

JEFFERSON PLAZA

4041 JEFFERSON PLAZA NE, ALBUQUERQUE, NM 87109

FOR
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

SPACE DETAILS

LEASE DETAILS

\$23.00/RSF Full Service

» 2nd Floor - 25,654 ± RSF (divisible)

Space A: 9,847 ±RSF

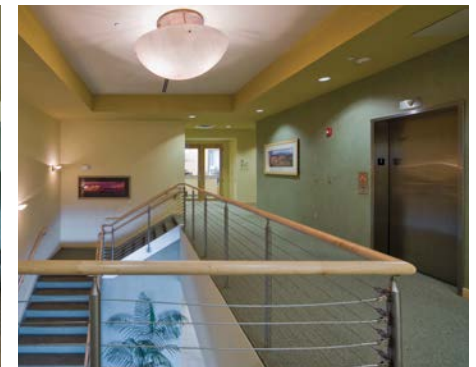
Space B: 5,000 ±RSF

Space C: 9,962 ±RSF

FEATURES

- » Class A state of the art office built in 2008
- » Building & Monument signage available
- » Open bright environment with 9'6" ceilings
- » Dual fiber - multiple providers
- » Comcast Cable
- » Abundant parking at a 5/1,000 sq ft ratio
- » Great location with easy access to Jefferson St.
- » Showers, lockers and bike storage on-site
- » Excellent access to ABQ bicycle pathways

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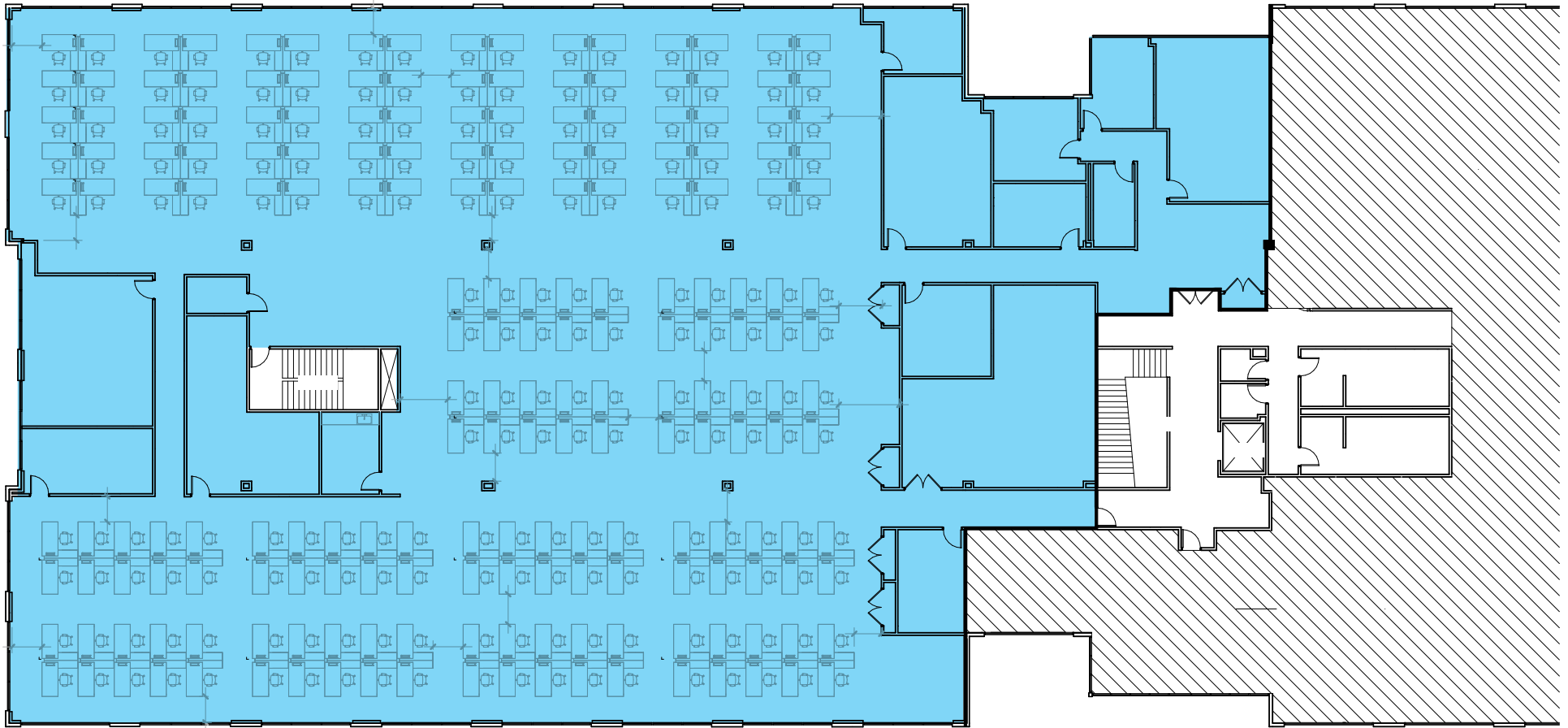
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2ND FLOOR - 25,654± RSF

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Conceptual Workstation Configuration

200 6'x6' Workstations

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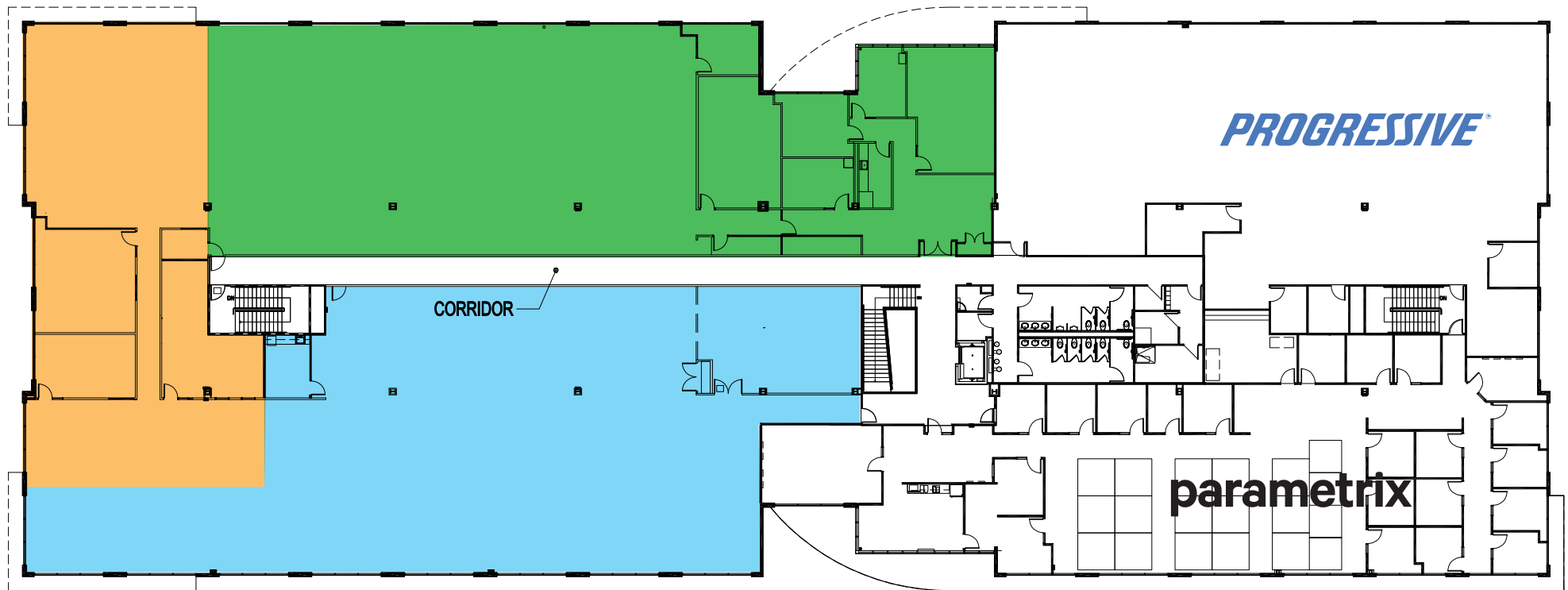
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2ND FLOOR - DIVISION CONCEPT

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Space B
5,000 ± RSF

Space A
9,847± RSF



Space C
9,962± RSF

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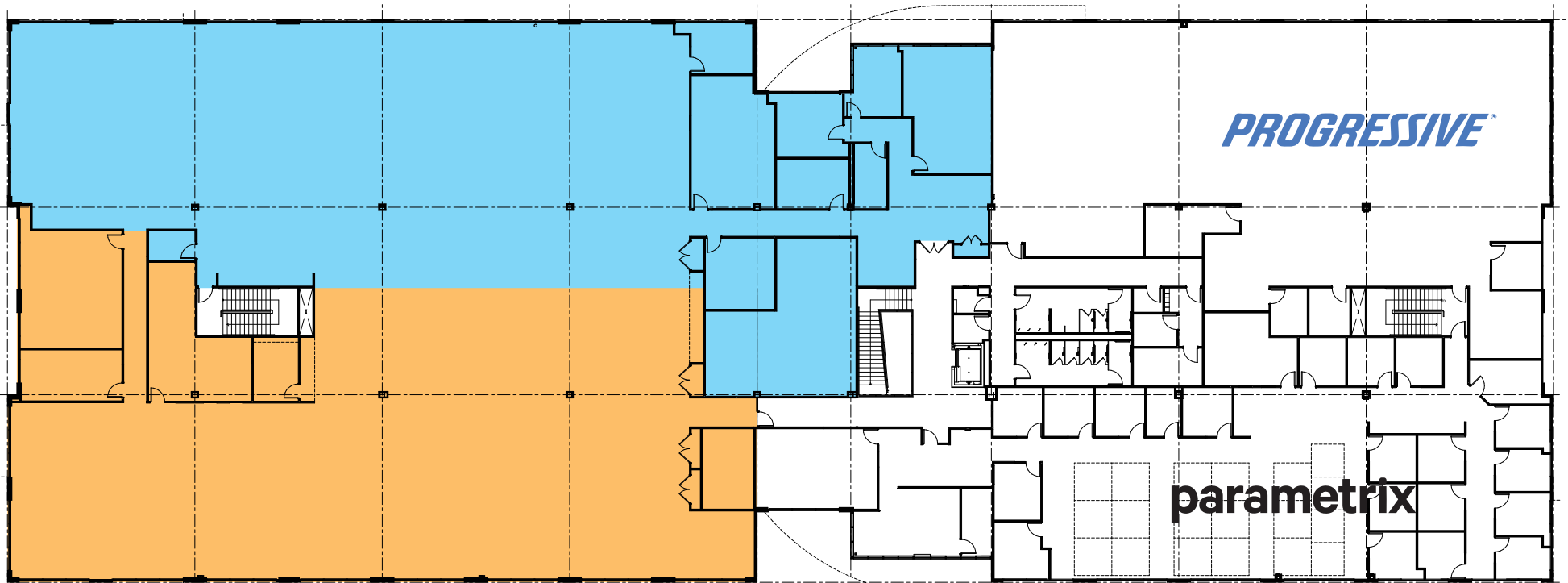
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2ND FLOOR - DIVISION CONCEPT

(Call to discuss potential configurations)

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Suite 220
14,300± RSF



Suite 230
11,185± RSF

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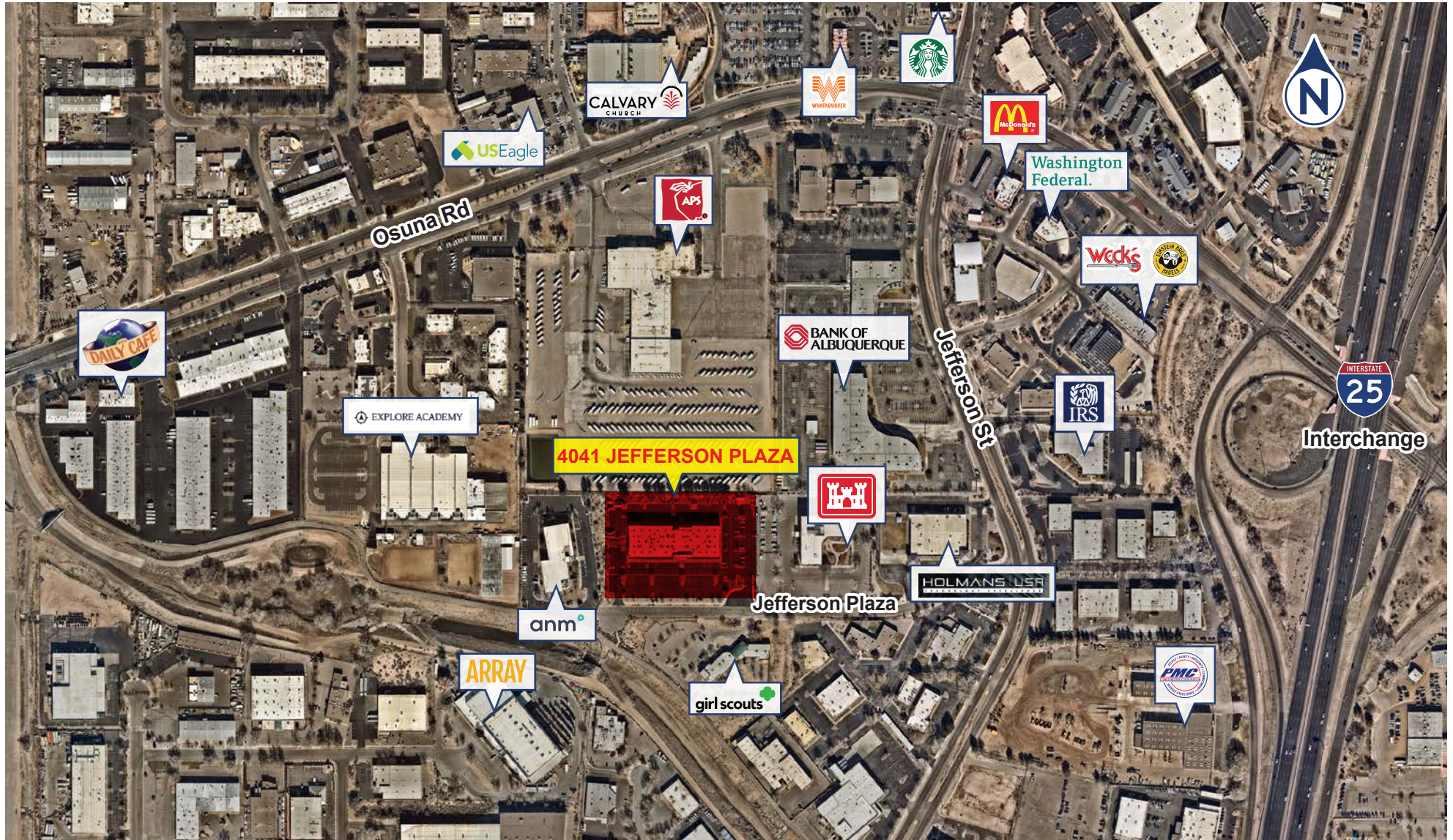
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AREA OVERVIEW

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AERIAL

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SOUTH VIEW AERIAL

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AERIAL

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DRIVE TIME DEMOGRAPHICS

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5 MINUTE DRIVE TIME



Population - 26,456



Avg HH Income - \$54,921



10 MINUTE DRIVE TIME



Population - 129,188



Avg HH Income - \$67,063



15 MINUTE DRIVE TIME



Population - 289,389



Avg HH Income - \$69,112



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CONTACT INFORMATION

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CONTACT

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