For Lease

6801 Jefferson NE  
Suite 200  
Albuquerque, NM 87109

505 878 0001
gotspaceusa.com

Lease Rate
- $13.50/SF Modified Gross
- Tenant pays gas, electric and janitorial

Available
- Suite 6-B: ±1,941 SF

IDO Zoning:
- NR-C, Commercial

Property Highlights
- Beautiful office space
- High-end finishes throughout
- Large conference room with floor-to-ceiling glass
- Building signage
- Additional ±536 SF storage in attic not included in square footage
- Deluxe breakroom

4836 Hardware Dr. NE  
Albuquerque, NM 87109

For more information:
Martha Carpenter
martha@gotspaceusa.com
505 228 0154

Cheryl Bonner
cheryl@gotspaceusa.com
505 933 1781

CENTRALLY LOCATED–TWO MINUTES FROM I-25 & JEFFERSON ST.
Professional Office Suite
Professional Office Suite

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4836 Hardware Dr. NE
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LOCATION

2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>15,917</td>
<td>97,641</td>
<td>281,300</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$48,913</td>
<td>$66,175</td>
<td>$70,922</td>
</tr>
<tr>
<td>Daytime Employment</td>
<td>15,772</td>
<td>105,550</td>
<td>238,721</td>
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2019 Forecasted by Esri

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Maestas & Ward
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TRADE AREA

McLeod Rd.
McLeod Rd.
Academy Rd.
Academy Rd.
San Mateo Blvd.
San Mateo Blvd.
Montgomery Blvd.
Montgomery Blvd.
Jefferson St.
Jefferson St.
Jefferson St.
Jefferson St.
Arroyo Del Oso Golf Course

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PHOTOS

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Conference Room
Office
Open Area
Break Room

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AVAILABLE
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