

# Jefferson Green Office Building

READY FOR CONSTRUCTION IN JOURNAL CENTER

# For Lease



7603 Jefferson St. NE | Albuquerque, NM 87109

*SWQ I-25 & Paseo del Norte NE*



**AVAILABLE**  
±15,000 - 31,500 SF



**LEASE RATE**  
See Advisor

- Prime location in Journal Center across the street from restaurants, banks, hotels, and other amenities and services
- Build-to-suit office space
- Beautiful class-A building
- Easy access to all parts of the city
- Building signage available
- 4 parking spaces per 1,000 SF

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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

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

For Lease

# BUILD-TO-SUIT OFFICE BUILDING IN JOURNAL CENTER

7603 Jefferson St. NE | Albuquerque, NM 87109



# For Lease

## BUILD-TO-SUIT OFFICE BUILDING IN JOURNAL CENTER

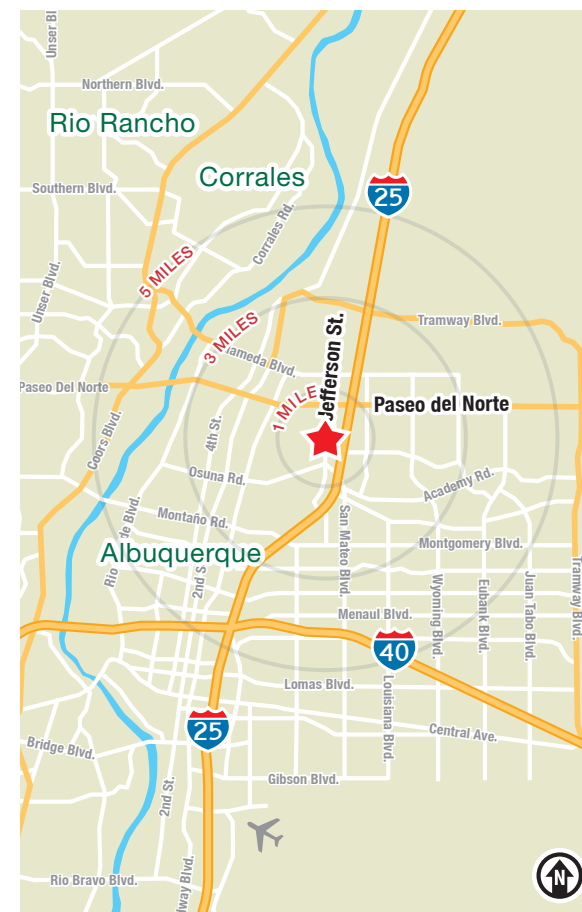
7603 Jefferson St. NE | Albuquerque, NM 87109



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,193	77,341	193,843
Average HH Income	\$67,688	\$100,453	\$105,002
Daytime Employment	20,281	77,968	151,418

2023 Forecasted by Esri



For Lease ]

# BUILD-TO-SUIT OFFICE BUILDING IN JOURNAL CENTER

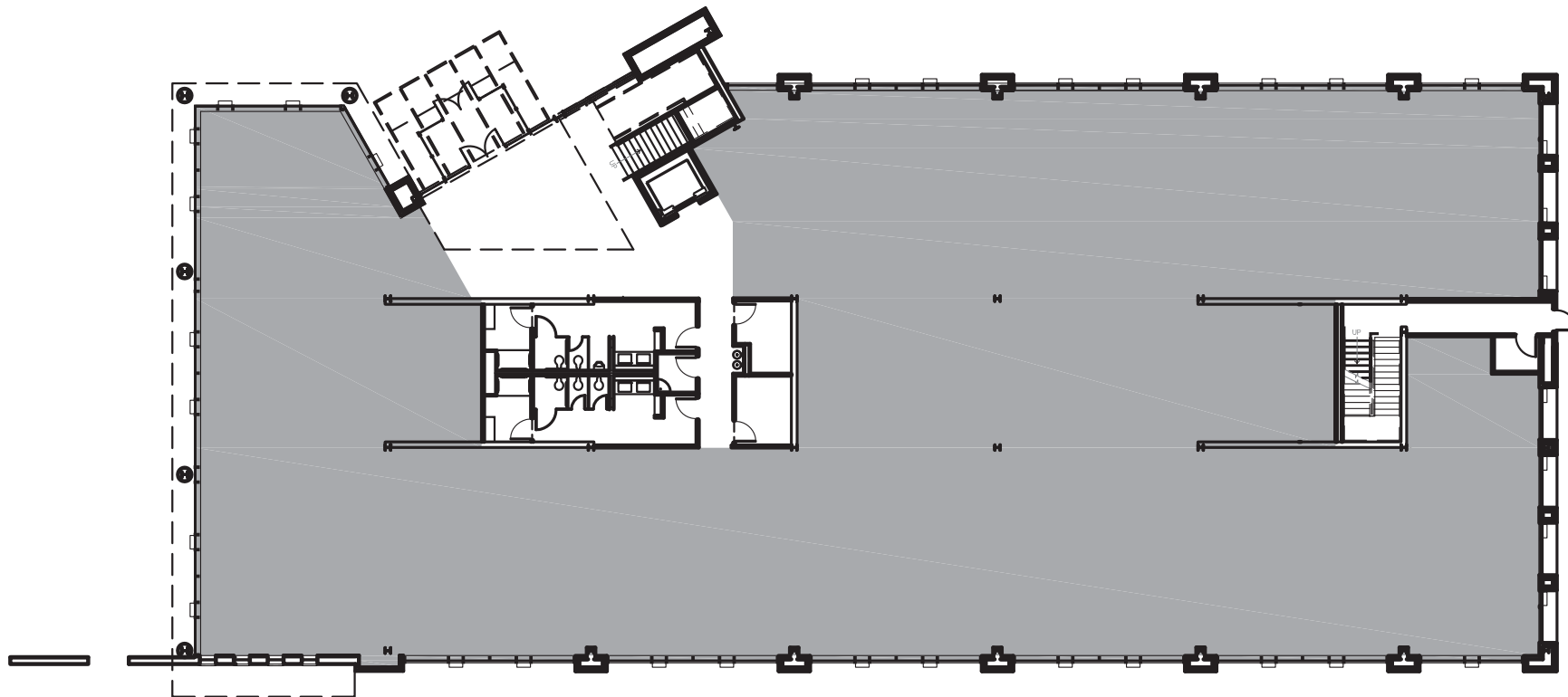
7603 Jefferson St. NE | Albuquerque, NM 87109

## FLOOR PLAN

1st FLOOR

AVAILABLE

±15,000 - 31,500 SF



For Lease ]

## BUILD-TO-SUIT OFFICE BUILDING IN JOURNAL CENTER

7603 Jefferson St. NE | Albuquerque, NM 87109

FLOOR PLAN

2nd FLOOR

AVAILABLE

±15,000 - 31,500 SF

