



Accelerating success.

Prime Uptown Office Space

For Lease

**6200 Uptown Blvd NE
Albuquerque, NM 87110**

John Ransom CCIM, SIOR

SR VP/Principal

+1 505 880 7011

john.ransom@colliers.com

Lic. No. 11451

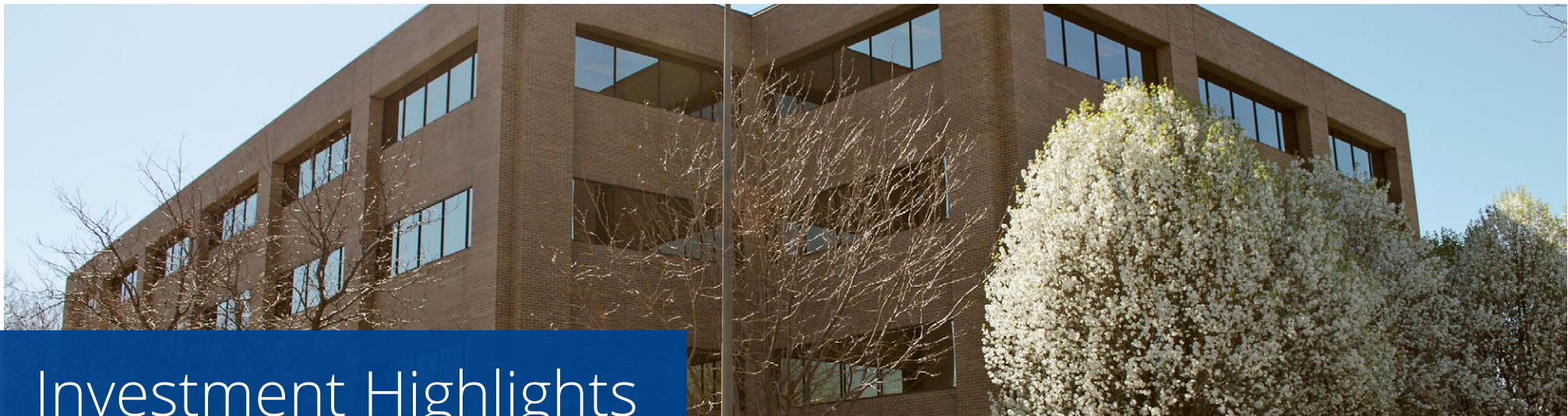
Tim With CCIM, SIOR

SR VP/Principal

+1 505 880 7092

tim.with@colliers.com

Lic. No. 36272



Investment Highlights

Executive Summary

Lease Rate	\$21.50/RSF	Upper Floor
	\$22.50/RSF	Ground Floor
Lease Type	Full Service	
Building Size	± 67,432 SF	
Zoning	MX-H	

Available Space

Ste 140	± 3,913 RSF
Ste 330	± 1,391 RSF
Ste 350	± 4,070 RSF



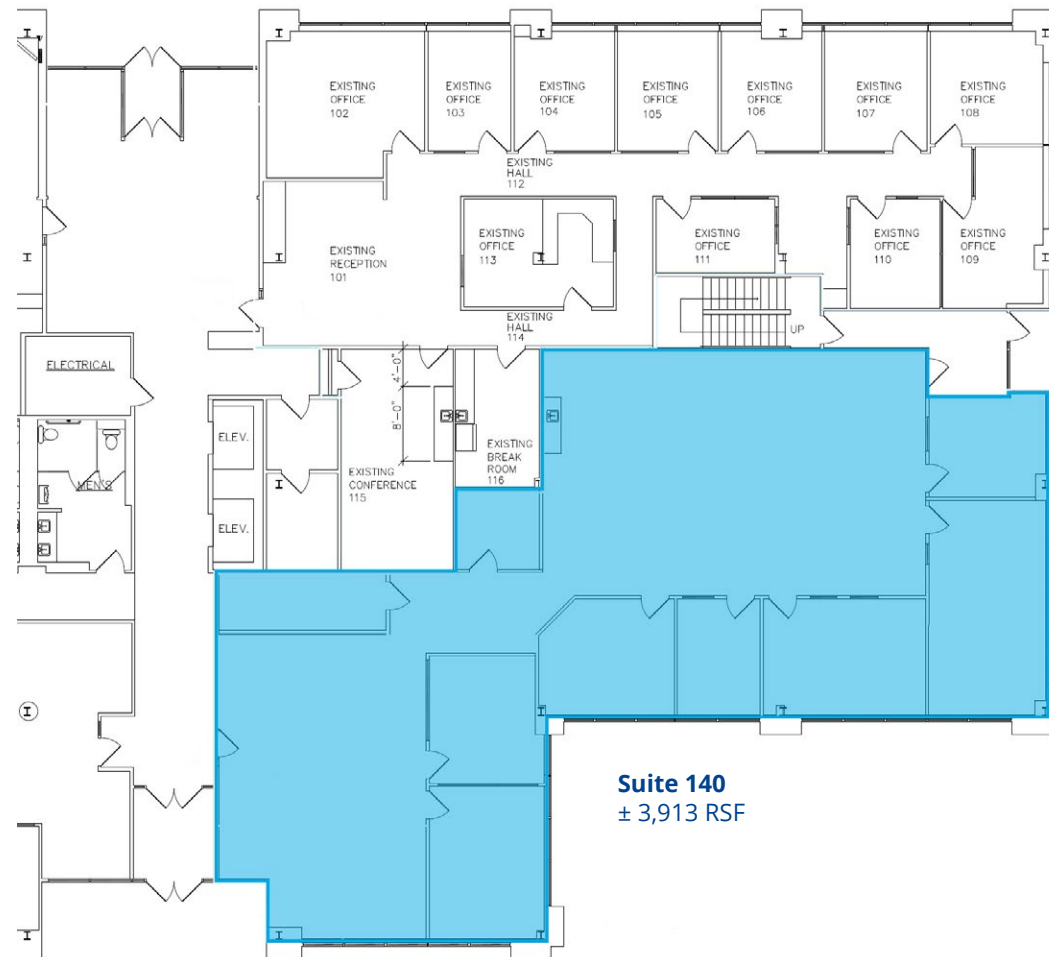
Property Features

- In the heart of the Uptown submarket
- Easy access to I-40 & all areas of the city
- Private and open office buildouts
- Abundant natural light and mountain views
- Controlled access systems
- Shared security on-site
- Increased air exchange throughout the building
- 3 parking spaces per 1,000 SF on site
- Efficient floor plans - 13% load factor
- Men's & Women's showers/lockers
- Locally owned and managed
- Monument signage available

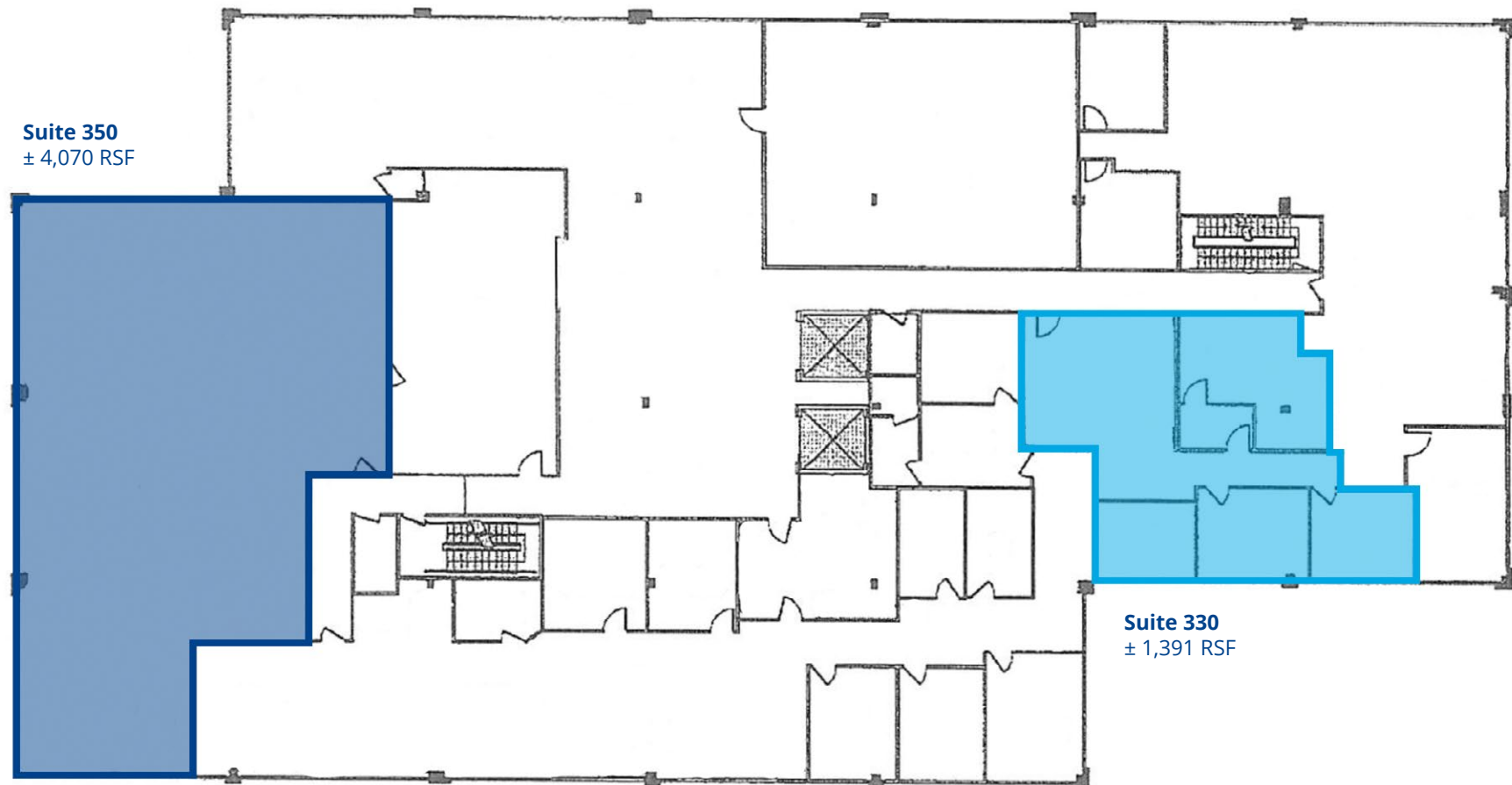
Photos



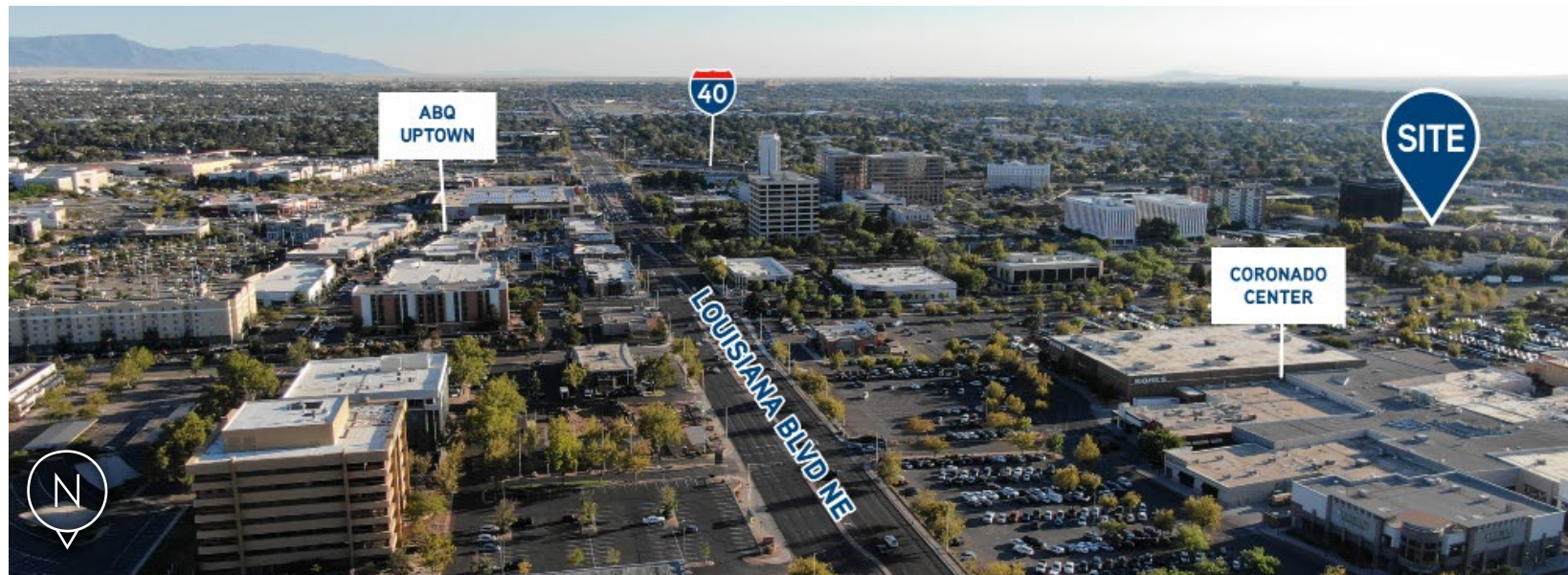
Floor Plan – 1st Floor



Floor Plan – 3rd Floor



Location



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