LOCATED IN THE NORTH I-25 AREA

Newly Renovated Affordable Office Space

6610 Gulton Ct. NE
Albuquerque, NM 87109

SEQ Osuna Rd. & Gulton Ct. NE

For Lease

Lease Rate
- $12.75/SF Modified Gross

Available
- Building: ±5,727 SF

IDO Zoning NR-BP (Business Park)
- Sector: N/A

Property Highlights
- Parking Ratio: 4.8:1,000
- Brand new refrigerated air system
- Convenient North I-25 location
- 8’ x 8’ roll up door
- Updated restrooms
- New stucco exterior

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotspaceusa.com

For more information:

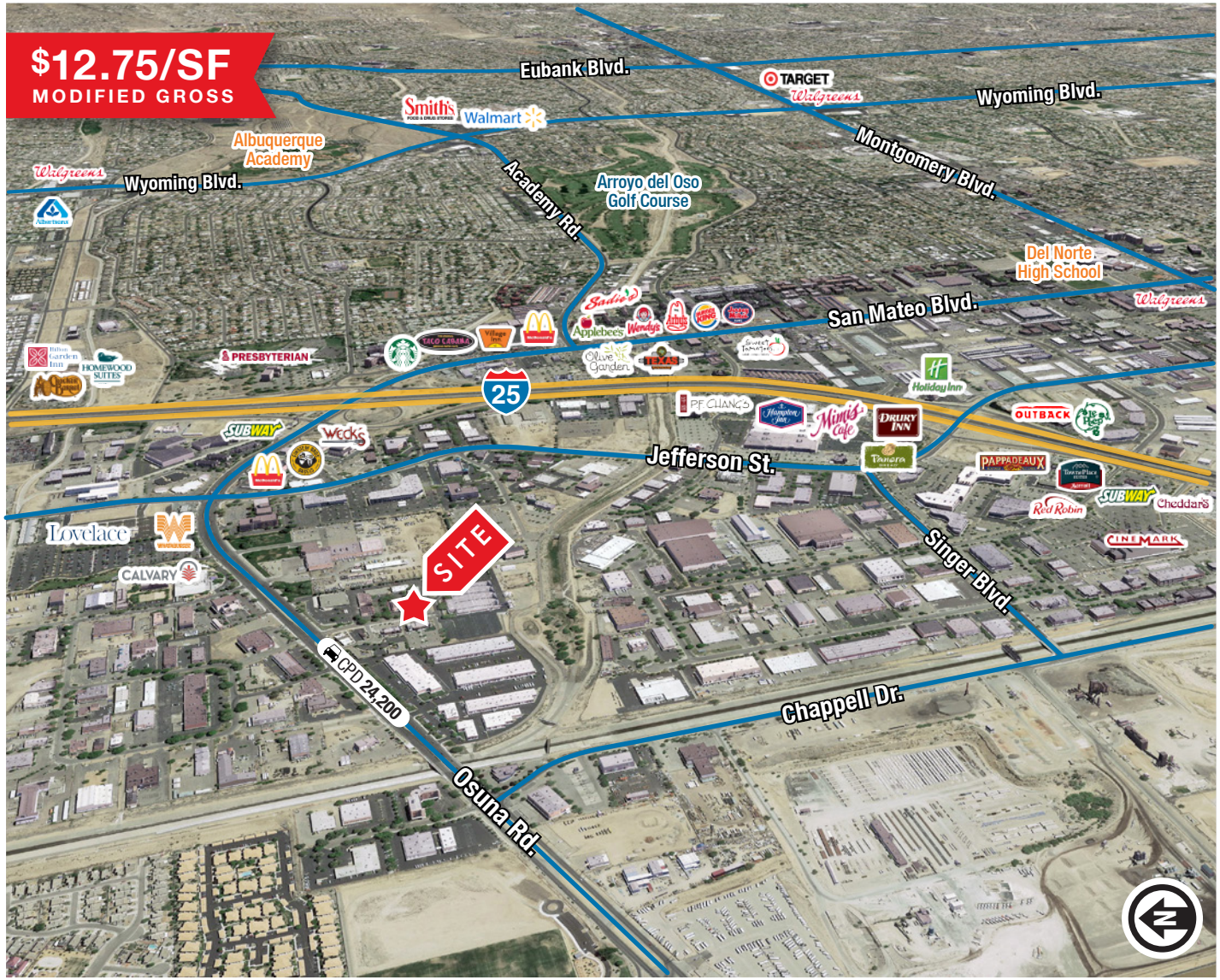
Steve Kraemer, CCIM
skraemer@gotspaceusa.com
505 417 5214

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781

LOCATED IN THE NORTH I-25 AREA

Newly Renovated Affordable Office Space

6610 Gulton Ct. NE
Albuquerque, NM 87109
LOCATION



2017 Demographics	1 mile	3 mile	5 mile
Total Population	4,372	82,029	225,007
Average HH Income	$73,634	$60,322	$71,121
Daytime Employment	21,595	96,688	213,852

2017 Forecasted by Esri

NAI Maestas & Ward 505 878 0001

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:

Steve Kraemer, CCIM
skraemer@gotspaceusa.com
505 417 5214

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781

LOCATED IN THE NORTH I-25 AREA

Newly Renovated Affordable Office Space

6610 Gulton Ct. NE
Albuquerque, NM 87109

EXTERIOR PHOTOS

$12.75/SF
MODIFIED GROSS

NAI Maestas & Ward 505 878 0001

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:

Steve Kraemer, CCIM
skraemer@gotspaceusa.com
505 417 5214

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781

LOCATED IN THE NORTH I-25 AREA

Newly Renovated Affordable Office Space

6610 Gulton Ct. NE
Albuquerque, NM 87109

INTERIOR PHOTOS

$12.75/SF
MODIFIED GROSS

NAI Maestas & Ward 505 878 0001

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:

Steve Kraemer, CCIM
skraemer@gotspaceusa.com
505 417 5214

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781

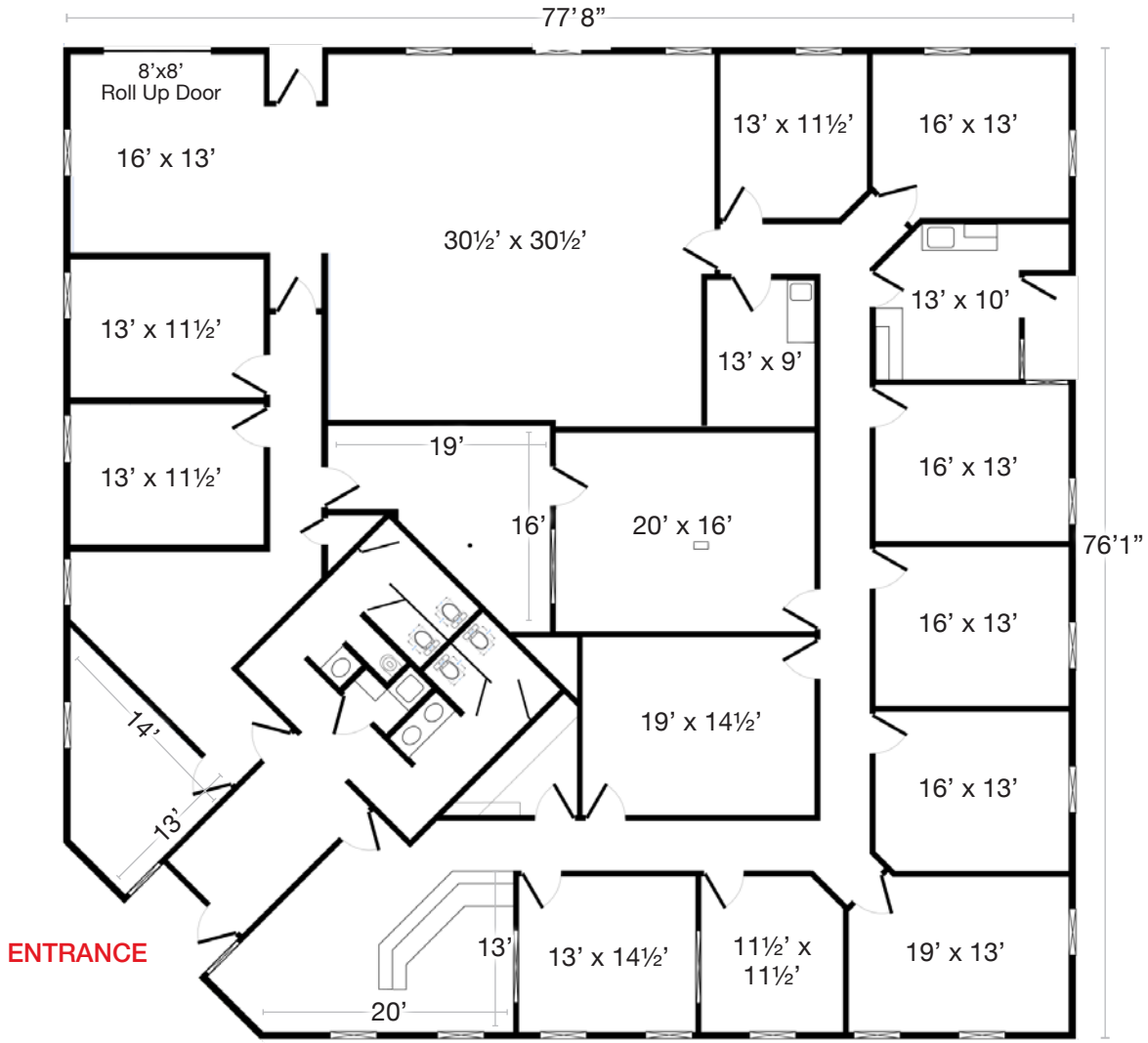
LOCATED IN THE NORTH I-25 AREA

Newly Renovated Affordable Office Space

6610 Gulton Ct. NE
Albuquerque, NM 87109

FLOOR PLAN

$12.75/SF
MODIFIED GROSS



AVAILABLE

Building: ±5,727 SF

NAI Maestas & Ward 505 878 0001

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:

Steve Kraemer, CCIM
skraemer@gotspaceusa.com
505 417 5214

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781