North I-25 Corridor Office

BETWEEN PASEO DEL NORTE & ALAMEDA BLVD.

For Lease

±2,492 SF Available

8414 Jefferson St. NE | Albuquerque, NM 87109

Todd Strickland
todd@sunvista.com | 505 450 1121

Rob Bridges CCIM
rob@sunvista.com | 505 977 5094

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

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PROPERTY

LEASE RATE

$15.00/SF + $3.38/SF NNN + Utilities

AVAILABLE

Suite D: ±2,492 SF

- Office Only – Warehouse not Available with Suite D
- $3,816.91/SF (Includes NNN)

HIGHLIGHTS

- New carpet
- New paint
- 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 and more

ZONING

NR-LM

LOCATION

SEQ I-25 & Paseo del Norte NE

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LOCATION

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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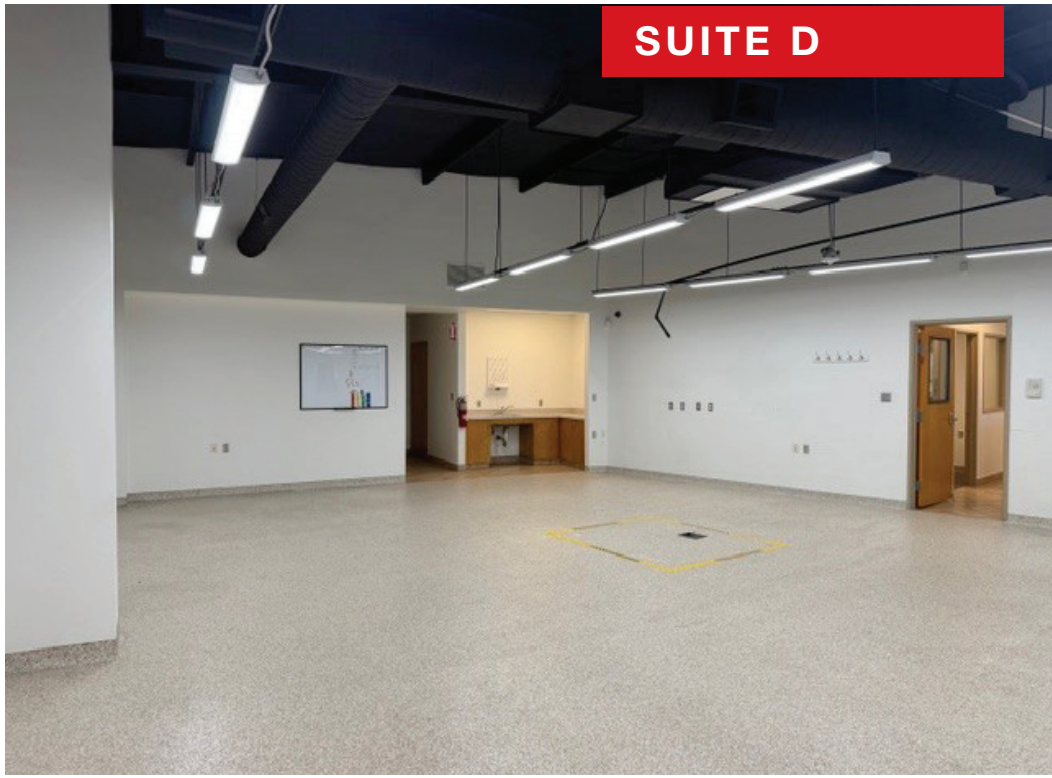

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FLOOR PLAN

AVAILABLE

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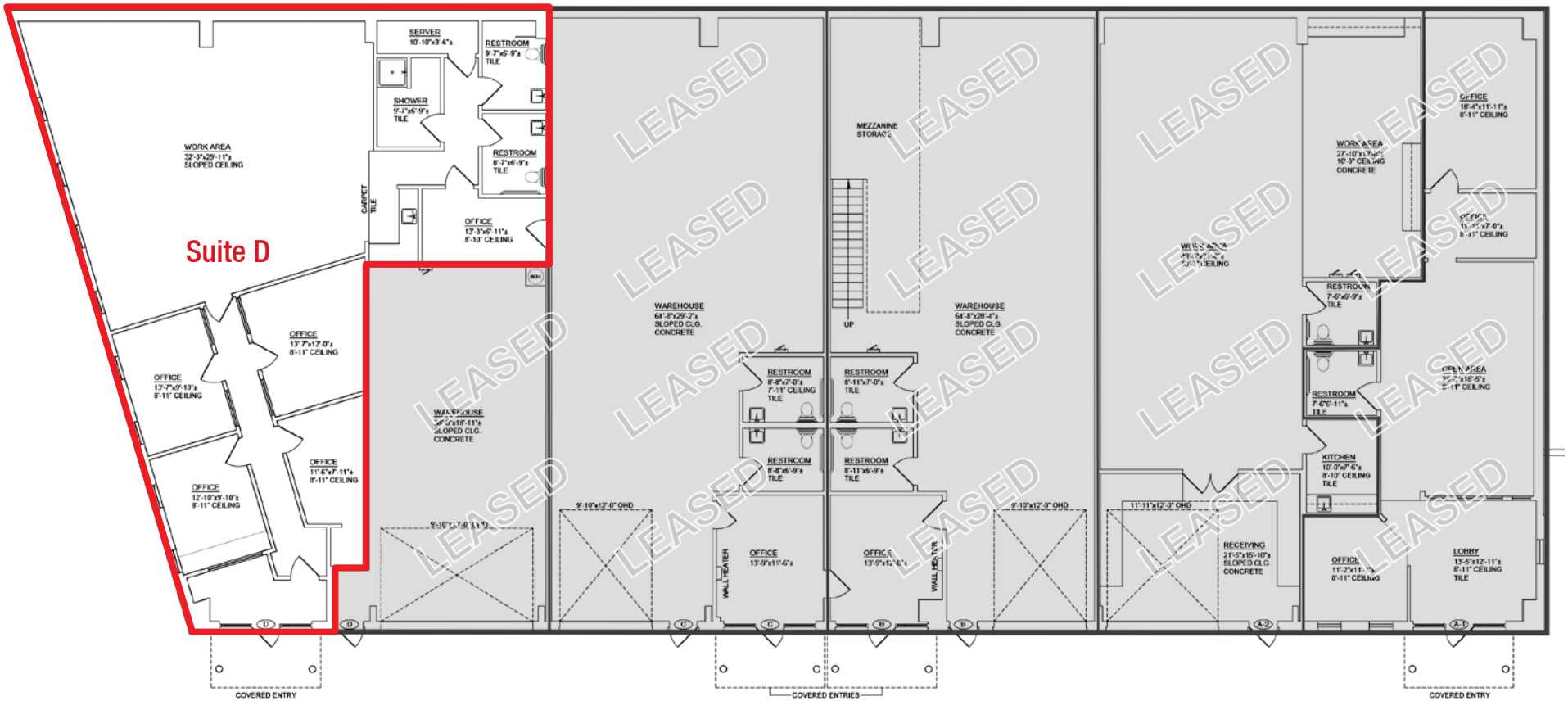
(Warehouse not available with Suite D)



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