Single-User Westside Office Suites

RIVERSIDE PLAZA JUST OFF COORS BLVD.

For Sublease



SHORT-TERM SUBLEASE

MASTER LEASE EXPIRES 9/30/2028

±120 - 348 SF Available

6330 Riverside Plaza Ln. NW | Albuquerque, NM 87120

Lisa Mercer CCIM
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Martha Carpenter
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NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sublease

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PROPERTY

AVAILABLE

±120 - 348 SF

SUBLEASE RATE

Suite 1:	±228 SF	$950/Mo.
Suite 2:	±120 SF	$850/Mo.
Suites 1 & 2:	±348 SF	$1,650/Mo.

Rates are Full Service
(Tenant responsible for Wi-Fi)

HIGHLIGHTS

- Professional, fully-furnished office suites
- Private outdoor space
- Shared waiting room
- 1 to 2 offices leased individually or together
- Short-term sublease
- Master Lease expires 9/30/2028
- Convenient westside location along Coors Blvd.
- Close to restaurants, coffee spots and everyday amenities

ZONING MX-L

LOCATION

SEQ Coors Blvd. &
La Orilla Rd. NW

NAI SunVista

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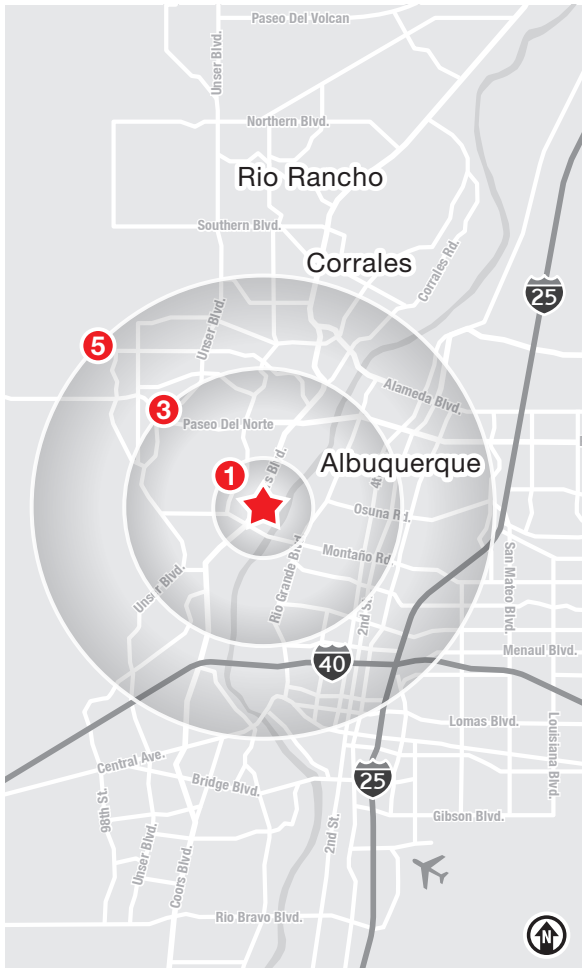
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,400	73,865	207,673
Average HH Income	$102,834	$117,849	$106,447
Daytime Employment	3,153	20,056	119,120

2026 Forecasted by Esri



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SHARED RECEPTION AREA


SUITE 1


SUITE 1


SUITE 2



OPEN AREA

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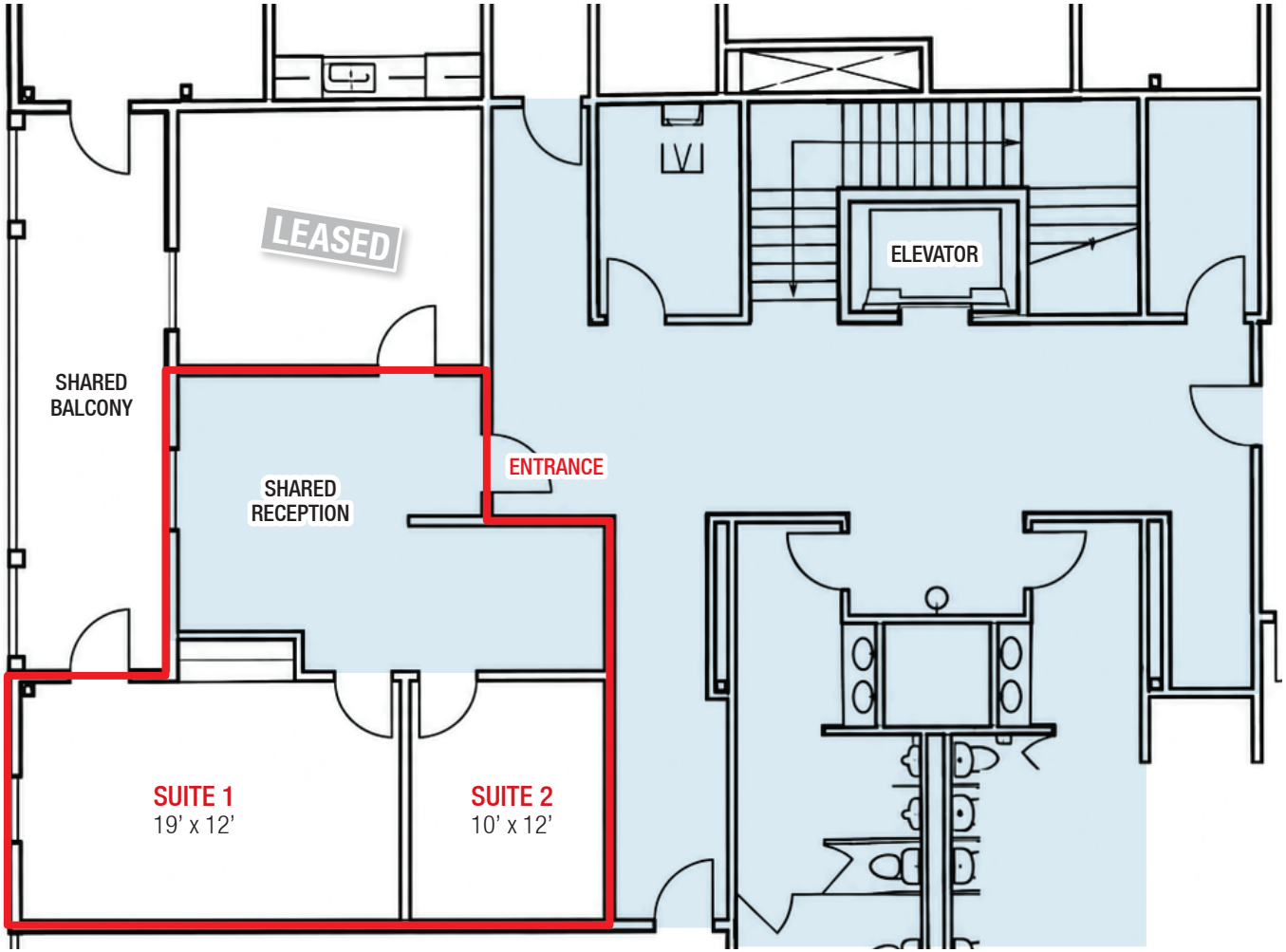
FLOOR PLAN



AVAILABLE

Suite 1:	±228 SF
Suite 2:	±120 SF
Suites 1 & 2:	±348 SF

- Available
- Leased
- Common Area

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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