

For  
Sublease

# Office Space at Courtyard I

CONVENIENT LOCATION IN JOURNAL CENTER NEAR I-25

7500 Jefferson St. NE | Albuquerque, NM 87109

*NEC Jefferson St. & Masthead St. NE*



Lease Rate:  
\$19.75/SF Full Service



Available:  
Suite 100:  $\pm$ 4,739 SF

## PROPERTY HIGHLIGHTS

- Master lease expires 1-31-2024
- Landlord will agree to extend lease
- Spaces have a great existing build-out with glass hard-wall offices
- IDO Zoning: NR-BP

**NAI**SunVista

got space

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

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

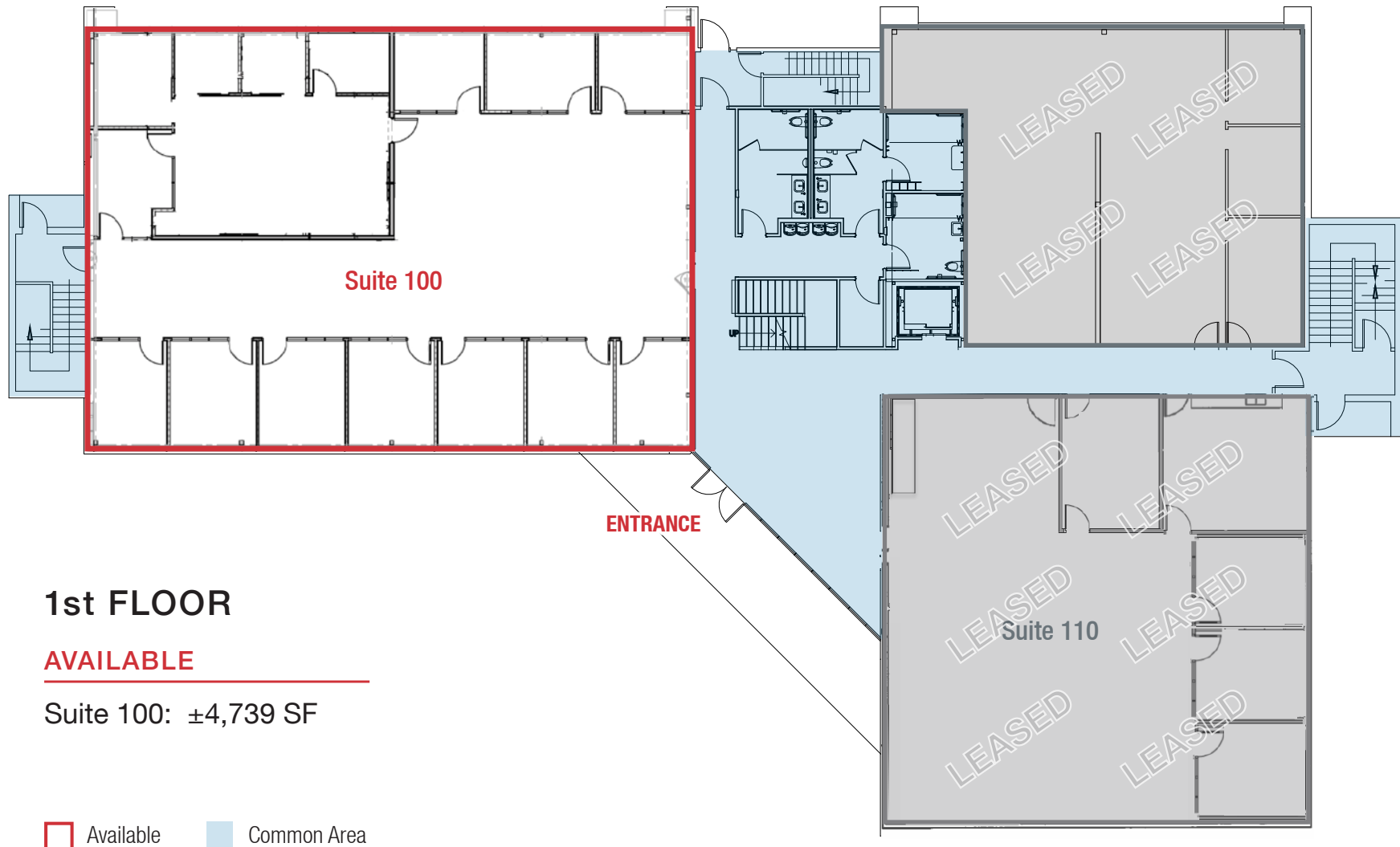
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FLOOR PLAN



## 1st FLOOR

AVAILABLE

Suite 100:  $\pm 4,739$  SF



Available



Common Area



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

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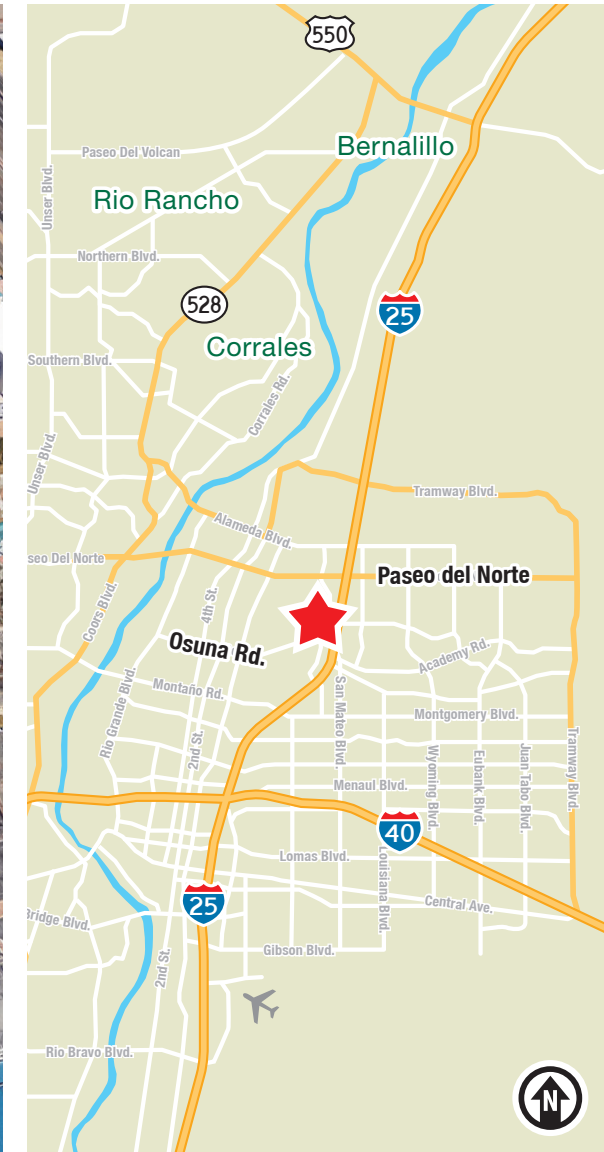
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PHOTOS



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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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