

For Lease

Turn-Key Office Space

HIGH-END OPEN-OFFICE ARCHITECTURE



1015 Tijeras Ave. NW | Albuquerque, NM 87102

NWC Tijeras Ave. & 10th St. NW



AVAILABLE
±9,130 SF



LEASE RATE
\$19.75/SF Full Service

- Move-in ready
- In-suite restrooms & break rooms
- Large conference room
- Within walking distance of courthouses and government offices

NA SunVista

got space™

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SITE

AVAILABLE

±9,130 SF

HIGHLIGHTS

- Move-in ready
- In-suite restrooms & break rooms
- Large conference room
- Natural light throughout
- Within walking distance of courthouses and government offices
- Fenced parking with additional overflow
- Street parking
- Modern design
- In the Downtown market at the hard corner of Tijeras Ave. & 10th St.
- Nearby amenities such as restaurants and hotels

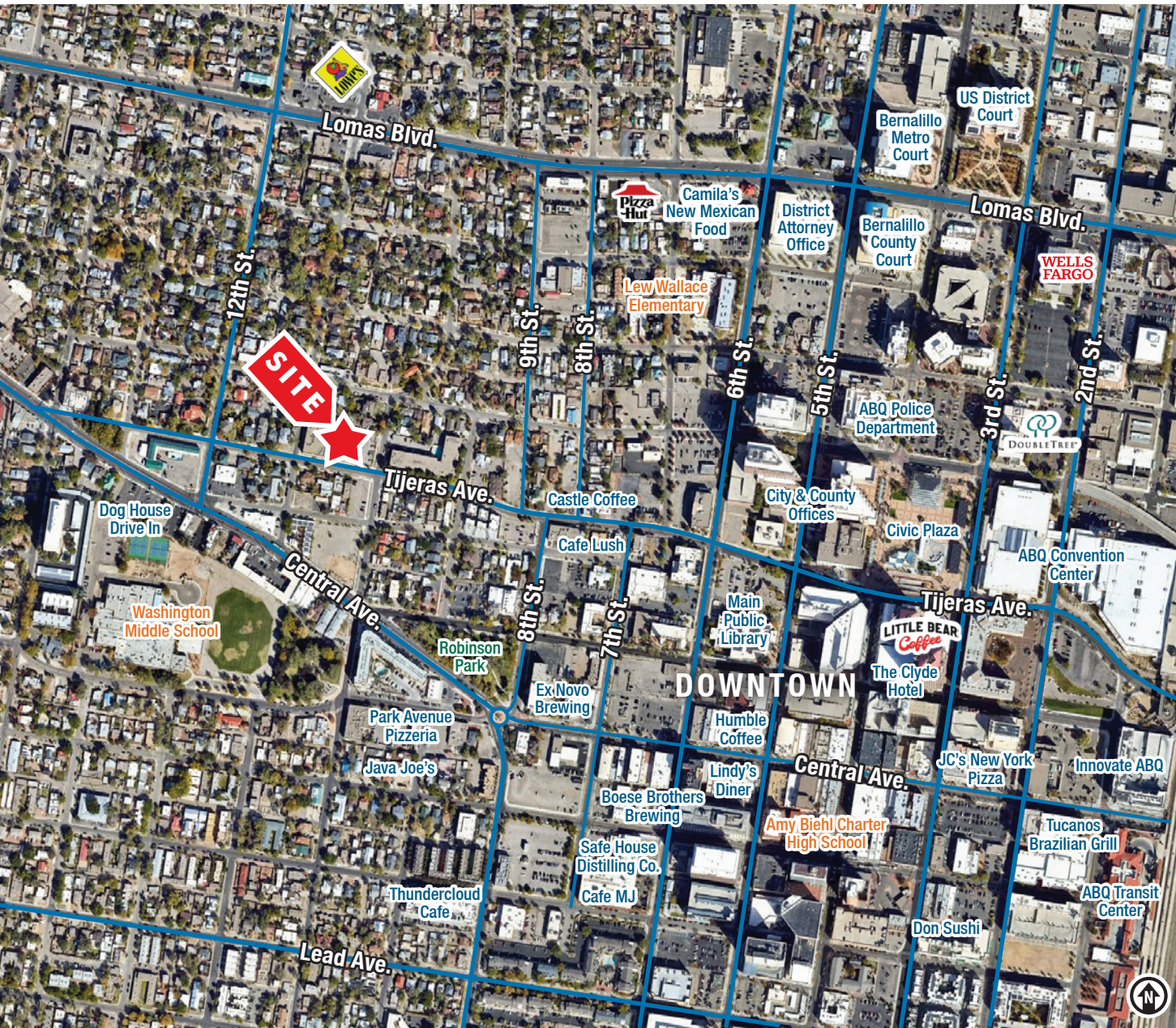
IDO ZONING

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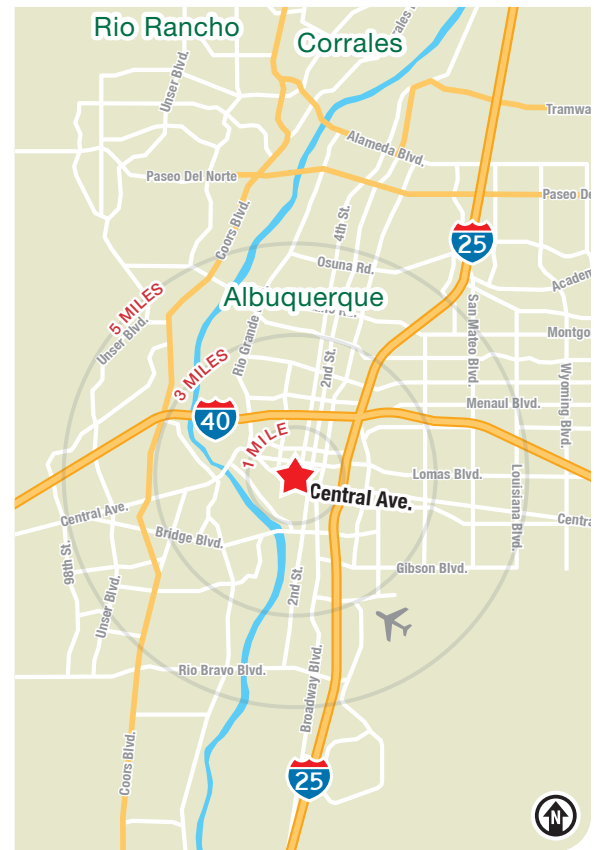


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,434	94,641	245,225
Average HH Income	\$71,235	\$75,599	\$78,824
Daytime Employment	37,729	93,530	180,505

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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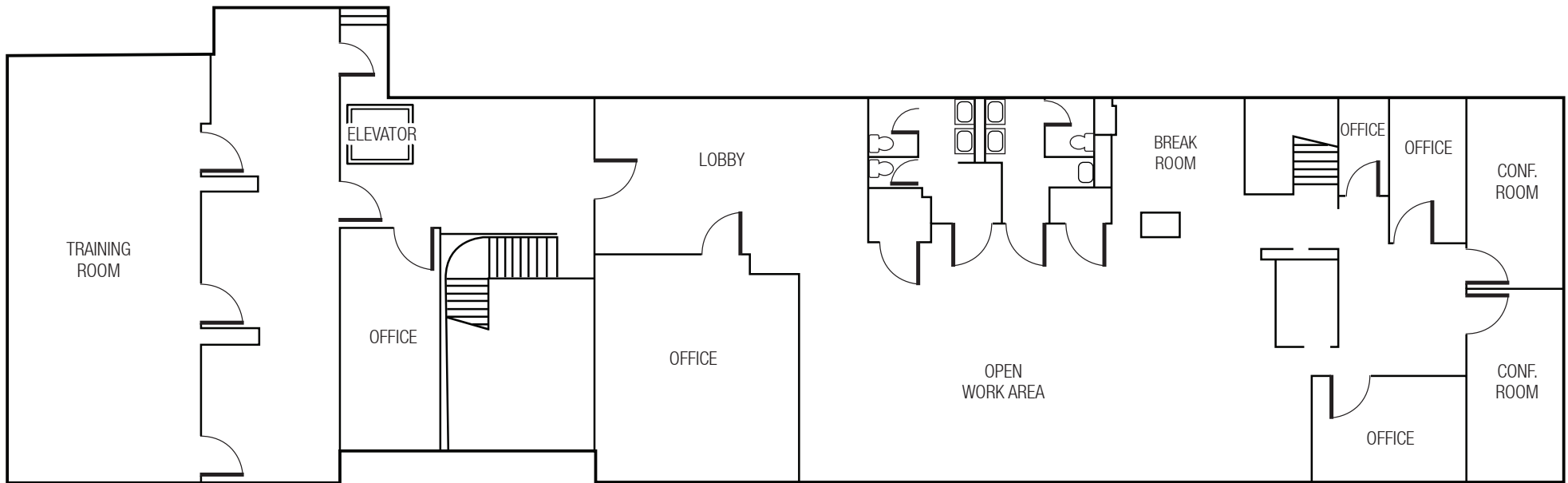
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FLOOR PLAN

2ND FLOOR

±9,130 SF

Floor plan not to scale



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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