

For Sale
or Lease

Journal Center Office Condo

RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

SWC Washington St. & Wolcott Ave. NE



SALE PRICE \$595,000

- Condo dues: \$1.30/SF (covers roof, exterior, CAM, reserves)
- Owner pays property taxes and HVAC maintenance/service

LEASE RATE

- \$20.00/SF Full Service

AVAILABLE

- Suite B: ±2,711 SF

IDO ZONING NR-BP

PROPERTY HIGHLIGHTS

- Perimeter hard-wall offices with natural light
- Open meeting/conference area
- Two restrooms – one with a shower
- Restroom vestibule
- Kitchen/break area
- Outdoor patio area
- 2 covered parking spaces; ample outdoor parking
- 15-years young



This property is in a **HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.



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



Visit Our YouTube Channel
to See this Property Video



NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com



FOR MORE INFORMATION:

Riley McKee
riley@sunnvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunnvista.com
505 414 2669

For Sale
or Lease

Journal Center Office Condo

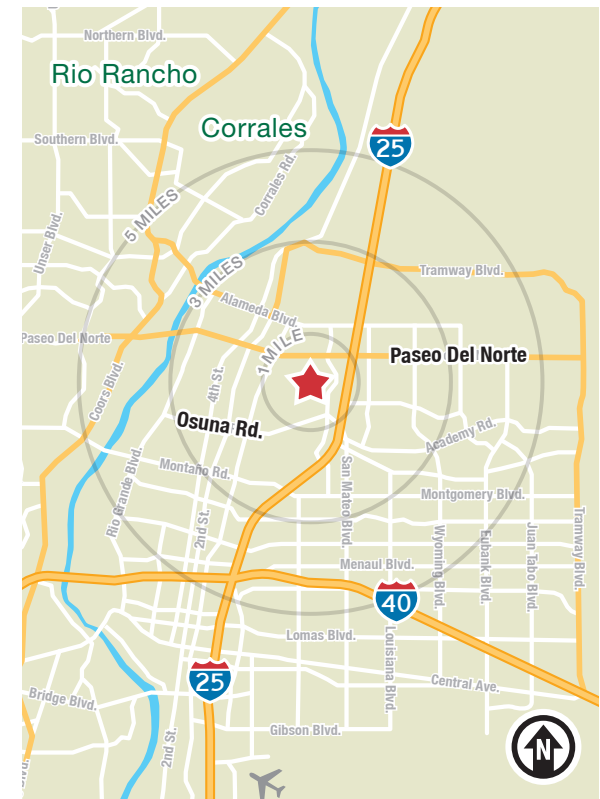
RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,500	78,620	203,214
Average HH Income	\$85,995	\$77,097	\$81,370
Daytime Employment	20,781	77,132	150,879
2020 Forecasted by Esri			



NA SunVista 505 878 0001 sunvista.com

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.

FOR MORE INFORMATION:

Riley McKee
riley@sunvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

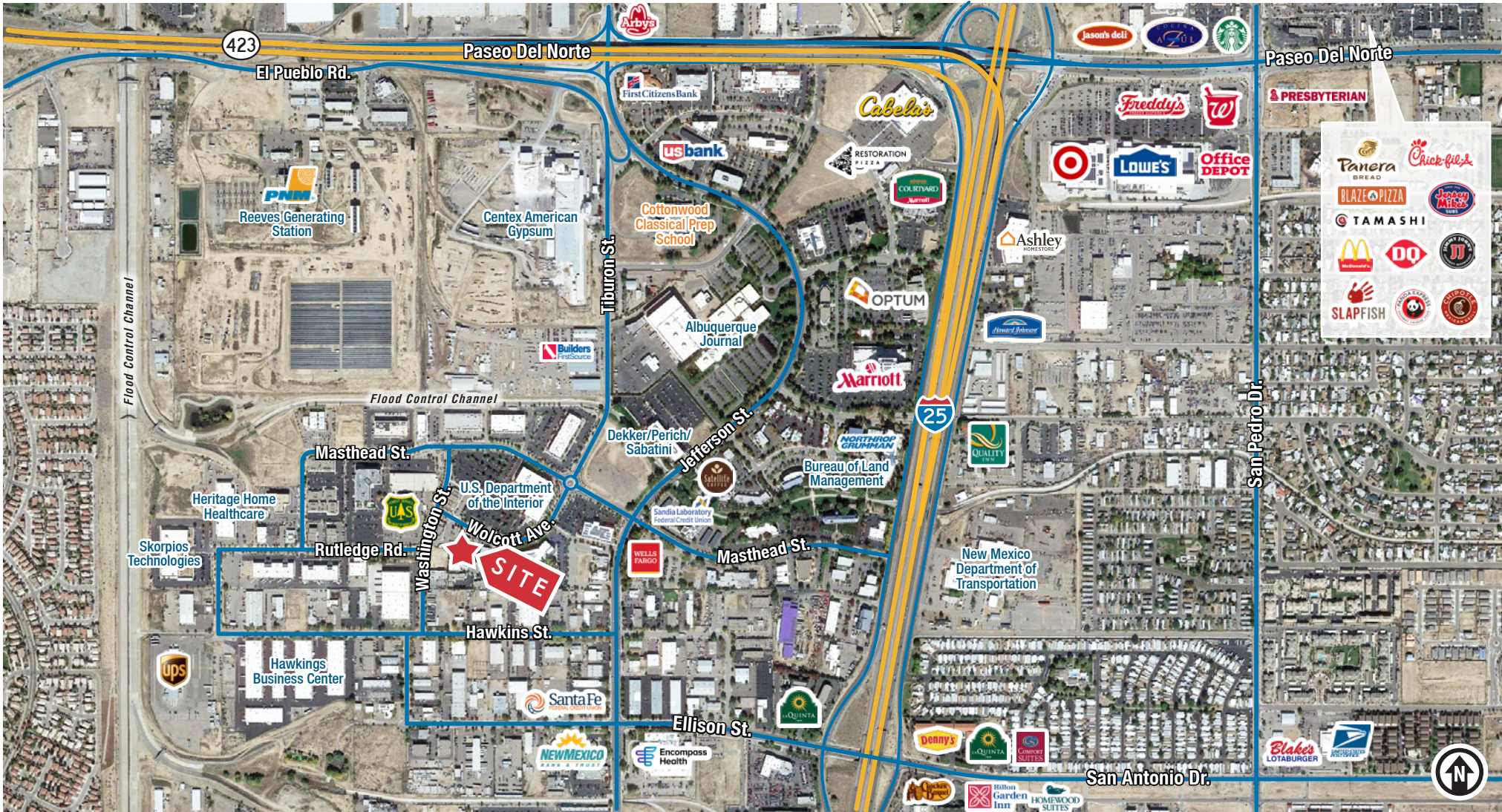
For Sale
or Lease

Journal Center Office Condo

RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

LOCATION



NA SunVista 505 878 0001 sunvista.com

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.

FOR MORE INFORMATION:

Riley McKee
riley@sunvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Sale
or Lease

Journal Center Office Condo

RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

PHOTOS



NAI SunVista 505 878 0001 sunvista.com

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.

FOR MORE INFORMATION:

Riley McKee
riley@sunvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Sale
or Lease

Journal Center Office Condo

RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

PHOTOS



NAI SunVista 505 878 0001 sunvista.com

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.

FOR MORE INFORMATION:

Riley McKee
riley@sunvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

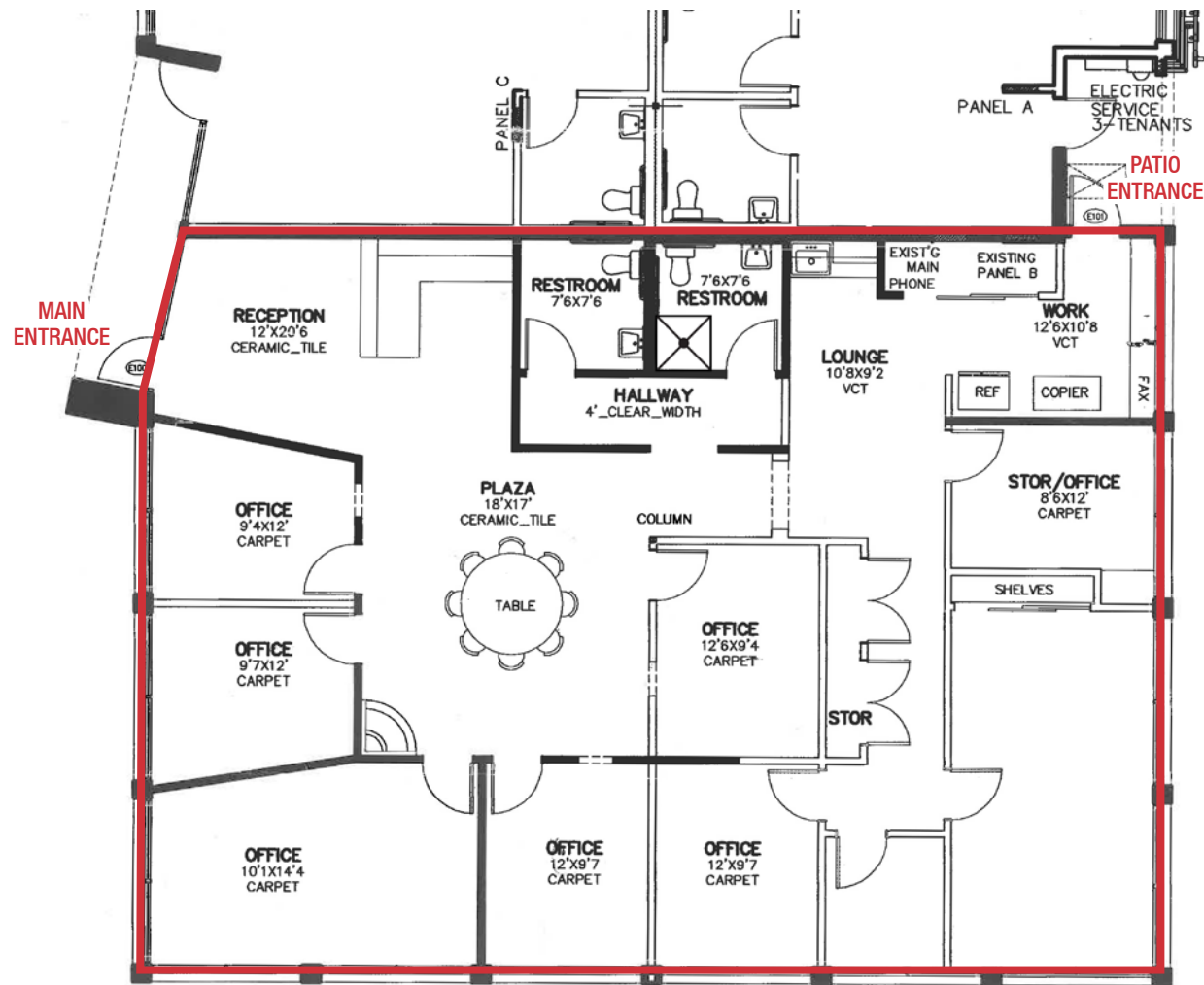
For Sale
or Lease

Journal Center Office Condo

RARE OPPORTUNITY IN THE NORTH I-25 CORRIDOR

4110 Wolcott Ave. NE | Albuquerque, NM 87109

FLOOR PLAN



AVAILABLE

Suite B: ±2,711 SF

NAI SunVista 505 878 0001 sunvista.com

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.

FOR MORE INFORMATION:

Riley McKee
riley@sunvista.com
505 379 1549

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669