

For Sublease

Highly-Visible Journal Center Office Space

IDEAL LOCATION JUST ONE MINUTE FROM I-25

4200 Osuna Rd. NE | Albuquerque, NM 87109

SWC Osuna Rd. & Jefferson St. NE



AVAILABLE

Suite 1-120:
±7,176 SF



LEASE RATE

\$20.05/SF Full Service
(\$11,990/Mo.)

- VERY convenient to restaurants and amenities
- On ABQ Ride bus route in both directions
- Fiber optic connections from Comcast, Century Link, and Level 3
- Plentiful parking: 5:1,000 SF
- Multiple monument signs
- On-site maintenance
- IDO Zoning: NR-BP

NASunVista

got space™

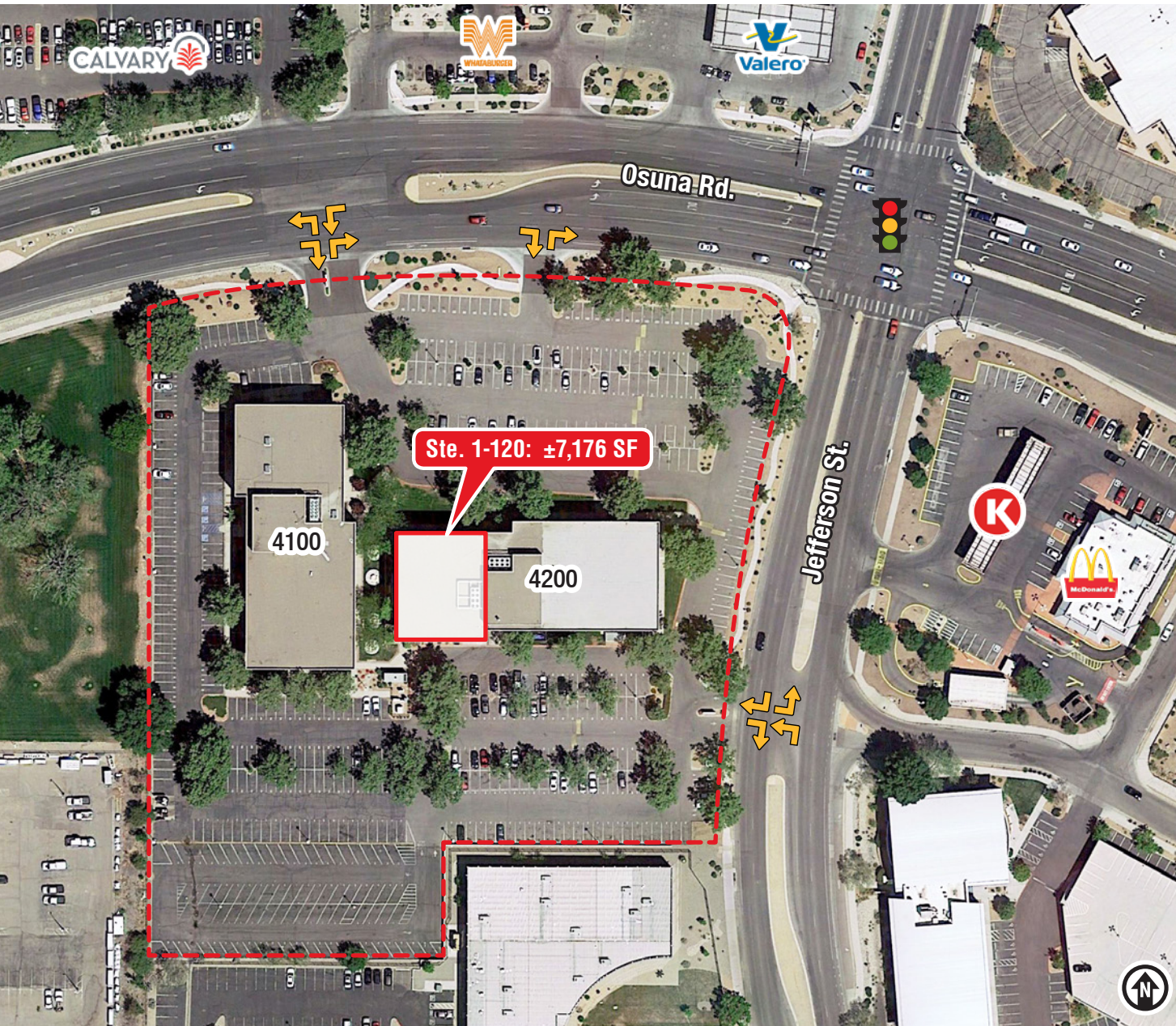
Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,566	87,262	216,437
Average HH Income	\$83,946	\$88,415	\$97,234
Daytime Employment	18,461	89,004	183,116

2022 Forecasted by Esri



HUB Zone

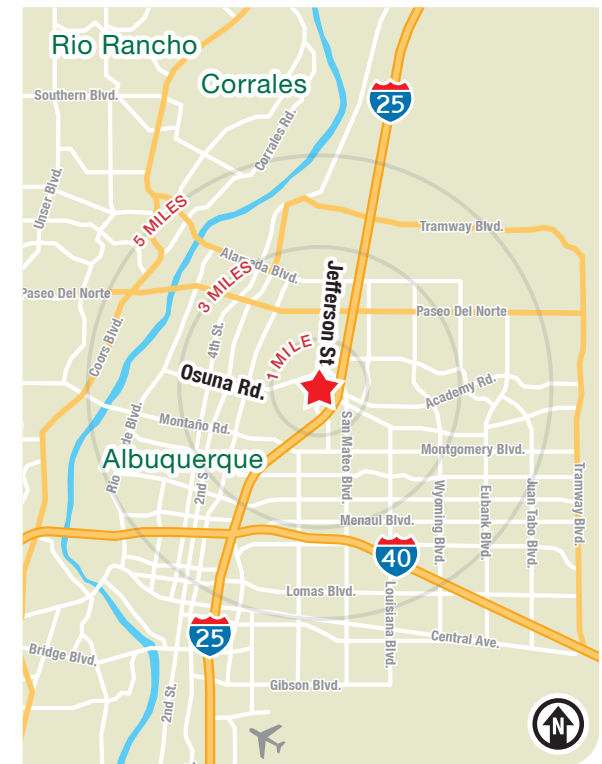
For Small Companies in Underutilized Business Zones

EXPIRES 6/30/23



Opportunity Zone

A New Way to Finance



NAI SunVista

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

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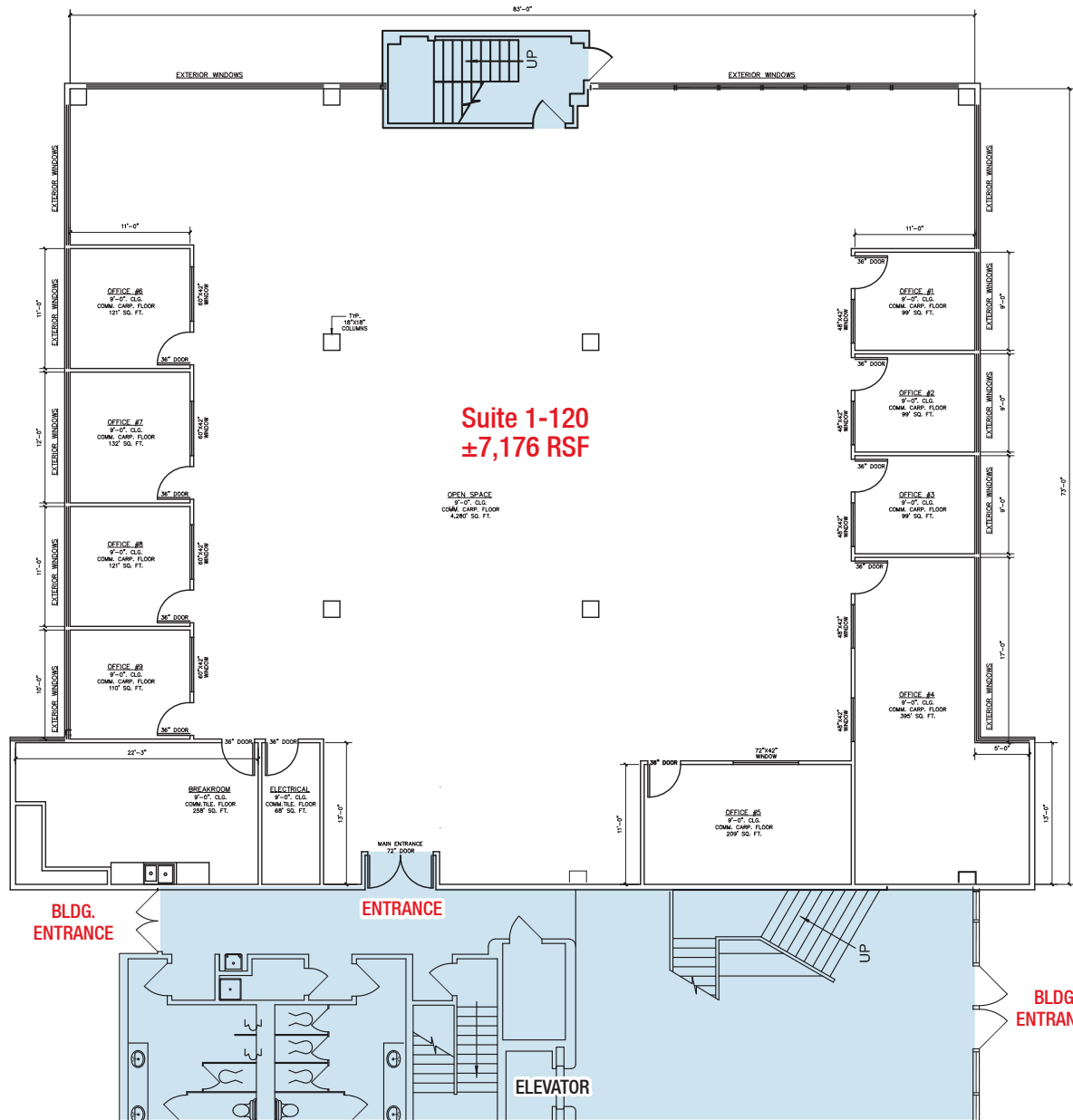
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BUILDING 4200

Suite 1-120: ±7,176 RSF

- Available
- Common Area