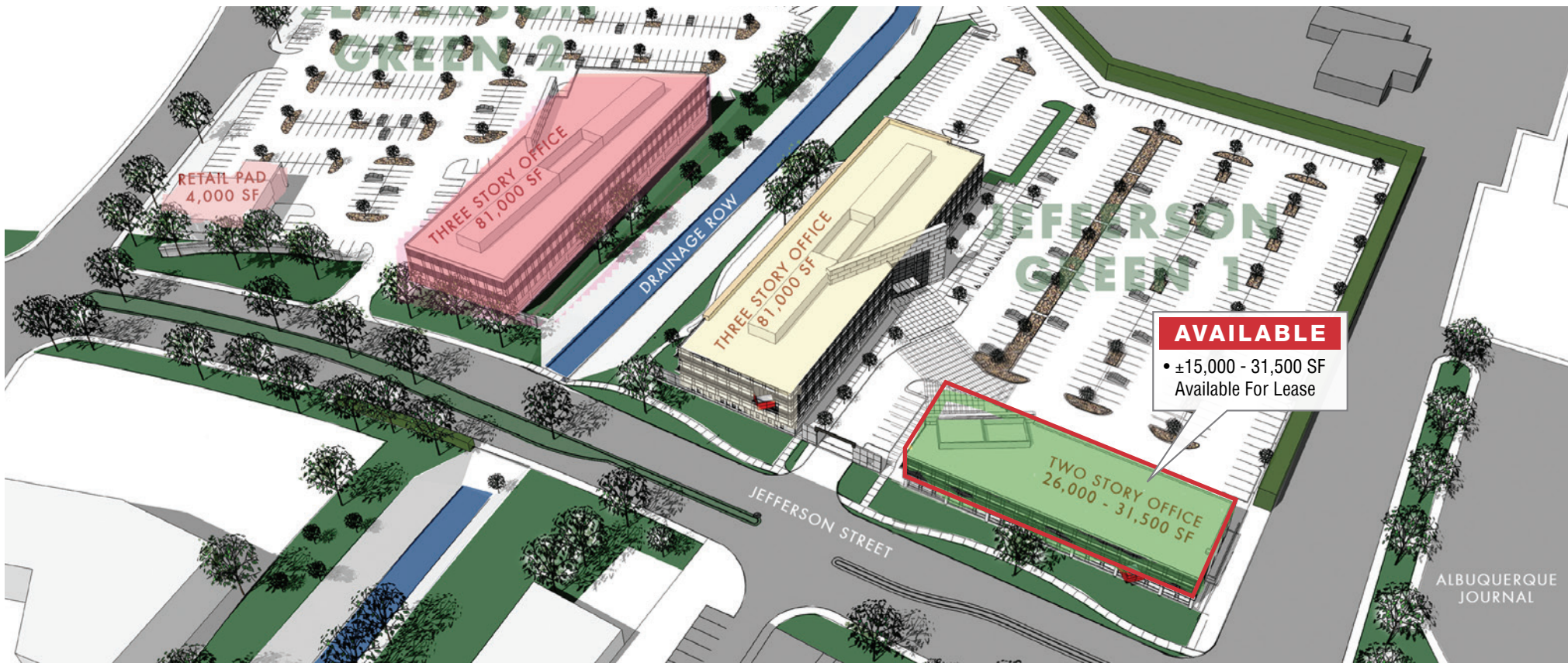
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SITE PLAN



### 7501 Jefferson St.

- Future three-story building
- ±81,000-100,000 SF for lease
- Future retail pad site

### 7601 Jefferson St.

- Completed in June 2006
- ±81,000 SF office building



### 7603 Jefferson St.

- Ready for construction
- ±15,000-31,500 SF available for lease



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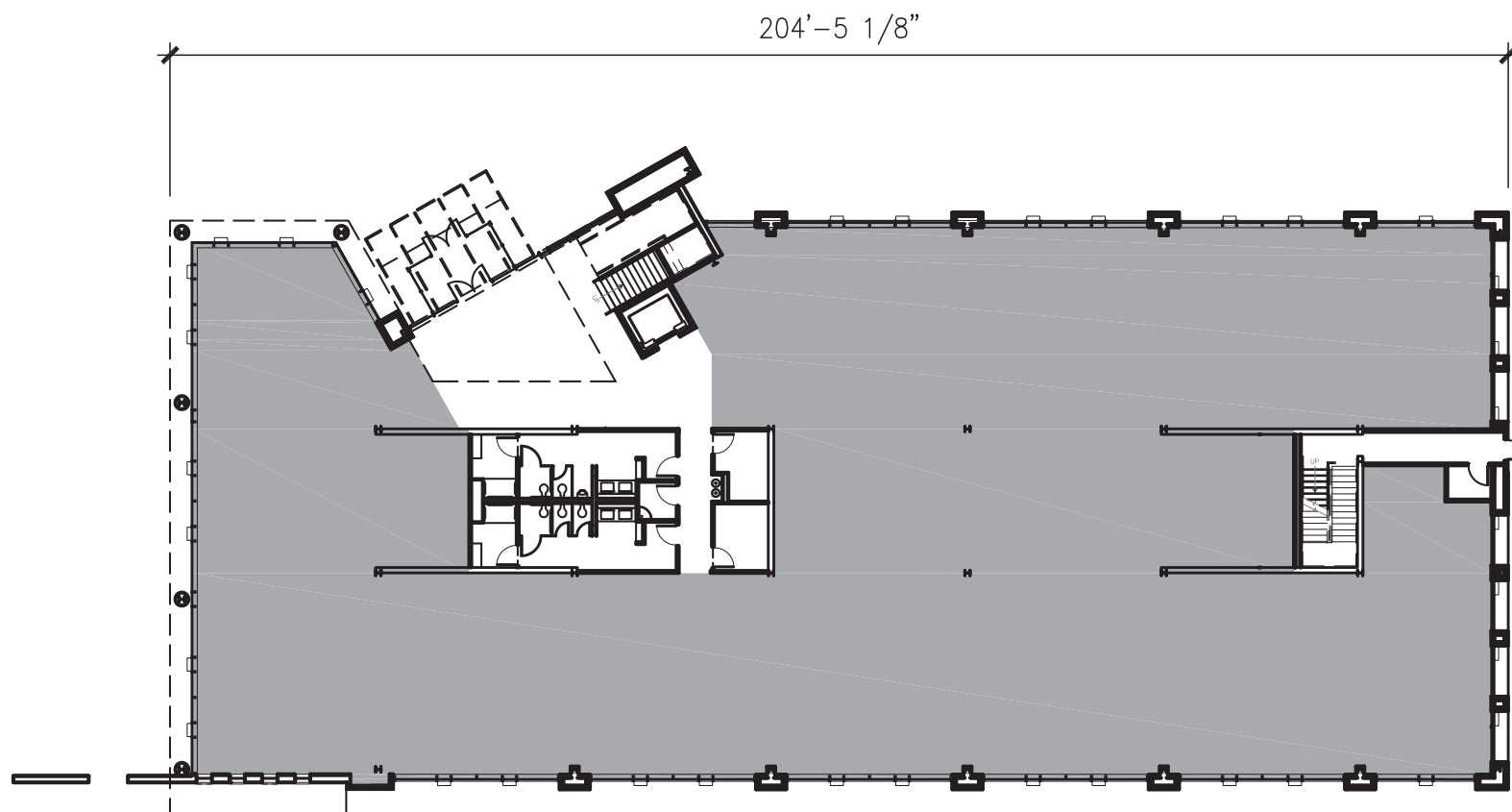
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FLOOR PLAN

## 1st FLOOR

AVAILABLE

±15,000 - 31,500 SF



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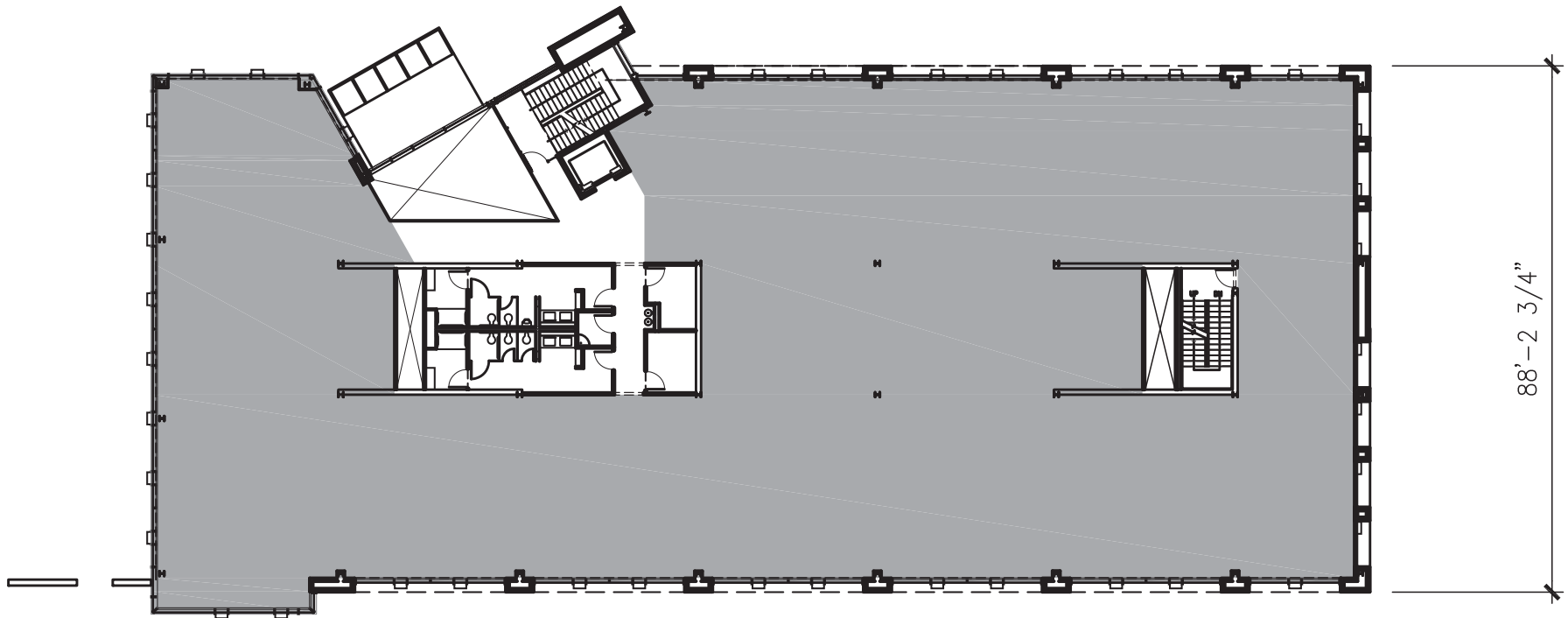
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FLOOR PLAN

2nd FLOOR

AVAILABLE

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