

**For
Lease**



North I-25 Corridor Office

BETWEEN PASEO DEL NORTE & ALAMEDA BLVD.



±2,492 SF Available

8414 Jefferson St. NE | Suite D | Albuquerque, NM 87109

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite D: ±2,492 SF

LEASE RATE

\$14.00/SF + \$3.38/SF NNN + Utilities
(\$3,609.25/Mo.)

HIGHLIGHTS

- Terrific visibility from Jefferson St. to 14,100 cars per day
- Easy access to I-25 from either Paseo del Norte or Alameda Blvd.
- 23 shared parking spaces available
- Near major traffic generators like Balloon Fiesta Park, the proposed United Soccer Complex and more
- Office only – warehouse not available with Suite D

ZONING

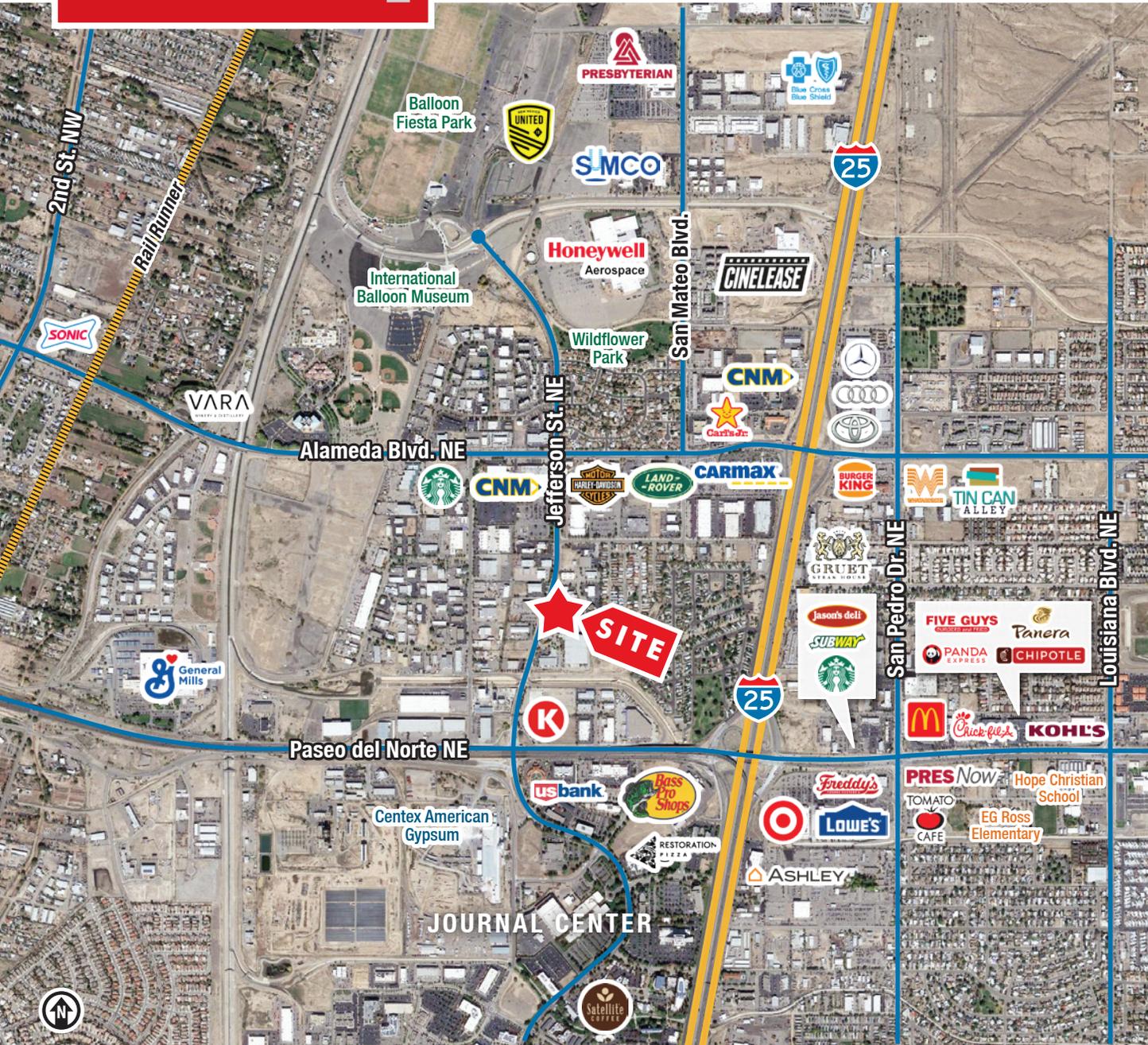
- NR-LM 

LOCATION

SEQ I-25 & Paseo del Norte NE

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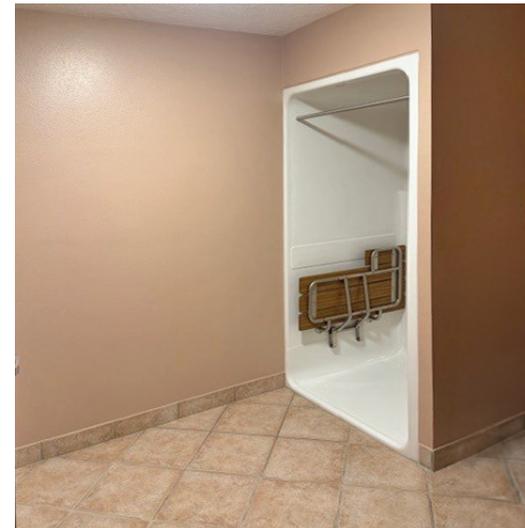
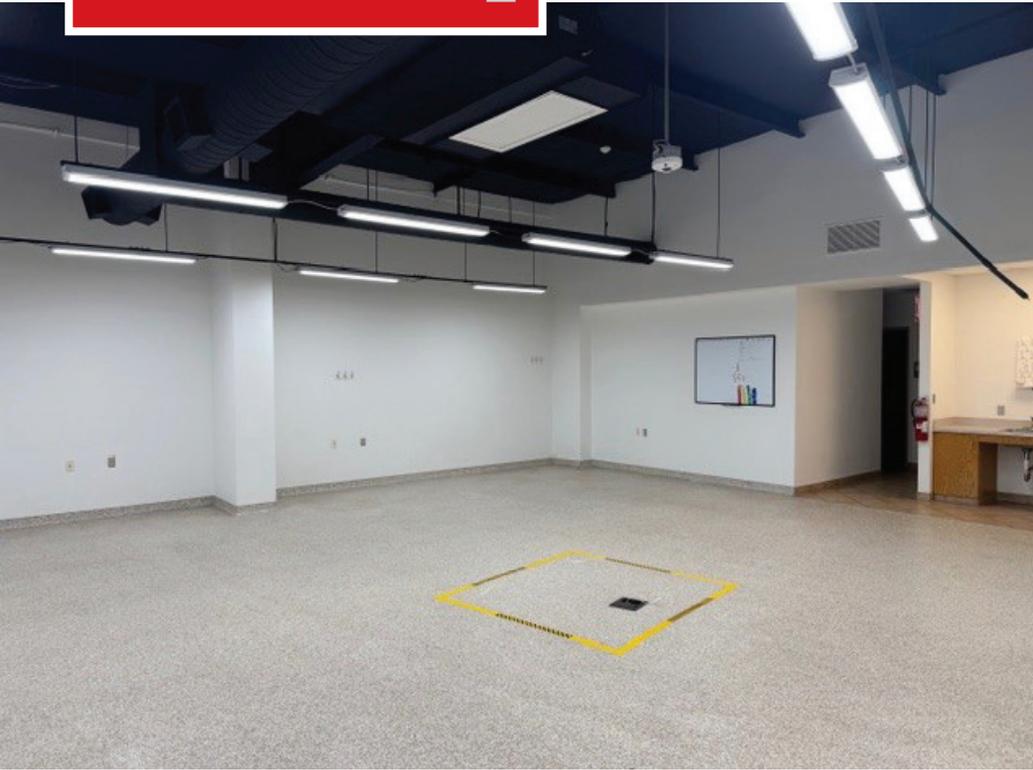
Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,427	58,898	169,269
Average HH Income	\$100,973	\$115,100	\$111,552
Daytime Employment	16,187	63,252	123,981

2025 Forecasted by Esri



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NAI SunVista

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Albuquerque, NM 87110

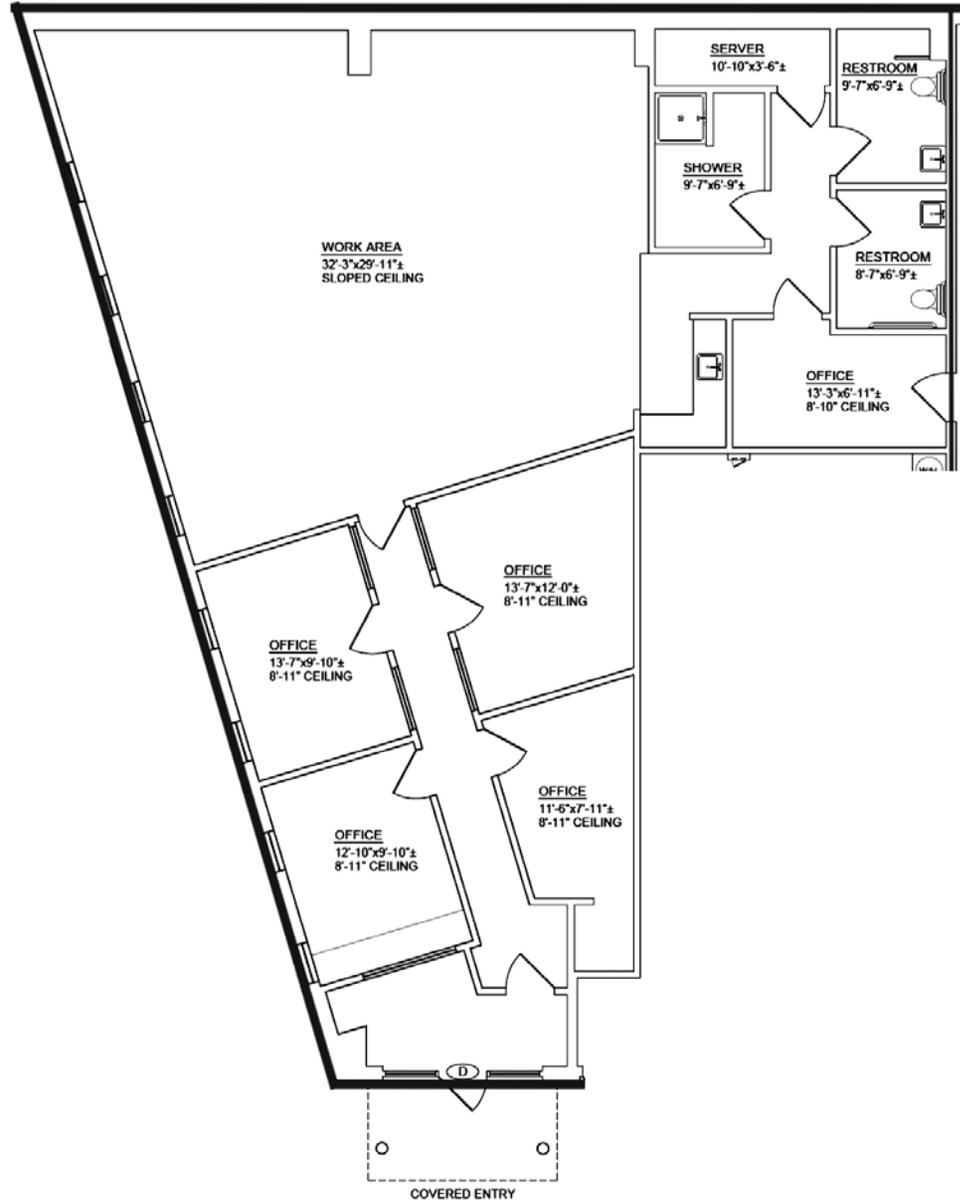
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FLOOR PLAN



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