

For Sale
or Lease

Well-Maintained Professional Office Condo

LOCATED IN THE NORTH-I25 CORRIDOR



6801 Jefferson St. NE | Suite 401 | Albuquerque, NM 87109

NWQ Jefferson St. & Osuna Rd. NE



AVAILABLE

Suite 401:
±7,226 SF



SALE PRICE

\$1,806,500.00
(\$250.00/SF)



LEASE RATE

\$18.00/SF
+ NNN

- Close to restaurants, banks, hotels, and other amenities
- Reception, 20 offices, 3 conference rooms, break room

- Common-area restroom
- Building and monument signage available
- 4.5:1,000 parking ratio

NASunVista

got space™

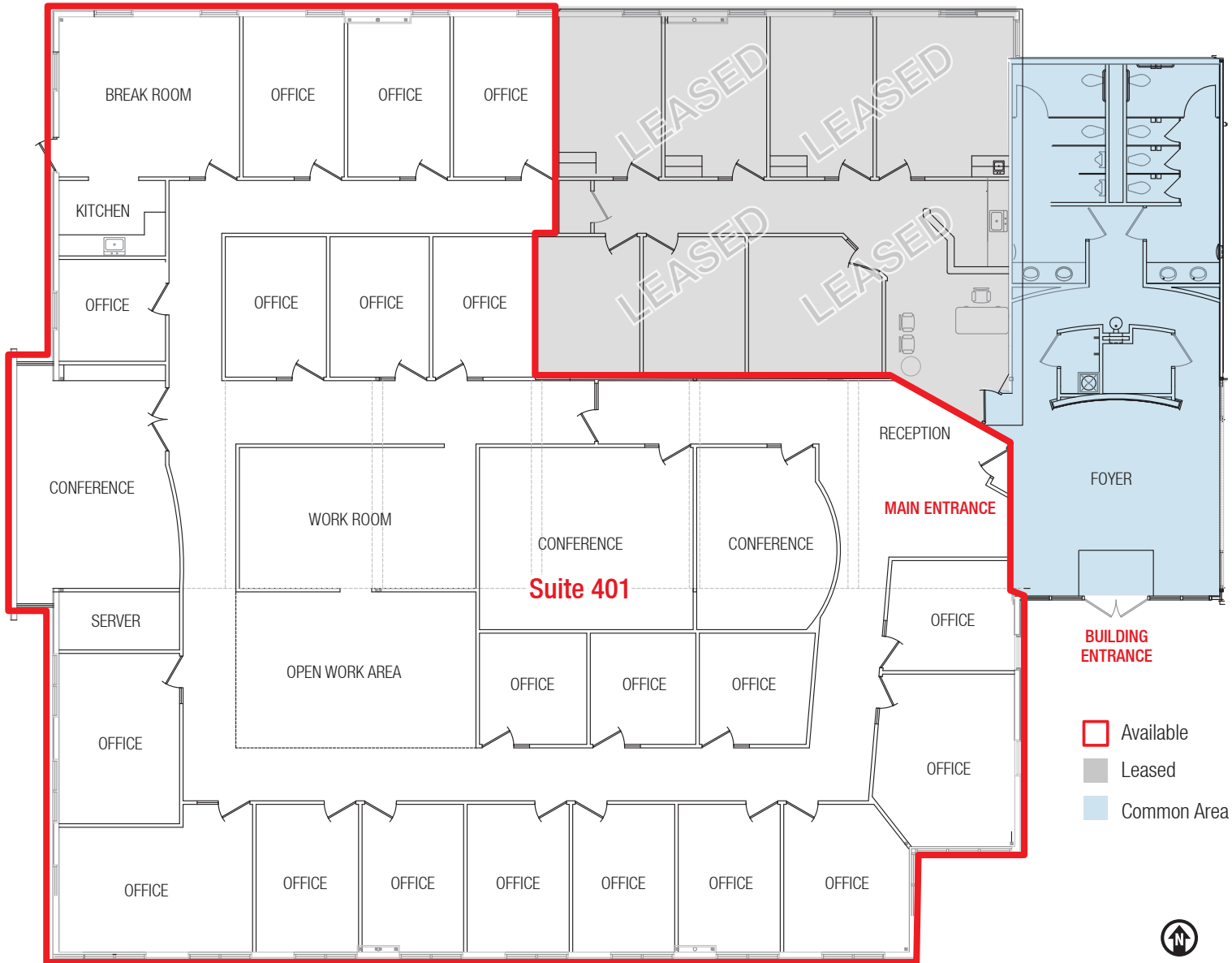
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FLOOR PLAN

Suite 401: ±7,226 SF

- 20 Offices
- 3 Conference rooms
- Break room

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2024 CONDO DUES

Approx. \$5.57/SF

Includes:

- Pro-rata gas
- Pro-rata electric
- Pro-rata water
- Management
- Roof maintenance & replacements
- Landscaping
- Common area janitorial
- Building exterior

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NAISunVista

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,033	85,531	208,784
Average HH Income	\$75,144	\$95,136	\$103,728
Daytime Employment	23,183	85,541	163,010

2023 Forecasted by Esri



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