

# For Lease

## Journal Center Office/Flex Space

LOCATED IN THE JEFFERSON/NORTH I-25 CORRIDOR



4415 Hawkins St. NE | Albuquerque, NM 87109

*NWQ Jefferson St. & Ellison St. NE*



**AVAILABLE**  
±2,400 - 7,200 SF



**LEASE RATE**  
\$16.00/SF  
Modified Gross

- 3 total suites available
- Shared gated yard
- Grade-level, roll-up doors
- Desirable Journal Center location
- One minute to I-25
- IDO Zoning: NR-LM

**NA SunVista**

got space™

**Lisa Mercer**  
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### AVAILABLE

**Suite A: ±2,400 SF**  
\$16.00/SF Modified Gross

- Office/warehouse
- 1,500 SF warehouse
- 10' high grade-level, roll-up door
- HVAC with HEPA system

**Suite B: ±2,400 SF**  
\$16.00/SF Modified Gross

- Office space
- Shared gated yard
- 10' high grade-level, roll-up door

**Suite C: ±2,400 SF**  
\$16.00/SF Modified Gross

- Office space
- Shared gated yard

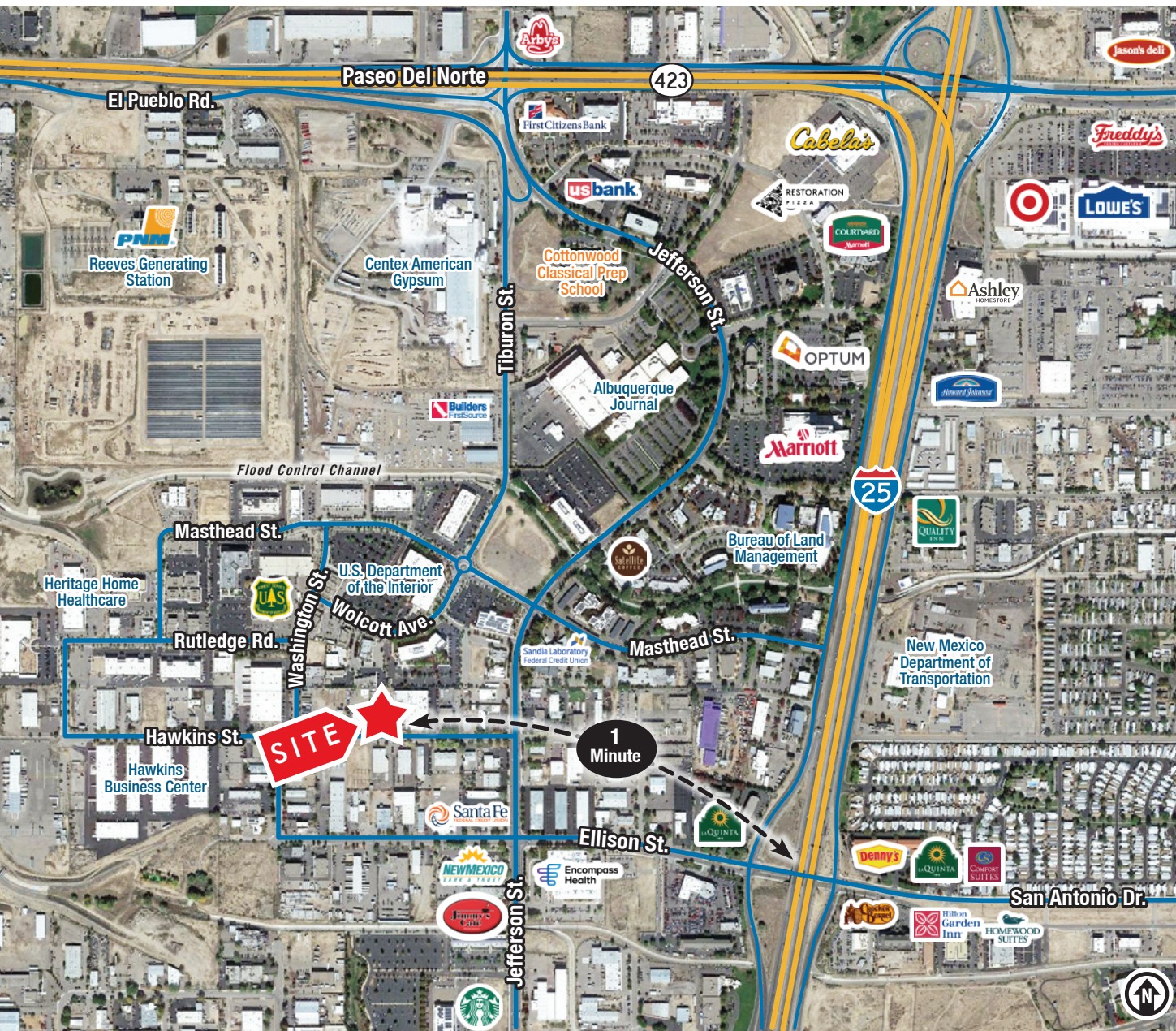




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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,888	79,491	201,814
Average HH Income	\$82,028	\$96,728	\$104,126
Daytime Employment	21,7984	80,927	156,211

2023 Forecasted by Esri

### Opportunity Zone [MORE INFO](#)



**NAI SunVista**

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Suites B & C Gated Yard



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### FLOOR PLAN

Suite A: ±2,400 SF

Suite B: ±2,400 SF

Suite C: ±2,400 SF

