

For Lease

# Journal Center/North I-25 Office Space

CONVENIENT ACCESS TO I-25 AND PASEO DEL NORTE



7471 Pan American Fwy. NE | Albuquerque, NM 87109

*SWQ I-25 & Paseo del Norte NE*



**AVAILABLE**

Suite B: ±6,534 RSF



**LEASE RATE**

\$24.00/SF Full Service

- Premier business location/destination
- Easy access to restaurants, hotels, banks and other amenities
- Abundant natural light throughout

**NAISunVista**

**got space™**

Danaë Fernández  
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## JOURNAL CENTER/NORTH I-25 OFFICE SPACE


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### PROPERTY

#### AVAILABLE

- Suite B: ±6,534 RSF

#### HIGHLIGHTS

- Conveniently located with easy access to Paseo del Norte, I-25 and countless amenities
- 11 offices, large open work areas, conference room, copy room and storage rooms
- Suite has a formal lobby entrance or it's own exterior entrance
- Common-area access to break room, coffee bar, training room (up to 65 person capacity), small conference room and restrooms
- Excellent freeway visibility
- Furniture available
- Fiber available through Comcast and Lumen
- Parking ratio: 4.2:1,000
- IDO Zoning: [NR-BP](#) 



**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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*Shared Training Room*



*Existing Cubicles*



*Shared Conference Room*



*Suite Conference Room*





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View From Suite Entrance



Production Room



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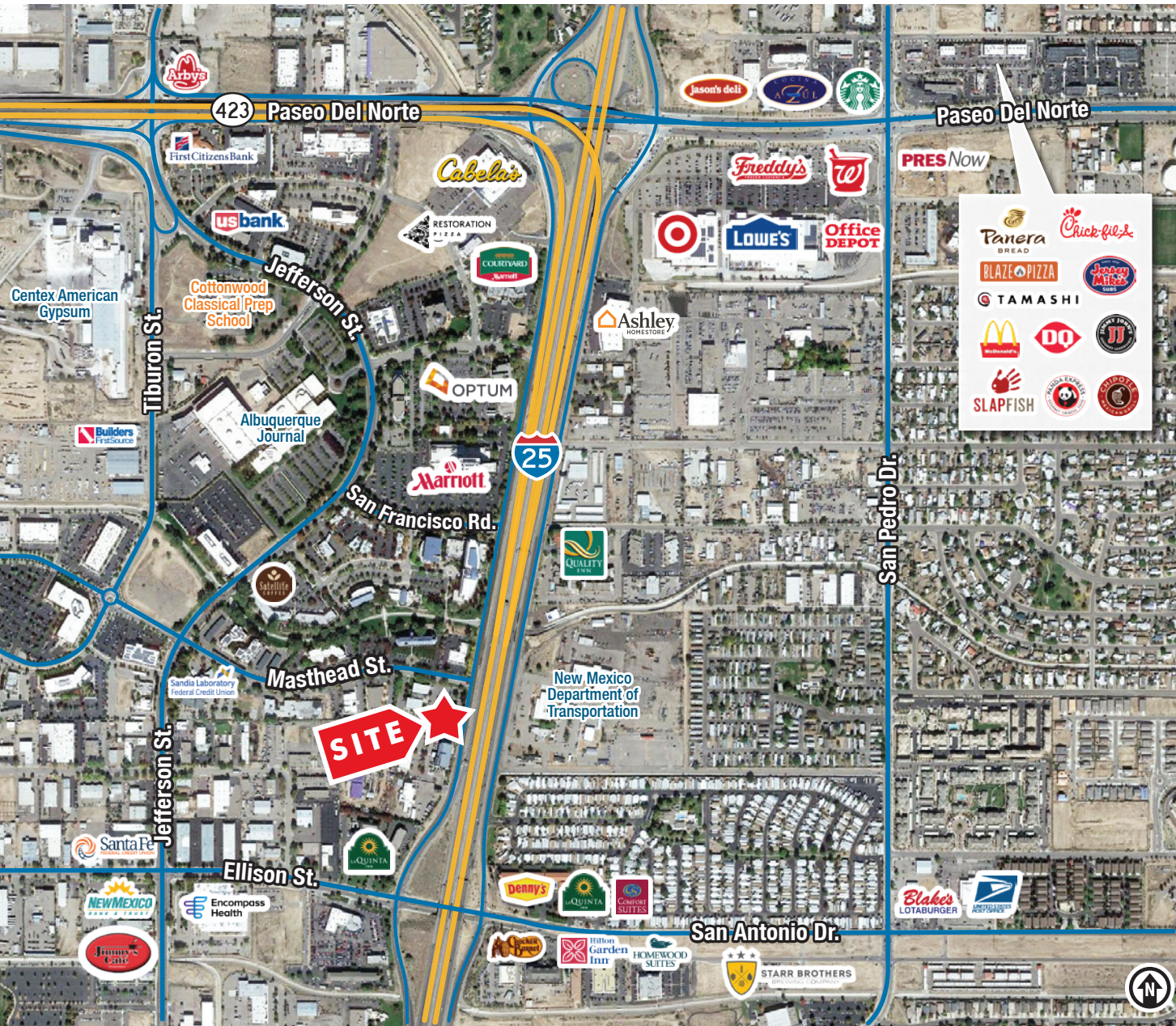
**Suite B**  
1st Floor: ±6,534 RSF



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## JOURNAL CENTER/NORTH I-25 OFFICE SPACE

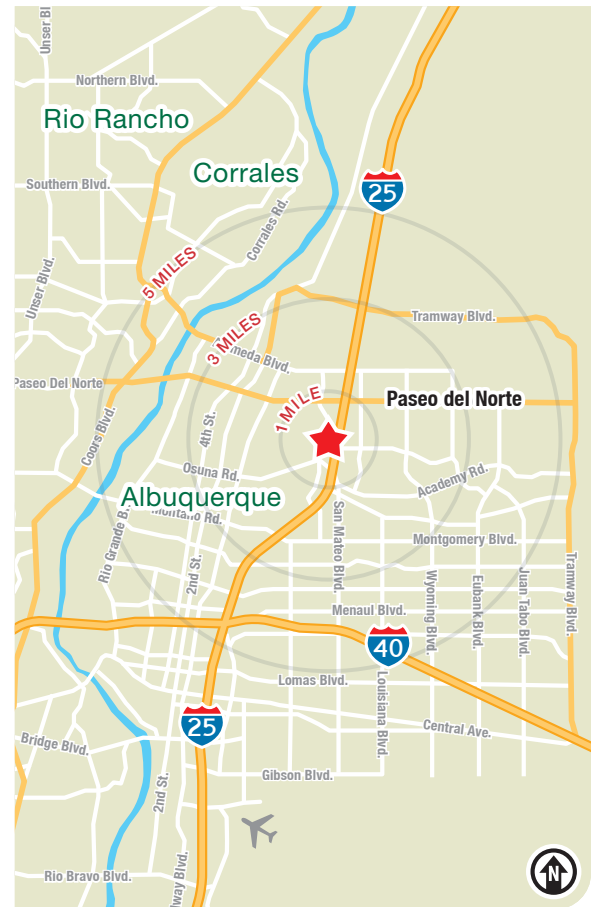
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,873	81,791	194,016
Average HH Income	\$69,673	\$104,222	\$106,072
Daytime Employment	19,764	76,996	151,411

2023 Forecasted by Esri

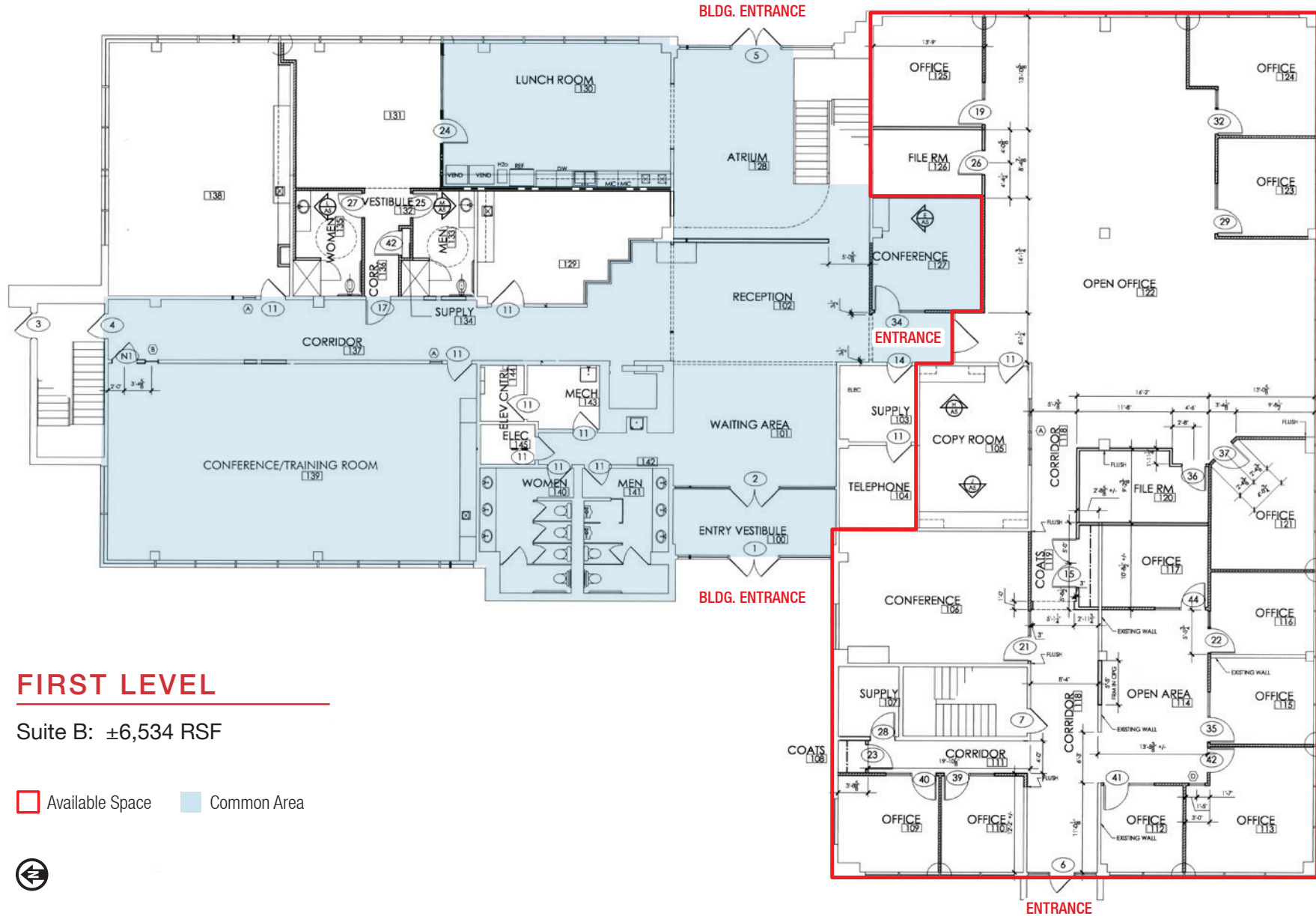




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### FIRST LEVEL

Suite B: ±6,534 RSF

□ Available Space    ■ Common Area

