

For Lease



Uptown Office Suites

ONE TOWNE CENTER NEAR I-40



UNDERGROUND PARKING AVAILABLE

LEASE RATE

\$16.50/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

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±440 - 2,315 RSF
Available**

DJ Brigman SIOR, CCIM

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Danaë Fernández

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Dave Hill CCIM, SIOR

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FLOOR PLAN

1ST FLOOR

Suite 122: ±2,315 RSF \$16.50/RSF
Suite 145: ±440 RSF \$16.50/RSF

All Rates are Full Service

- Available
- Leased
- Common Area

Suite 122
Conceptual
Floor Plan

Suite 145



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FLOOR PLAN

2ND FLOOR

- Shared building conference room
- Shared building break room

 Leased
 Common Area

Building Conference Room

**Building
Break Room**

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Building Conference Room



Building Break Room

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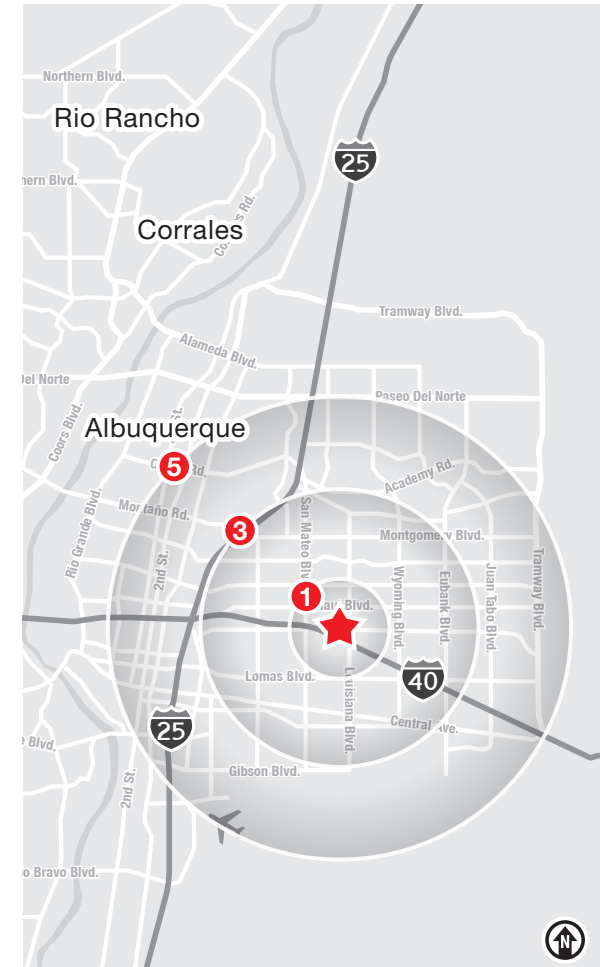
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LOCATION

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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LOCATION

The Uptown location features multiple amenities and restaurants:



Adjacent to three regional malls:

CORONADO CENTER

Featuring:



ABQ UPTOWN

Featuring:



WINROCK TOWN CENTER

Featuring:



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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