

**For
Lease**



Uptown Office Suites

ONE TOWNE CENTER NEAR I-40



UNDERGROUND PARKING AVAILABLE

LEASE RATE

\$17.50/SF
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

**±1,362 - 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

For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110

FLOOR PLAN

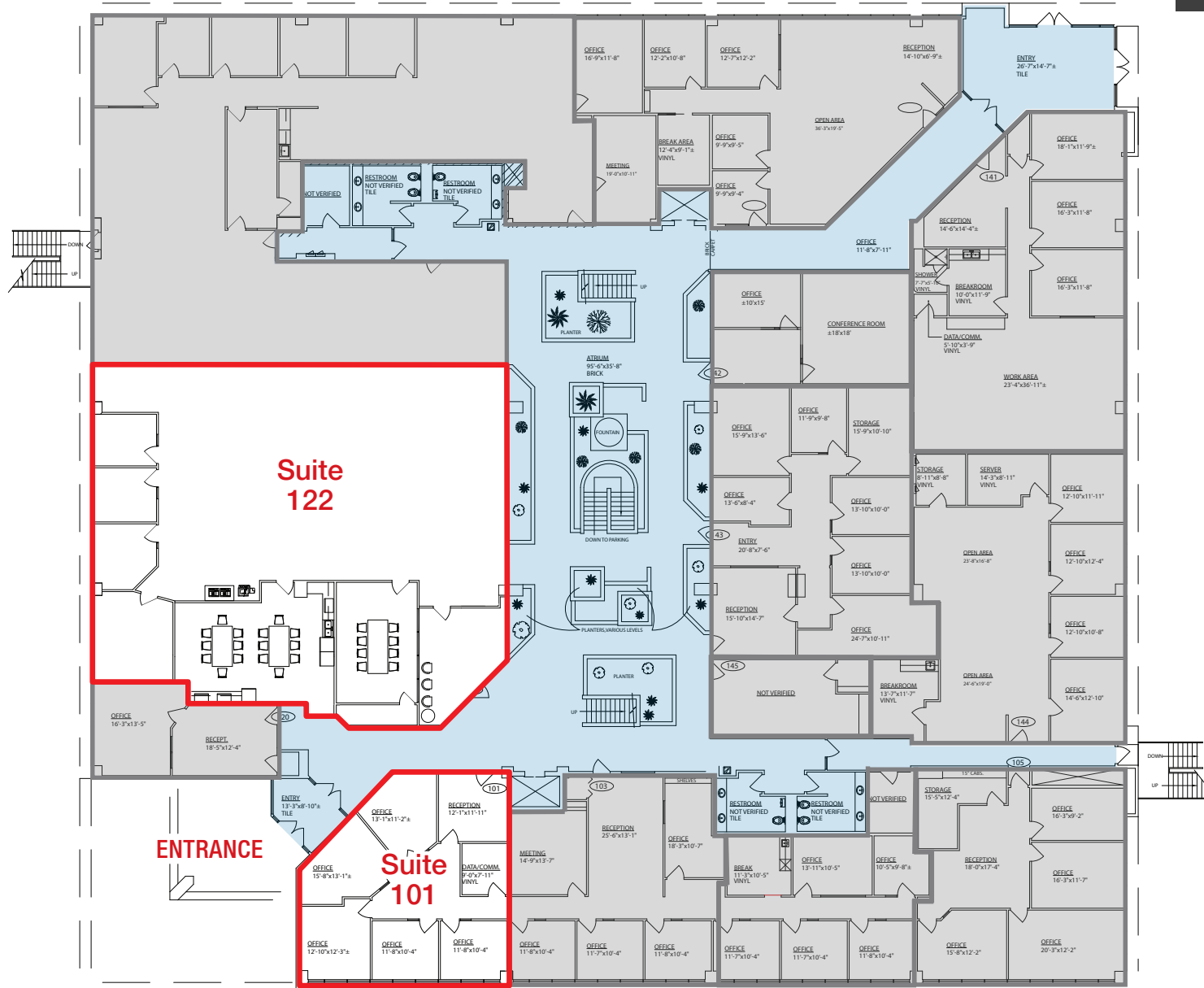
1ST FLOOR

Suite 101: ±1,362 RSF \$17.50/SF
(Available 8/1/2025)

Suite 122: ±4,947 RSF \$17.50/SF

All Rates are Full Service

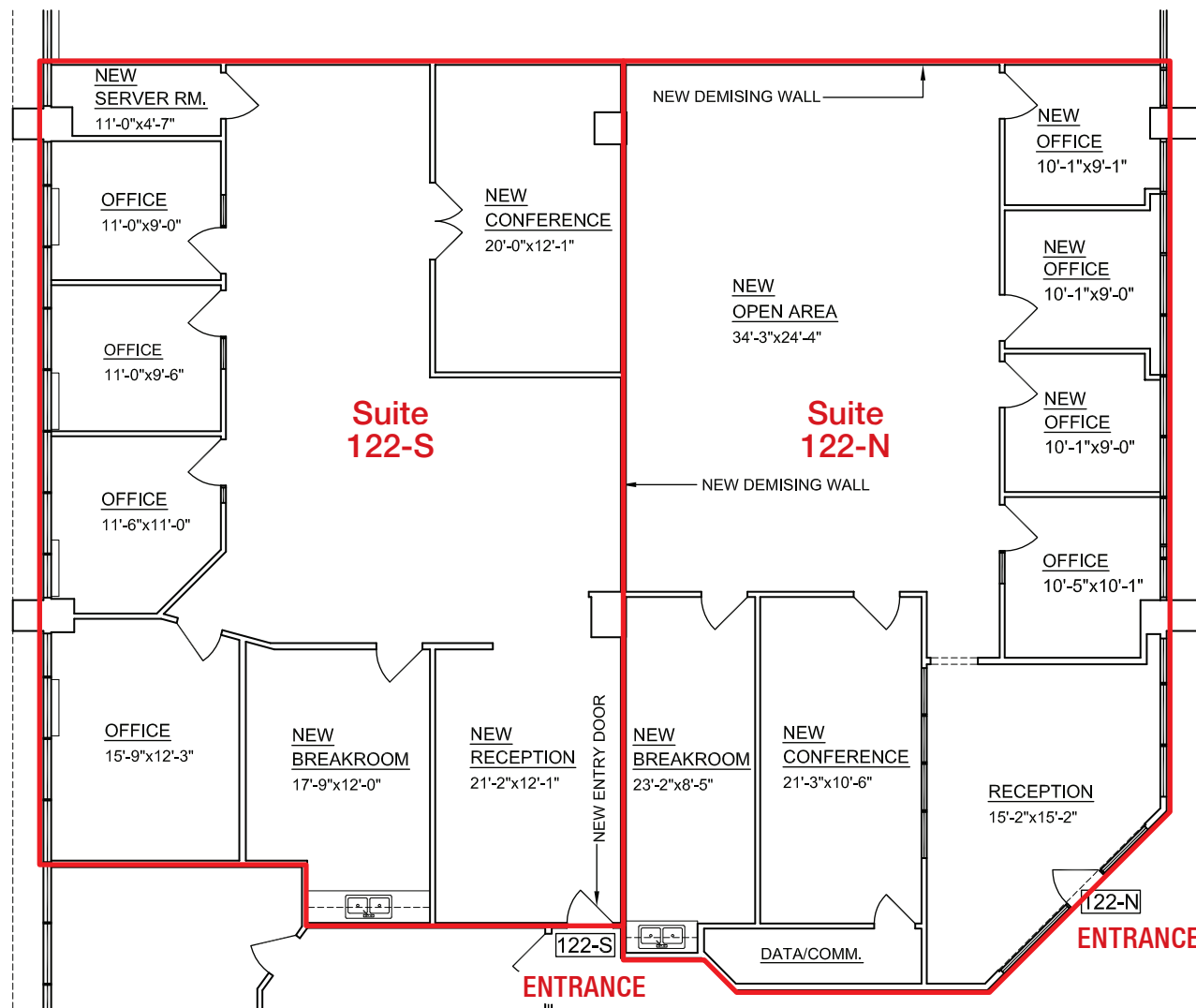
- Available
- Leased
- Common Area



For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110

FLOOR PLAN



SUITE 122 CONCEPTUAL FLOOR PLAN

Suite 122-S: ±2,361 RSF

Suite 122-N: ±2,369 RSF

For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110

FLOOR PLAN

2ND FLOOR

- Shared building conference room
- Shared building break room



For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110

SUITE 122



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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

For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110



Building Conference Room



Building Break Room

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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

For Lease

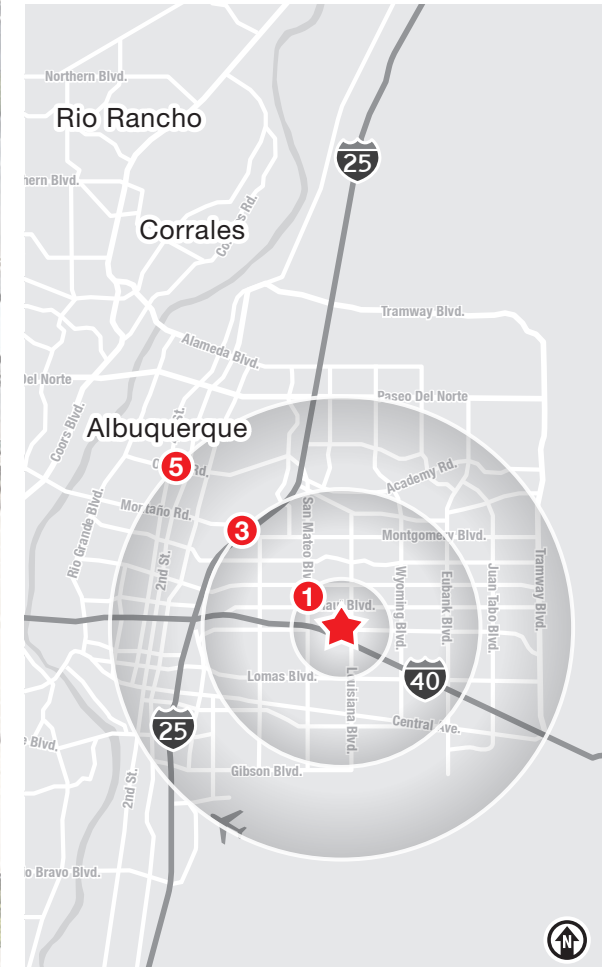
6121 Indian School Rd. NE | Albuquerque, NM 87110



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



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

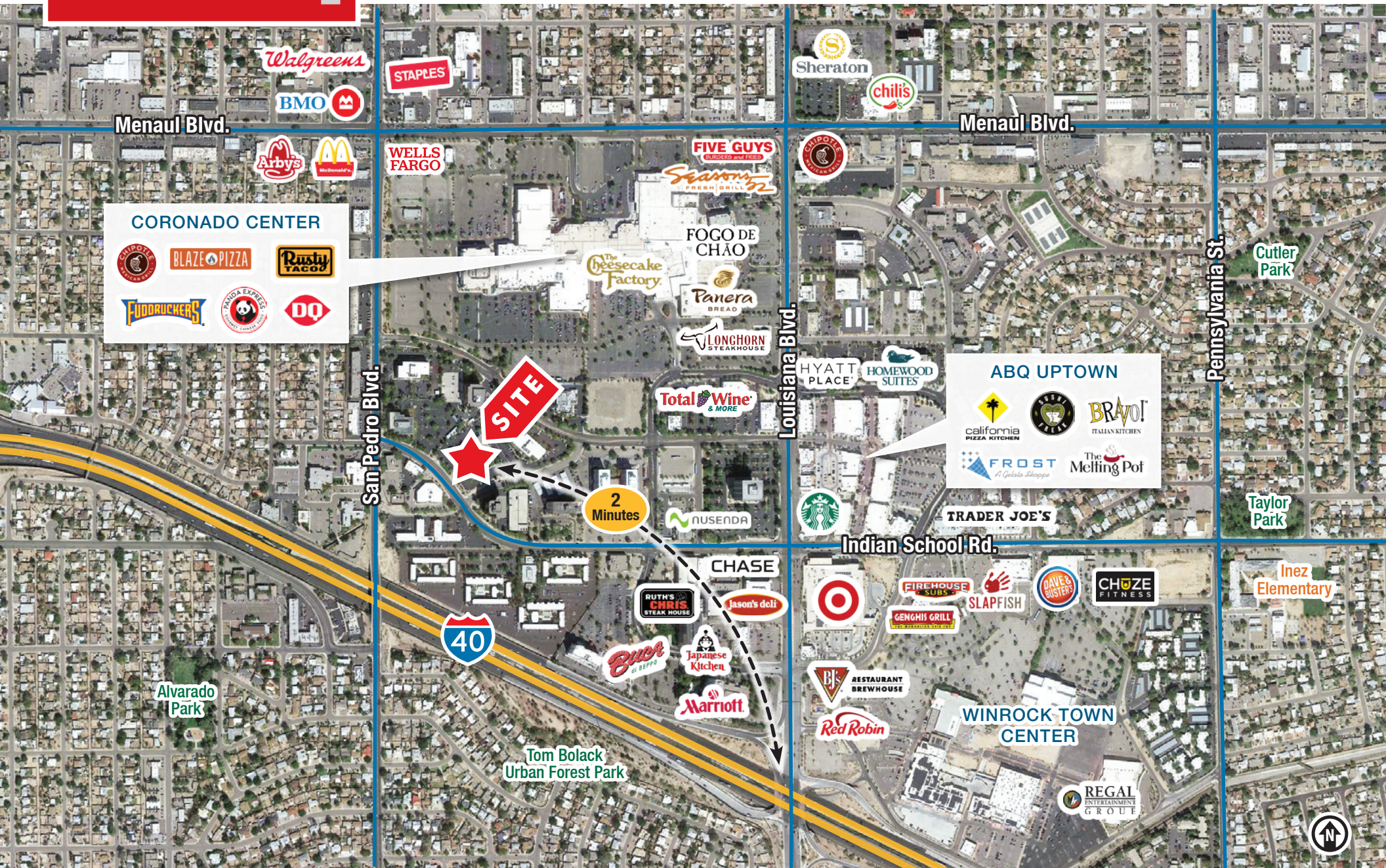
DJ Brigman SIOR, CCIM
DJ@sunvista.com
505 998 1562

Danaë Fernández
danae@sunvista.com
505 604 8766

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

For Lease

6121 Indian School Rd. NE | Albuquerque, NM 87110



NAISunVista

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.

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