

For Lease

# Downtown Office/Warehouse

REDEVELOPED NEIGHBORHOOD | I-40 ACCESS VIA 6TH ST.

1215-1225 4th St. NW | Albuquerque, NM 87102

SWC 4th St. & Summer Ave. NW



## AVAILABLE

Suite A: ±5,523 SF



## LEASE RATE

\$4,000/Mo. + NNN

## IDO ZONING

- MX-M/R-1A

## HIGHLIGHTS

- Open work areas
- Warehouse
- Multiple hard-wall offices
- 12' clear height
- Two grade-level, roll-up doors with shared dock well access
- Recently updated paint and flooring
- Fenced parking lot
- Pylon signage on 4th St.
- Backlit building signage
- Quick access to courthouses

**NA**SunVista

got space™

Riley McKee  
riley@sunvista.com  
505 379 1549

Alex Pulliam  
alex@sunvista.com  
505 350 5729



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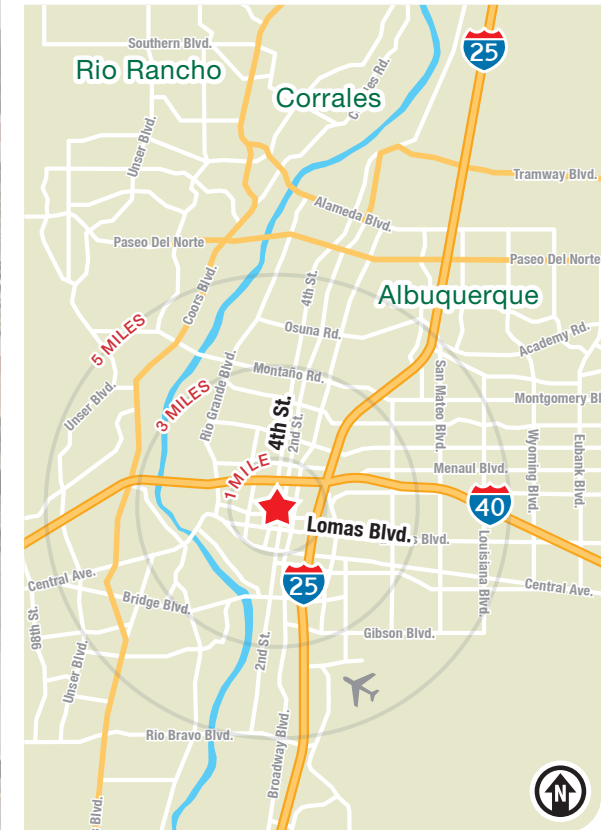


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,084	92,048	244,718
Average HH Income	\$59,450	\$73,774	\$74,667
Daytime Employment	34,579	107,258	198,979

2022 Forecasted by Esri

**! Opportunity Zone** A New Way to Finance



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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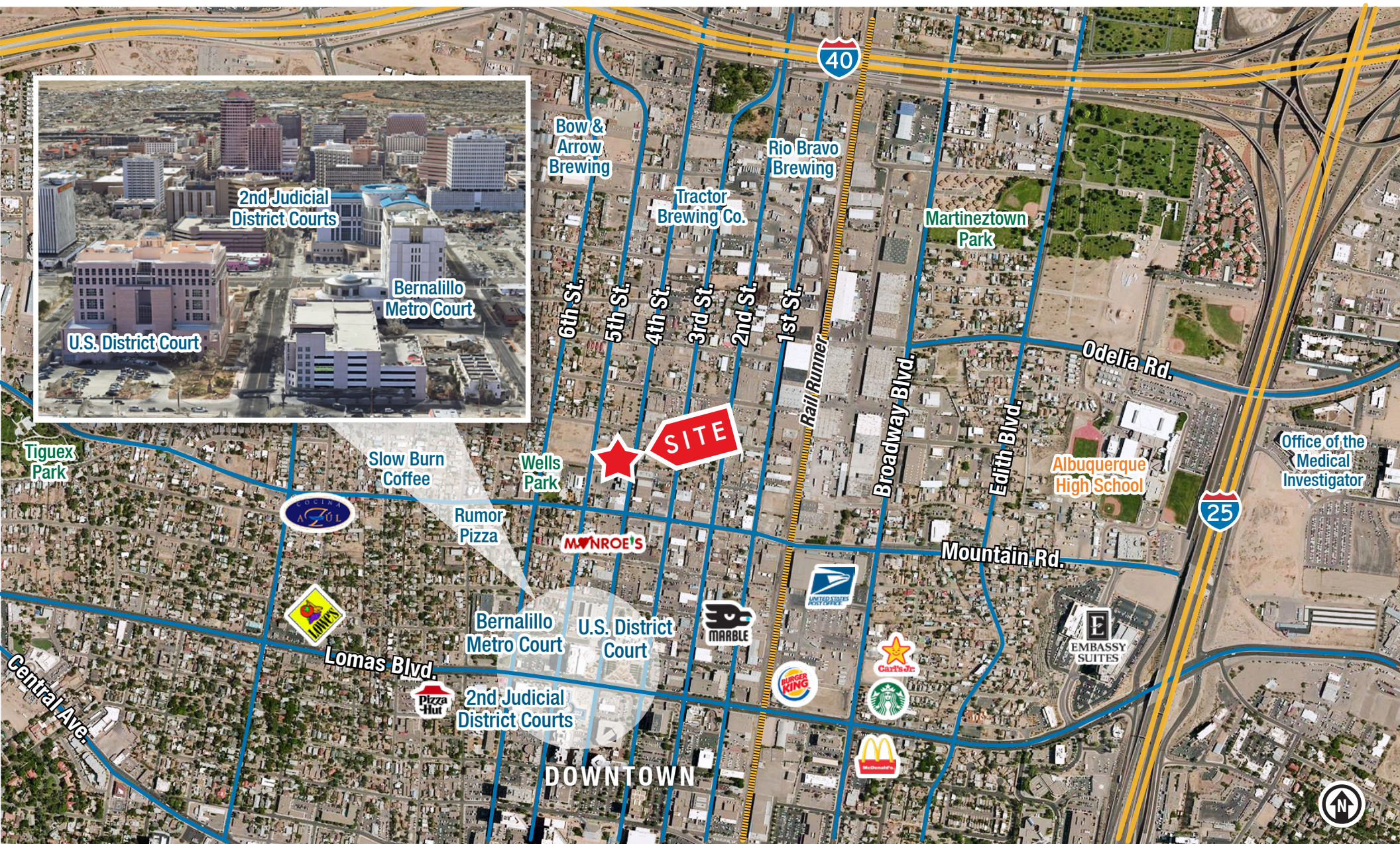
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### FLOOR PLAN

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