

# For Lease

## Downtown Office/Warehouse

REDEVELOPED NEIGHBORHOOD | I-40 ACCESS VIA 6TH ST.

1215-1225 4th St. NW | Albuquerque, NM 87102

SWC 4th St. & Summer Ave. NW



 Visit Our YouTube Channel to See this Property Video 

### LEASE RATE

- \$5.05/SF + \$1.28 NNN (\$3,542.25/Mo.)
- Tenant responsible for all utilities

### AVAILABLE

- Unit B & C: ±6,715 SF

### IDO ZONING MX-M/R-1A

### PROPERTY HIGHLIGHTS

- Open training/conference room
- Small conference room
- Kitchen
- Multiple hard-wall offices
- 12' clear height
- 1 grade-level roll-up door
- Shared dock well
- Secure parking lot
- Pylon signage on 4th St.
- Backlit building signage

 This property is located in an **Opportunity Zone** A new way to finance in under-served areas. 

# NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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



FOR MORE INFORMATION:

**Riley McKee**  
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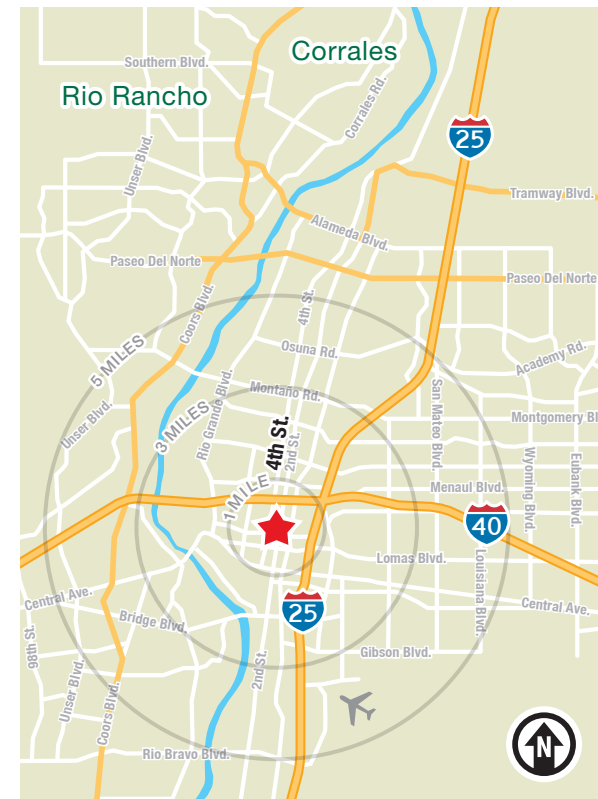
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	10,448	94,657	251,921
Average HH Income	\$48,409	\$62,095	\$62,242
Daytime Employment	33,946	105,531	197,404

2020 Forecasted by Esri



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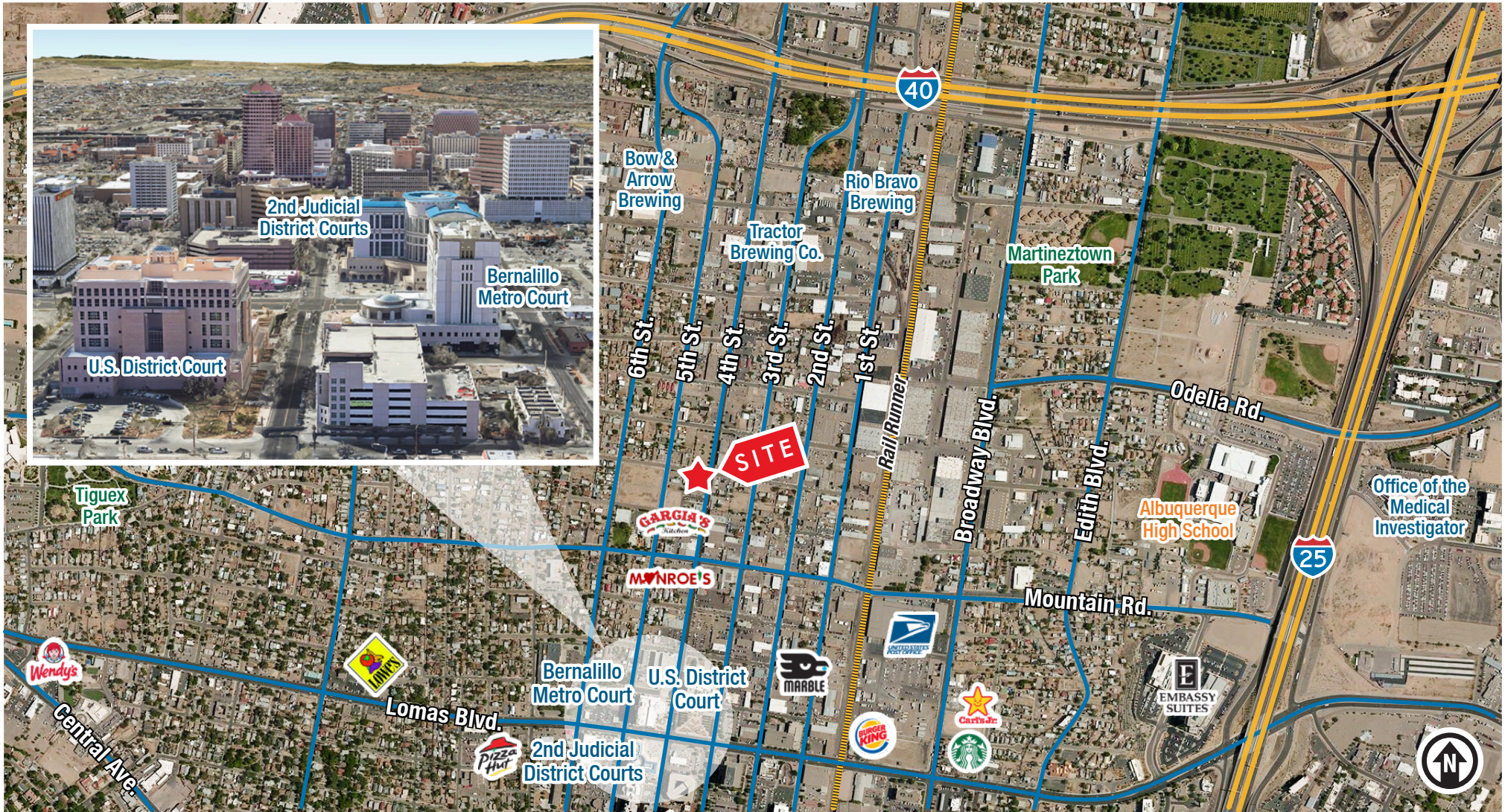
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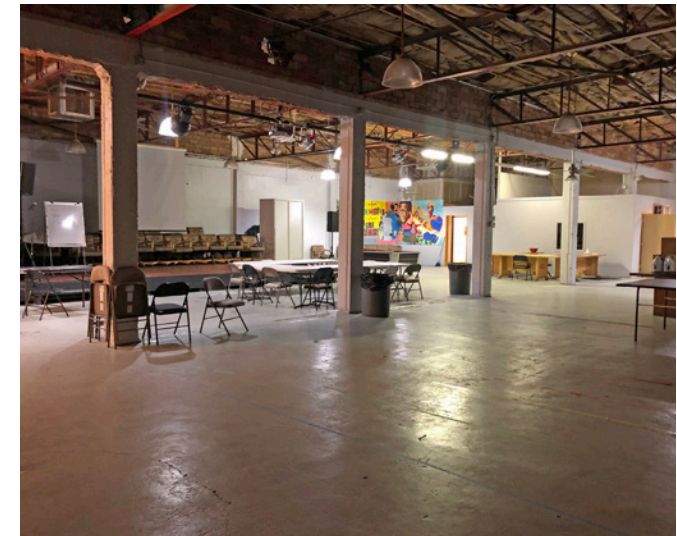
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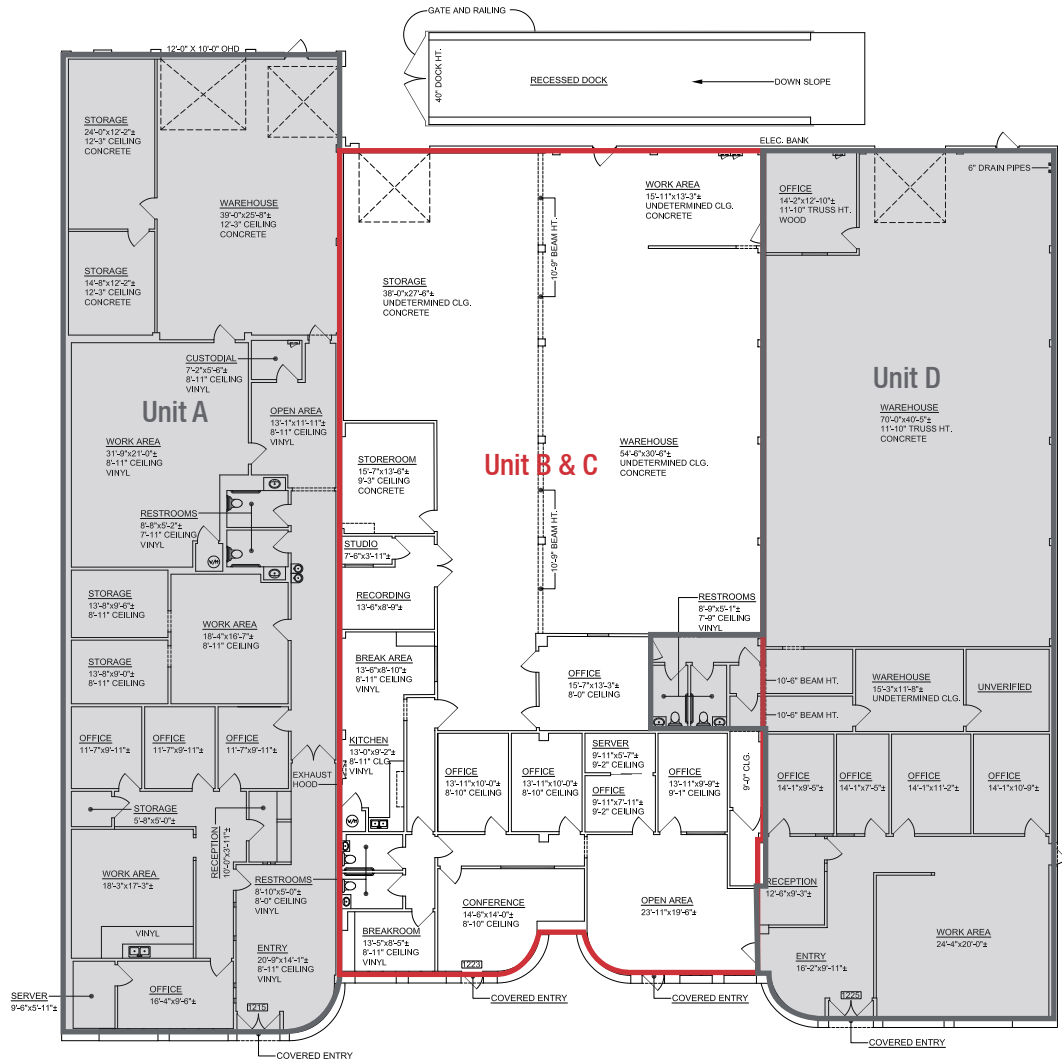
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FLOOR PLAN



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