

**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

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FLOOR PLAN

1ST FLOOR

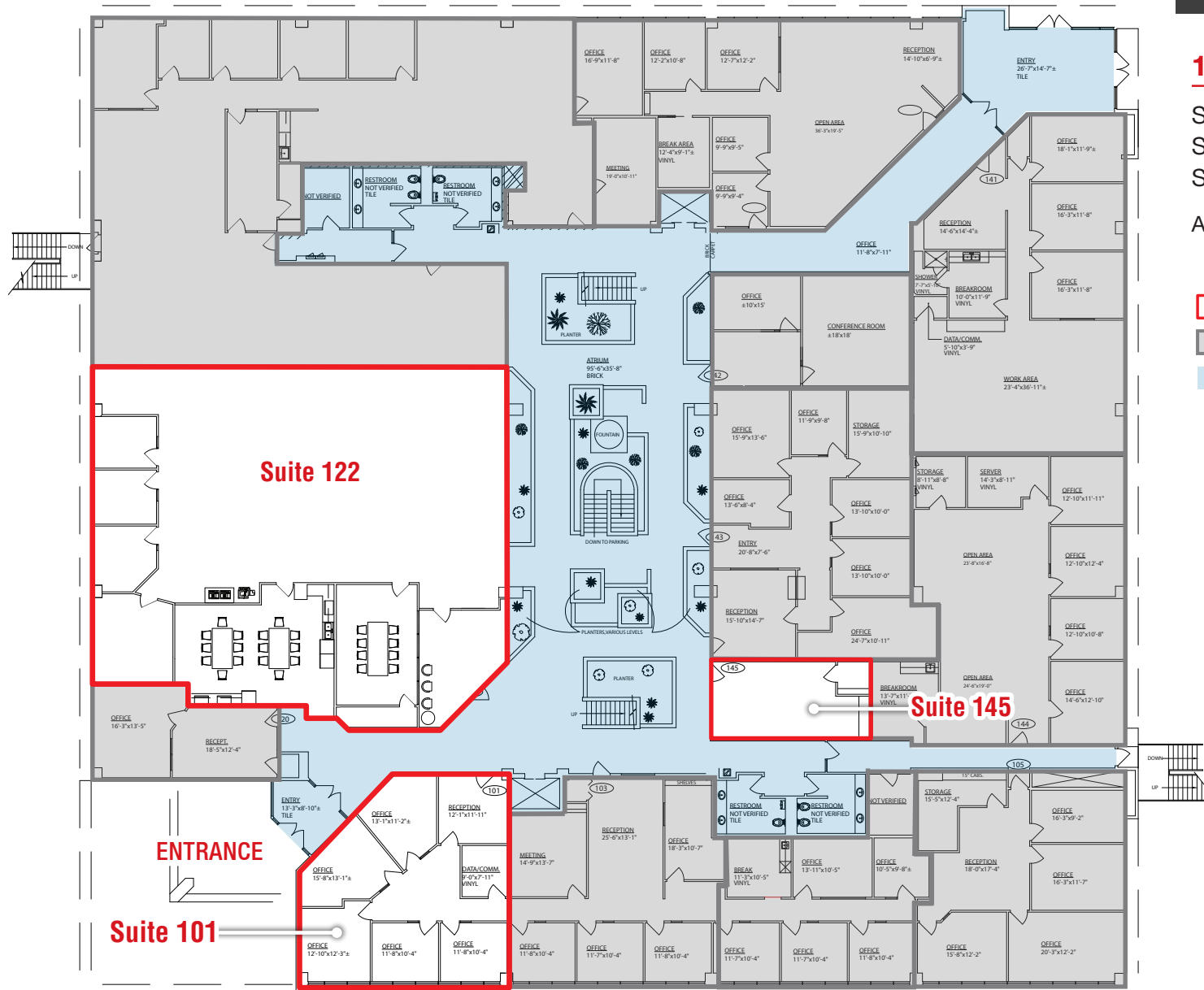
Suite 101: ±1,362 RSF \$17.50/RSF

Suite 122: ±4,947 RSF \$17.50/RSF

Suite 145: ±190 RSF \$16.50/RSF

All Rates are Full Service

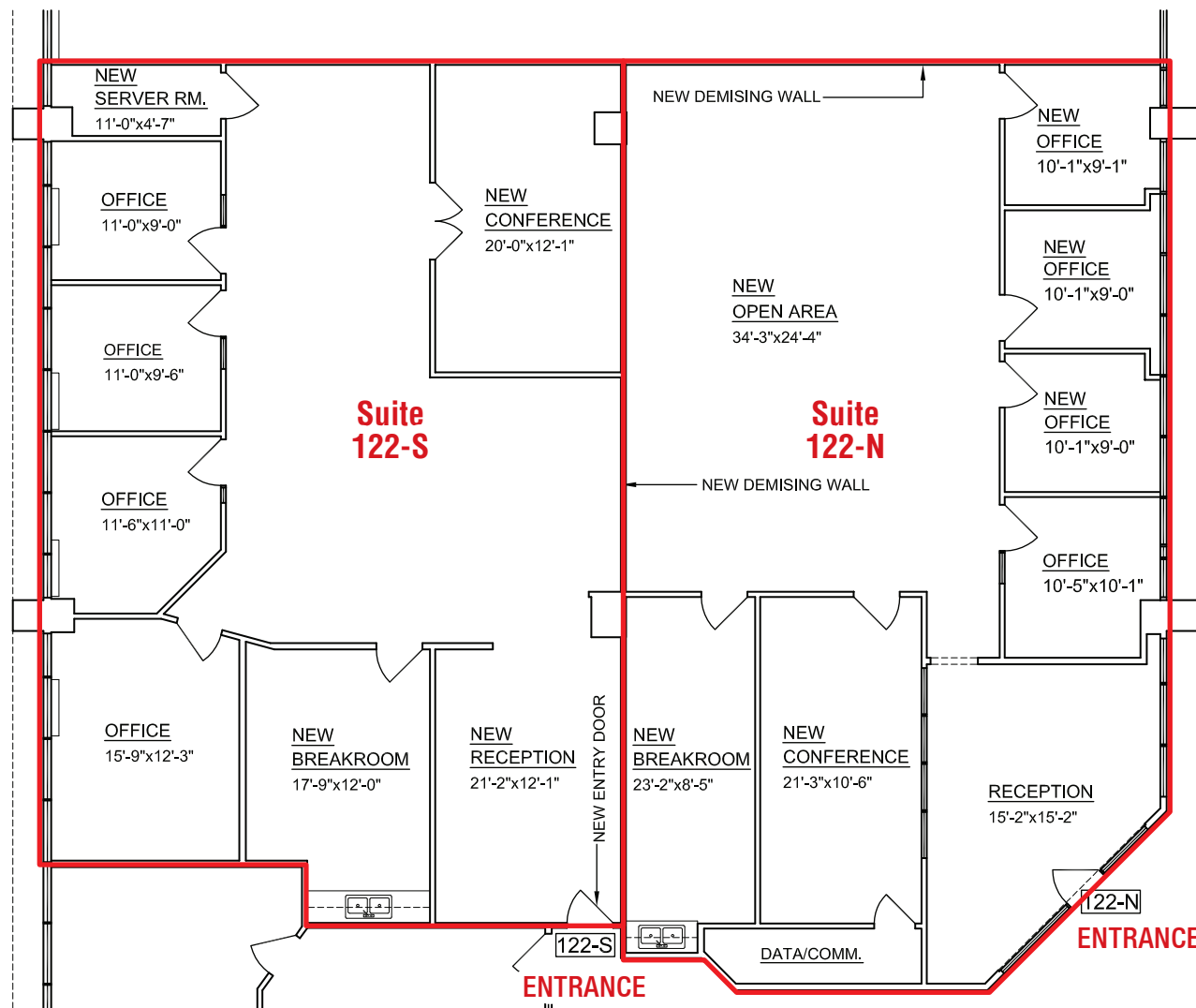
- Available
- Leased
- Common Area



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FLOOR PLAN



SUITE 122 CONCEPTUAL FLOOR PLAN

Suite 122-S: ±2,361 RSF

Suite 122-N: ±2,369 RSF

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FLOOR PLAN

2ND FLOOR

- Shared building conference room
- Shared building break room



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SUITE 122



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Building Conference Room



Building Break Room

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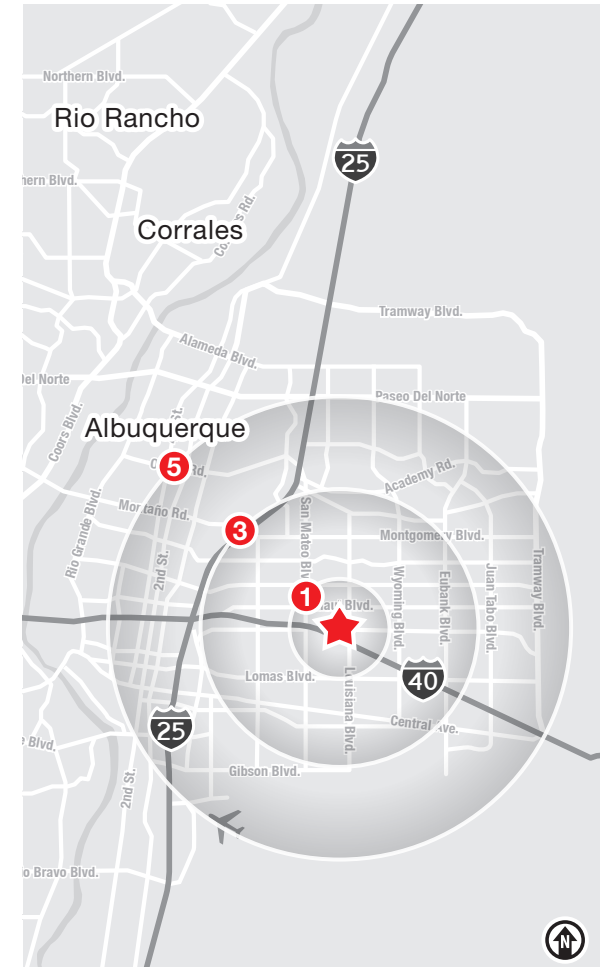
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LOCATION

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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