

**For  
Lease**



# Uptown Office Suites

ONE TOWNE CENTER NEAR I-40



## UNDERGROUND PARKING AVAILABLE

**LEASE RATE**  
\$16.50-17.50/RSF  
Full Service

- Monument signage available
- Lots of windows and natural light
- Strong parking ratio
- Near Uptown location conveniences such as restaurants, coffee shops and hotels
- Building conference and break rooms available

6121 Indian School Rd. NE | Albuquerque, NM 87110

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±190 - 4,947 RSF  
Available**

**DJ Brigman** SIOR, CCIM  
DJ@sunvista.com | 505 998 1562

**Danaë Fernández**  
danae@sunvista.com | 505 604 8766

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

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## FLOOR PLAN

### 1ST FLOOR

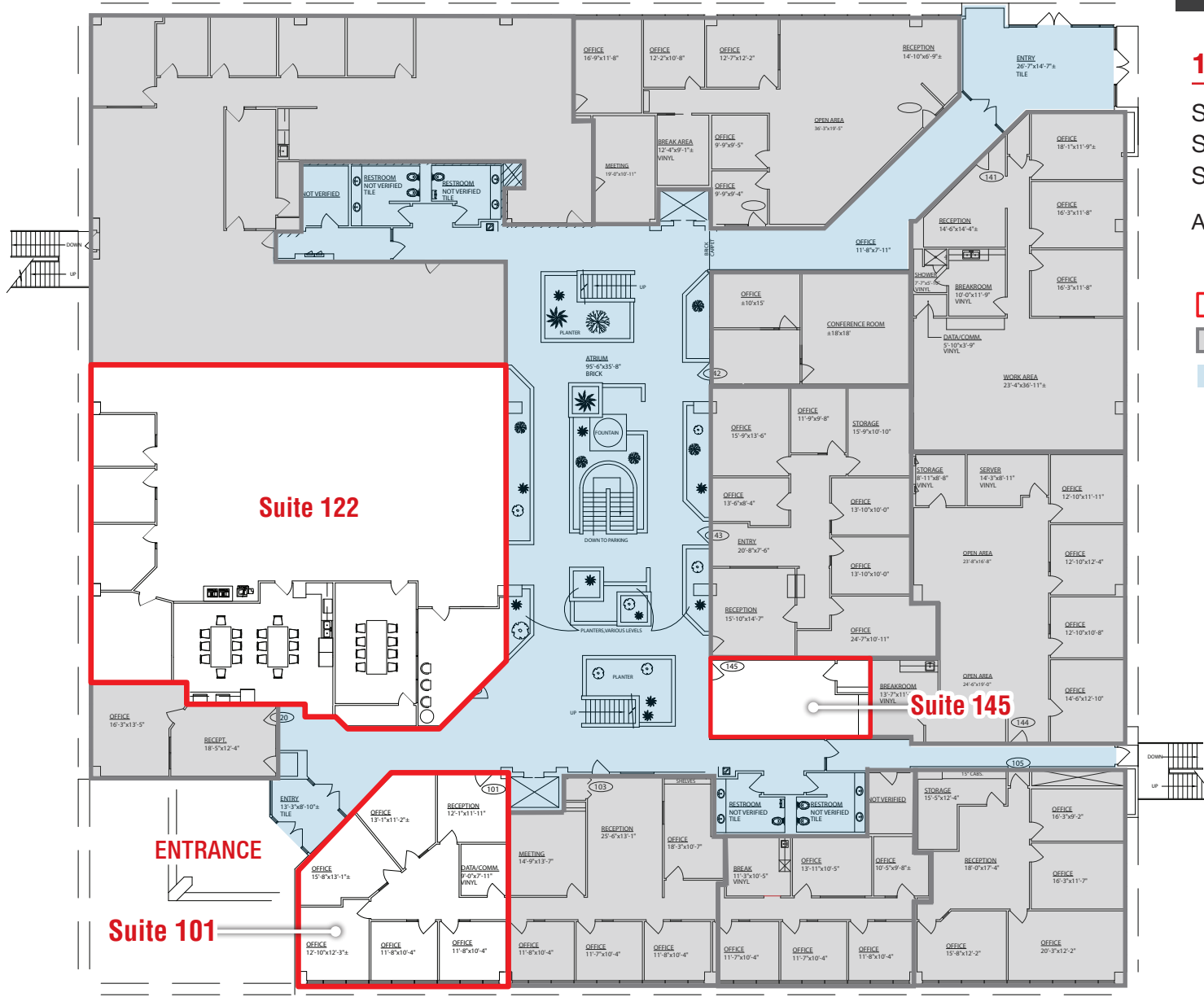
Suite 101: ±1,362 RSF \$17.50/RSF

Suite 122: ±4,947 RSF \$17.50/RSF

Suite 145: ±190 RSF \$16.50/RSF

All Rates are Full Service

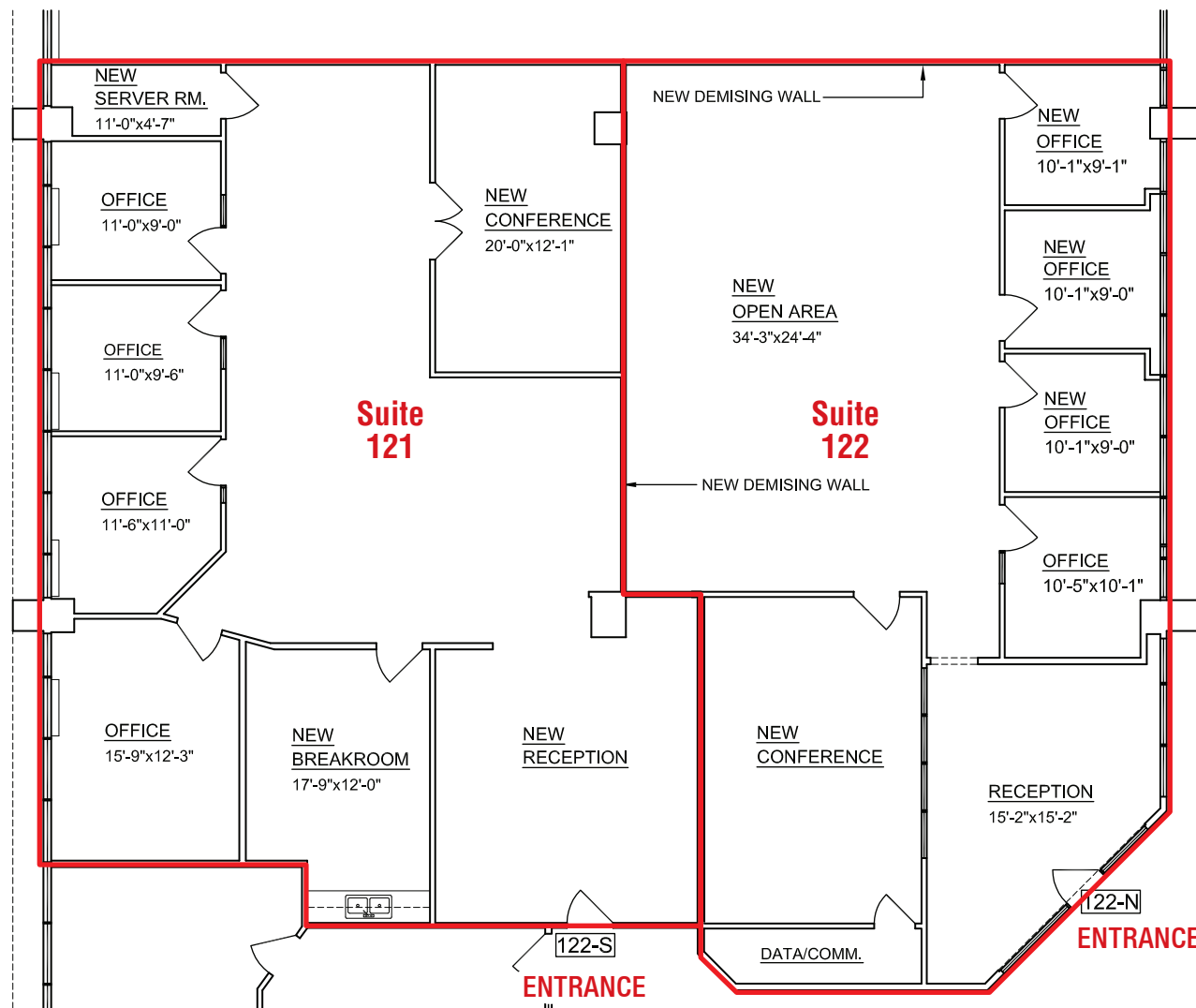
- Available
- Leased
- Common Area



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## FLOOR PLAN



### SUITE 122 CONCEPTUAL FLOOR PLAN

Suite 121: ±2,416 RSF

Suite 122: ±2,315 RSF

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## FLOOR PLAN

### 2ND FLOOR

- Shared building conference room
- Shared building break room



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**SUITE 122**



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
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*Building Conference Room*



*Building Break Room*

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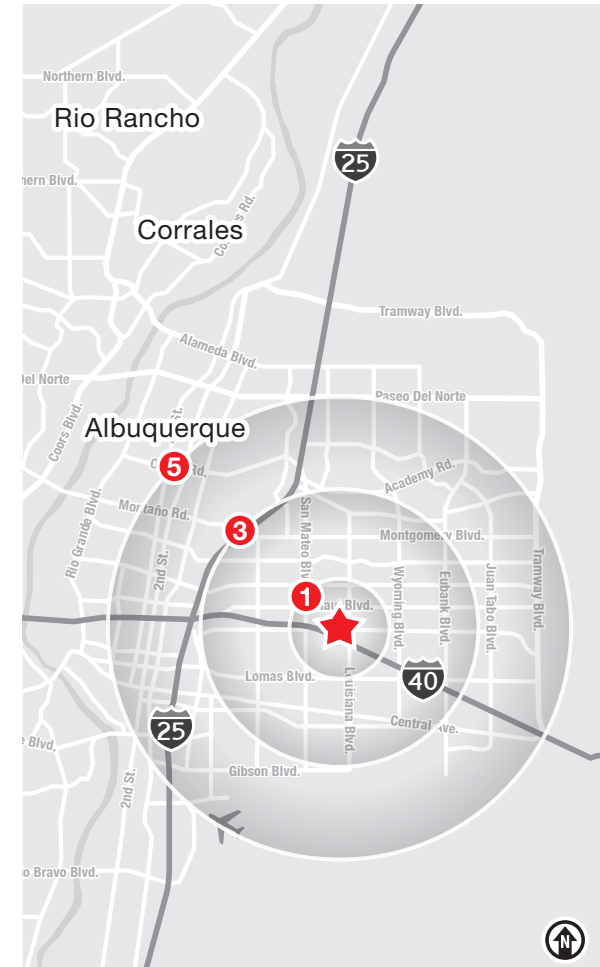
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## LOCATION

| Demographics                                                                                           | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Total Population   | 12,860   | 137,302  | 310,834  |
|  Average HH Income  | \$76,792 | \$77,787 | \$83,790 |
|  Daytime Employment | 18,940   | 93,498   | 253,917  |

2024 Forecasted by Esri



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