

For Lease

Move-In Ready Office Suite

IDEAL FOR MED SPA, MEDICAL AND PROFESSIONAL USERS



PRIME LOCATION!

6801 Jefferson St. NE | Suite 410 | Albuquerque, NM 87109

±1,879 SF Available

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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PROPERTY

AVAILABLE

Suite 410: ±1,879 SF
(Available June 2026)

LEASE RATE

\$18.00/SF + \$7.63/SF NNN
(Includes gas, water, electric, trash, condo association fees, insurance, tax, CAM)

HIGHLIGHTS

- Med spa buildout with plumbing accessible
- Reception, 7 offices, coffee bar with sink, office/break room with sink, meeting room/office and storage
- Shared conference room with Suite 401 available
- Common building lobby and restrooms
- ADA accessible
- Independently-controlled HVAC
- Key FOB access
- Monument, building and wayward signage available
- Local property management
- Open parking
- Tenant Improvement Allowance available

ZONING [NR-LM](#)

LOCATION

NWQ Jefferson St. & Osuna Rd. NE

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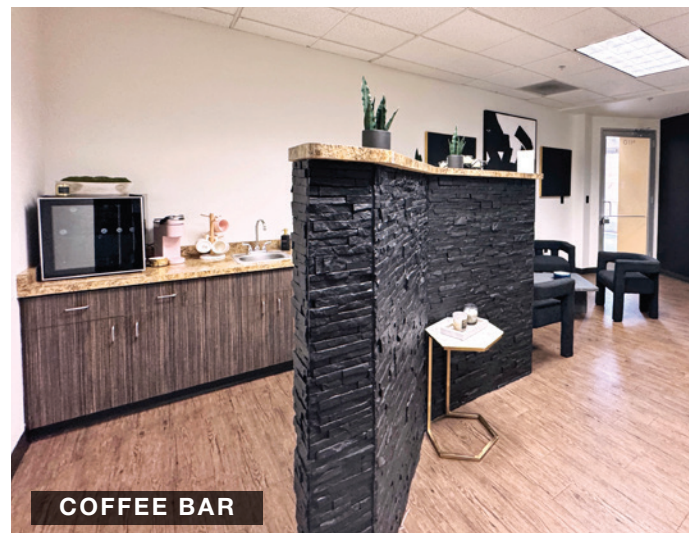
WAITING AREA



MEETING ROOM



OFFICE/BREAK ROOM



COFFEE BAR



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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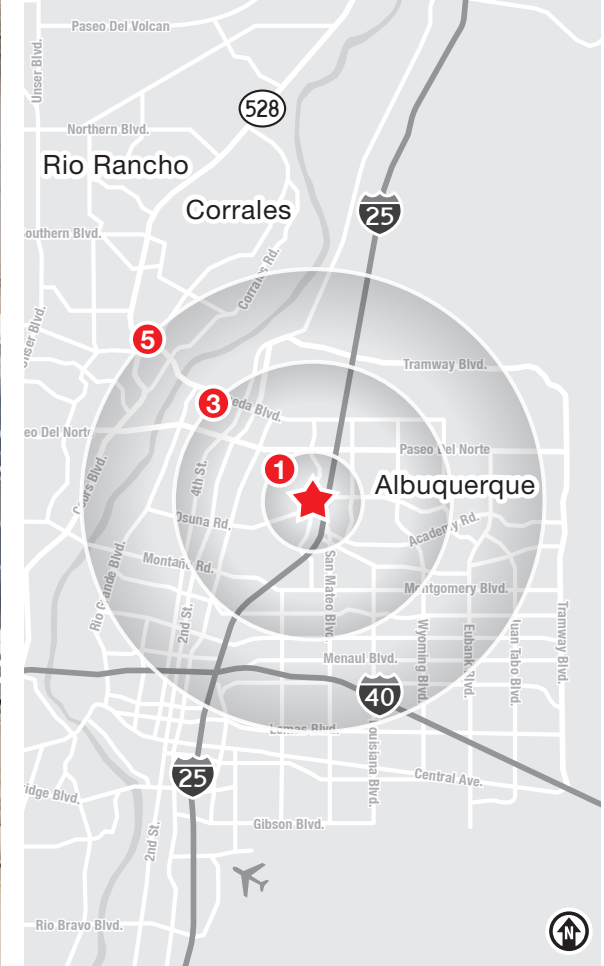
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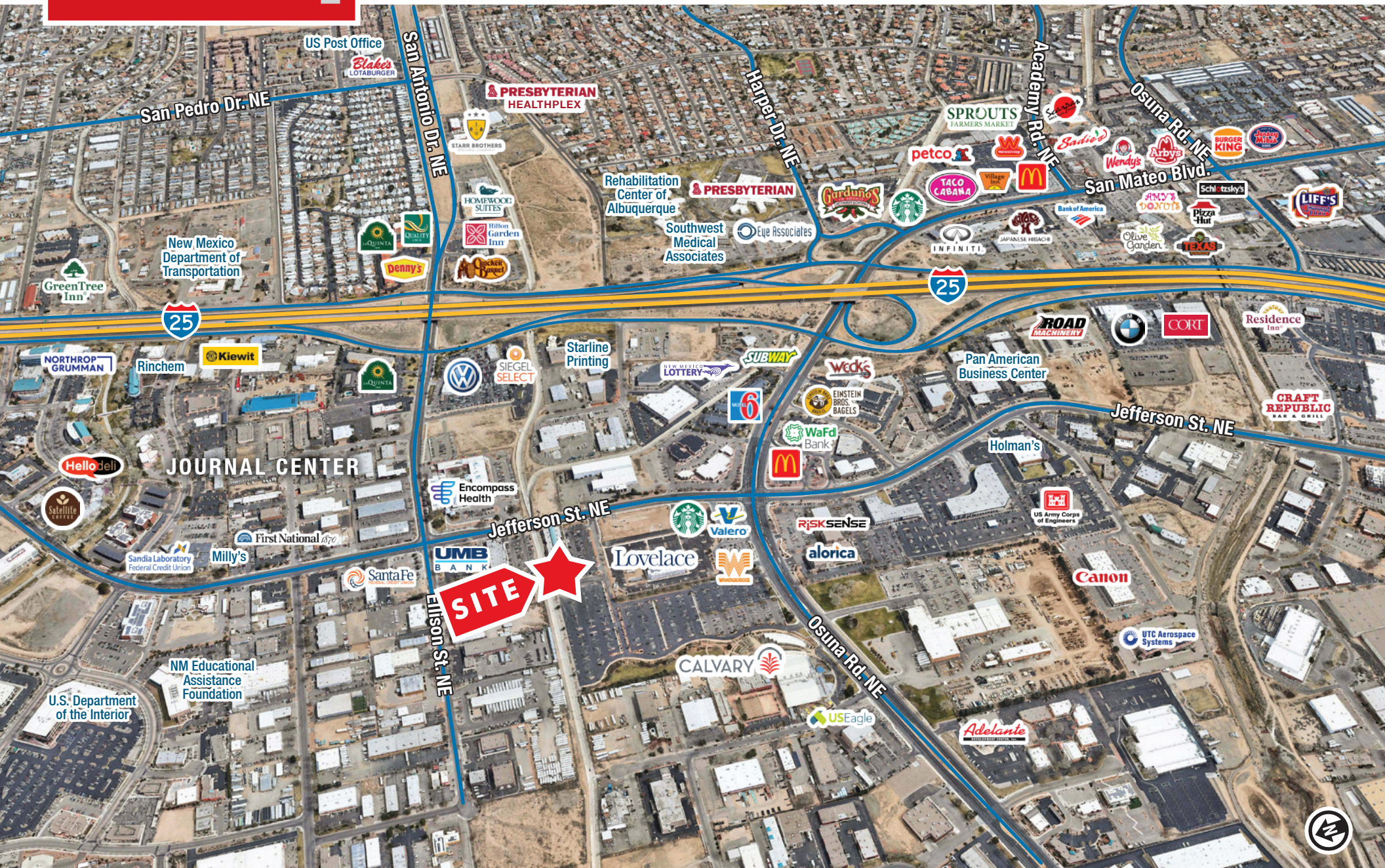
Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,211	85,666	208,742
Average HH Income	\$75,832	\$98,309	\$106,109
Daytime Employment	22,701	84,574	160,411

2025 Forecasted by Esri



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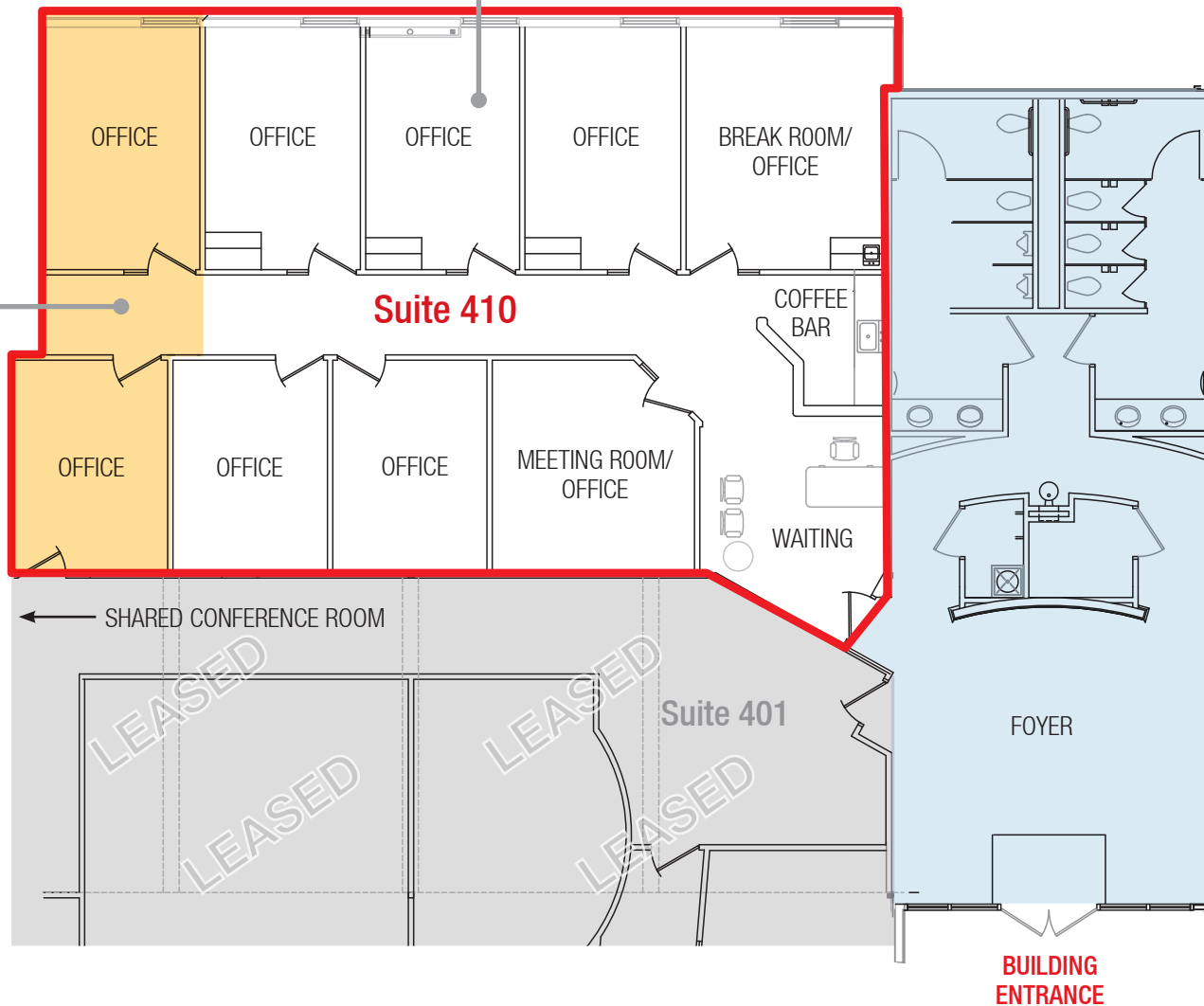
FLOOR PLAN

MOVE-IN READY

AVAILABLE

Suite 410: ±1,879 SF

OWNER TO BUILD OUT



- Available
- Leased
- Common Area