For Lease

Uptown Office Suites

ONE TOWNE CENTER NEAR I-40

UNDERGROUND PARKING AVAILABLE

±440 - 2,315 RSF 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

DJ Brigman SIOR, CCIM
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Danaë Fernández
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NAI SunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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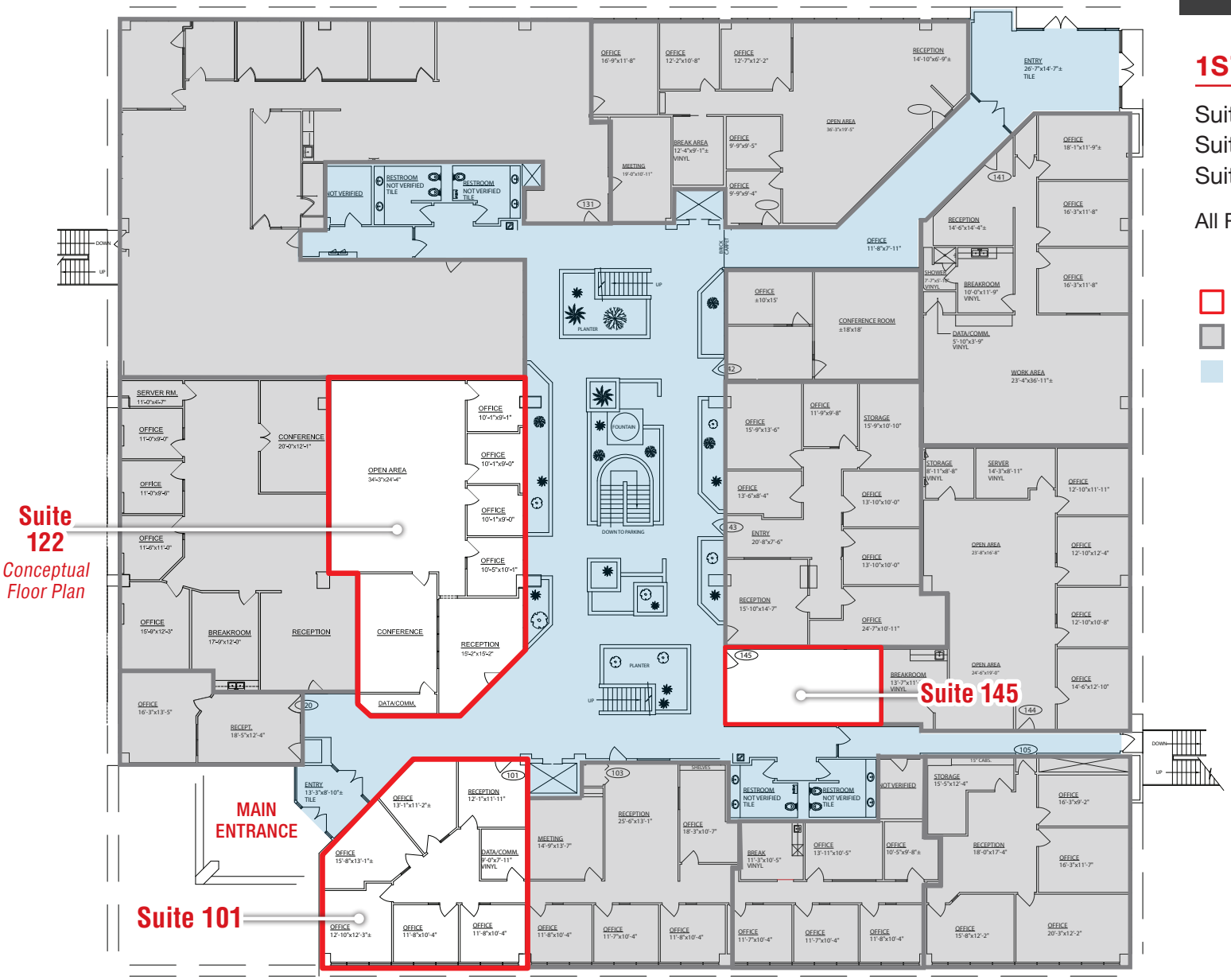
FLOOR PLAN



1ST FLOOR

Suite 101:	±1,362 RSF	$17.50/RSF
Suite 122:	±2,315 RSF	$16.50/RSF
Suite 145:	±440 RSF	$16.50/RSF

All Rates are Full Service

- Available
- Leased
- Common Area

NAI SunVista

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FLOOR PLAN

2ND FLOOR

- Shared building conference room
- Shared building break room

Leased

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Building Conference Room

Building Break Room

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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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LOCATION

The Uptown location features multiple amenities and restaurants:

RUTH'S CHRIS STEAK HOUSE · Buca di Beppo · Japanese Kitchen · Jason's deli · Total Wine & MORE

Adjacent to three regional malls:

CORONADO CENTER

Featuring:

The Cheesecake Factory · Panera BREAD · FOGO DE CHÃO · Seasons 52 FRESH GRILL · LONGHORN STEAKHOUSE

ABQ UPTOWN

Featuring:

The Melting Pot · Starbucks · BRAVO! ITALIAN KITCHEN · California PIZZA KITCHEN · BENIHANA · Sushi Freak

WINROCK TOWN CENTER

Featuring:

BJ's RESTAURANT BREWHOUSE · Red Robin · CHICKEN SALAD CHICK · FIREHOUSE SUBS · GIMANI · GENGHIS GRILL

NAI SunVista

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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