

For Lease

Downtown Office 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:
 - ±152 RSF \$500/Mo.(Utilities Included)

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- Executive suite includes furnishings, light reception, conference room and break room
- Convenient downtown location with easy access to I-25 & I-40
- Walking distance to Monroe's, Slow Burn Coffee, and Rumor Pizza
- Wi-Fi accessibility
- Parking: 21 spaces with additional street parking

NAI SunVista

got space

Danaë Fernandez
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505 604 8766

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

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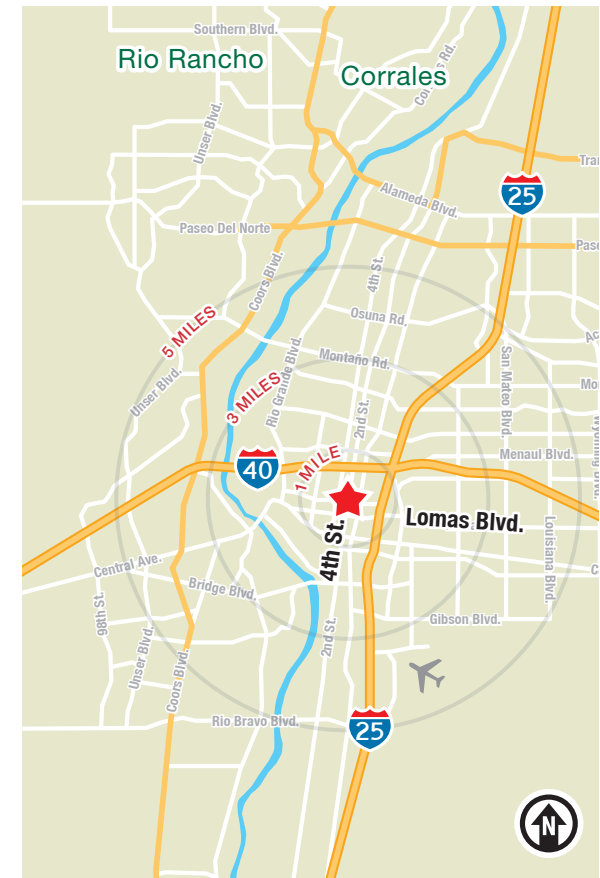


LOCATION

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



NAI SunVista

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

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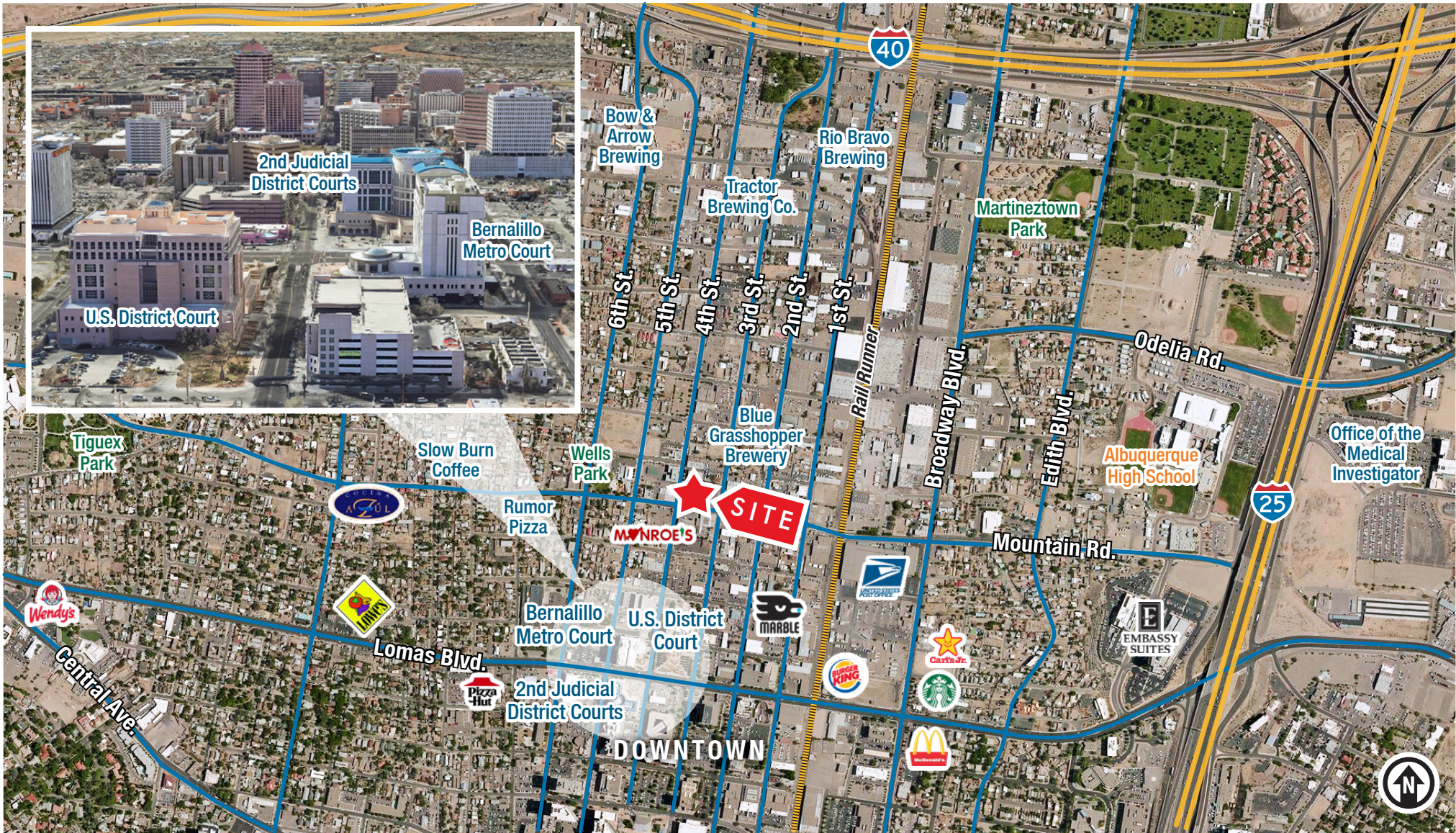
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LOCATION



NAISunVista

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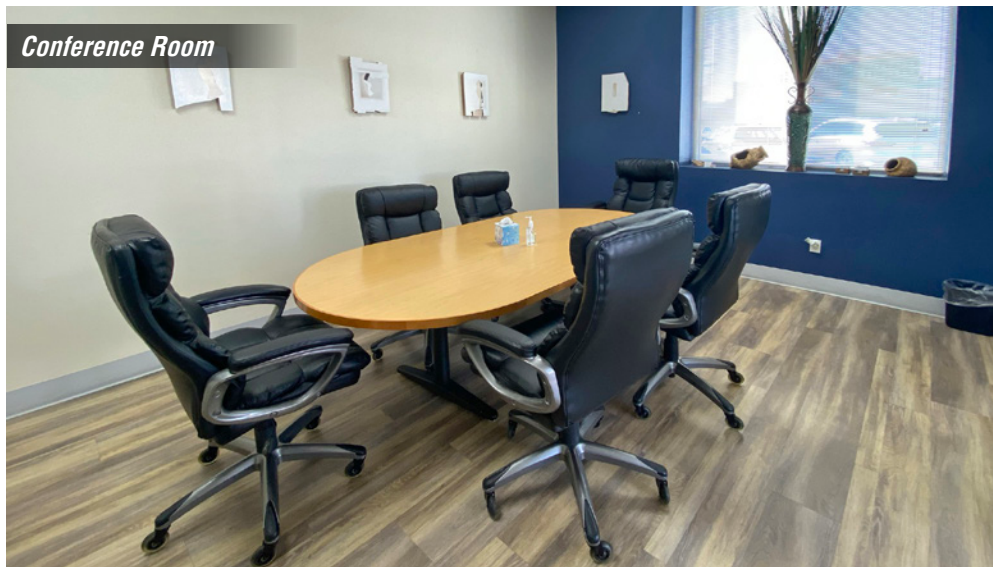
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EXECUTIVE SUITE



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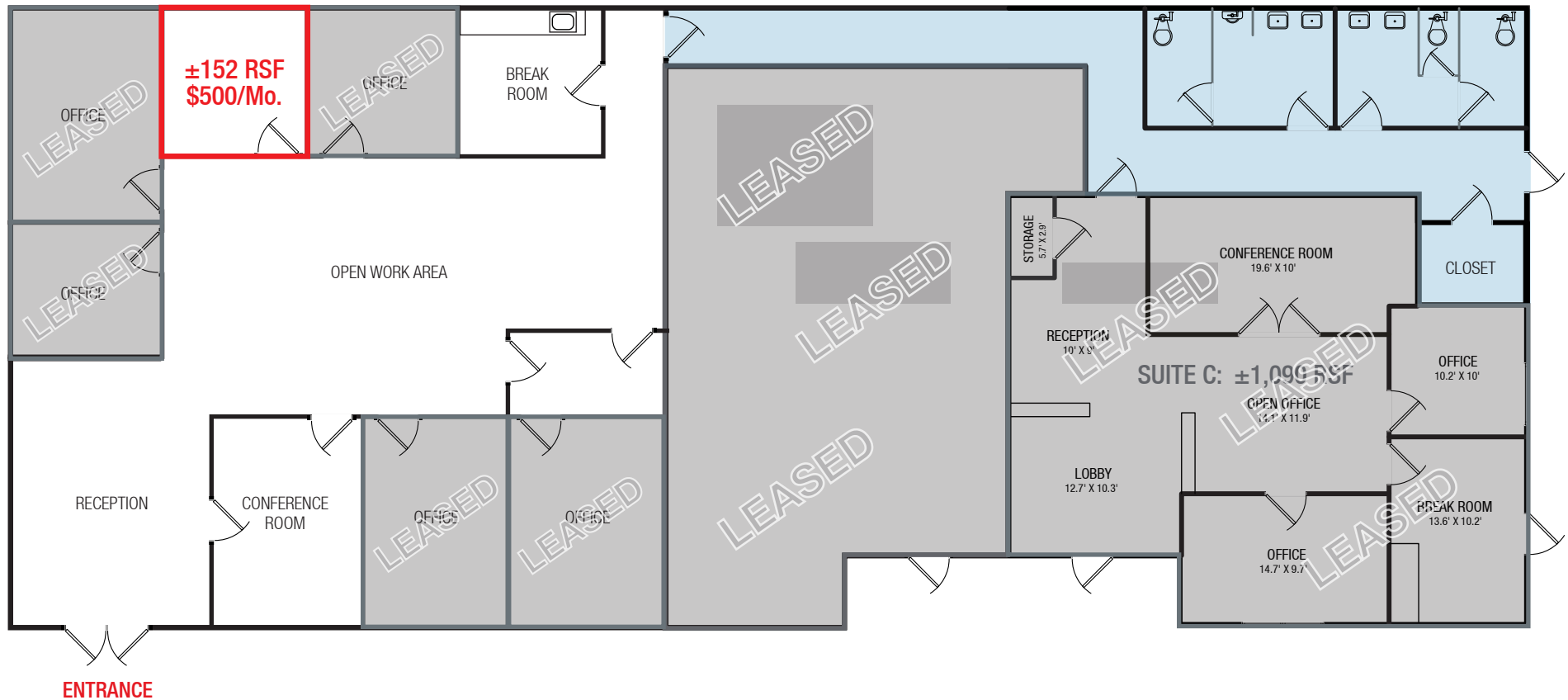
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FLOOR PLAN



 Available Leased Common Area

Floorplan Not to Scale