



Colliers

Accelerating success.

For Lease

6100 Indian School Rd NE
Albuquerque, NM 87110

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Colliers | Albuquerque-Santa Fe
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6100 Indian School Rd NE | For Lease

Property Profile

Details

Lease Rate	\$17.50 RSF		
Lease Type	Full Service		
Space Available	Suite 205	± 2,185 RSF	Available July 1, 2025
	Suite 210	± 1,044 RSF	
	Suite 230	± 1,313 RSF	
	Suite 120	± 935 RSF	
	Suite 125	± 3,250 RSF	
Building Size	37,606 SF		
Submarket	Uptown		
Zoning	MX-H (Click for more info)		

Features

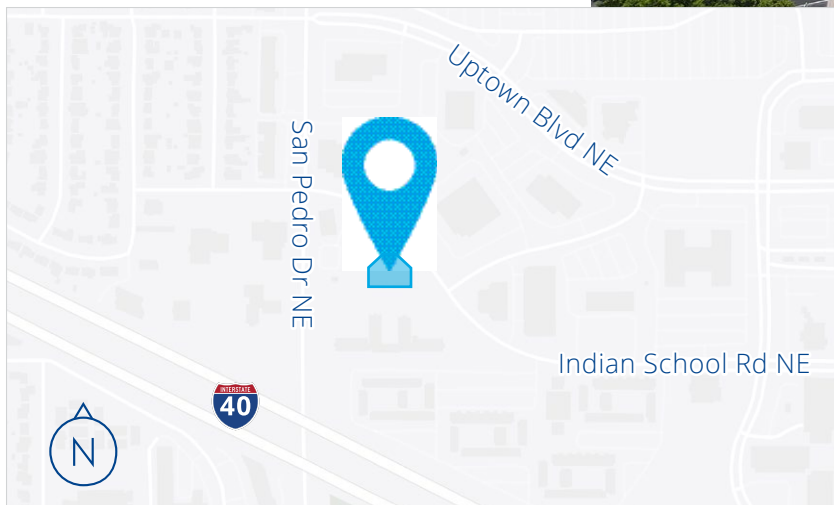
- Excellent Uptown Submarket Location
- Recent Upgrades to Common Areas and HVAC System
- Walking Distance to Coronado Mall, Food and Services
- 2.9/1,000 Parking (28 secured, covered spaces)
- Local Ownership and Management
- Plentiful Natural Light and Great Views
- Building and Monument Signage Available



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Perfect Location

Prime location between two major shopping centers, in the heart of Uptown. Recent renovations with secured and covered parking. Excellent access to I-40, Kirkland Air Force Base and Sandia National Labs.



Parking
4.65/1,000



Bike Score
72



Walk Score™
65



Accessibility



<10 minutes
from I-40



<5 minutes
from I-25



Sunport Airport
20 min. Drive



Year Built:
2007

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Trade Area Aerial



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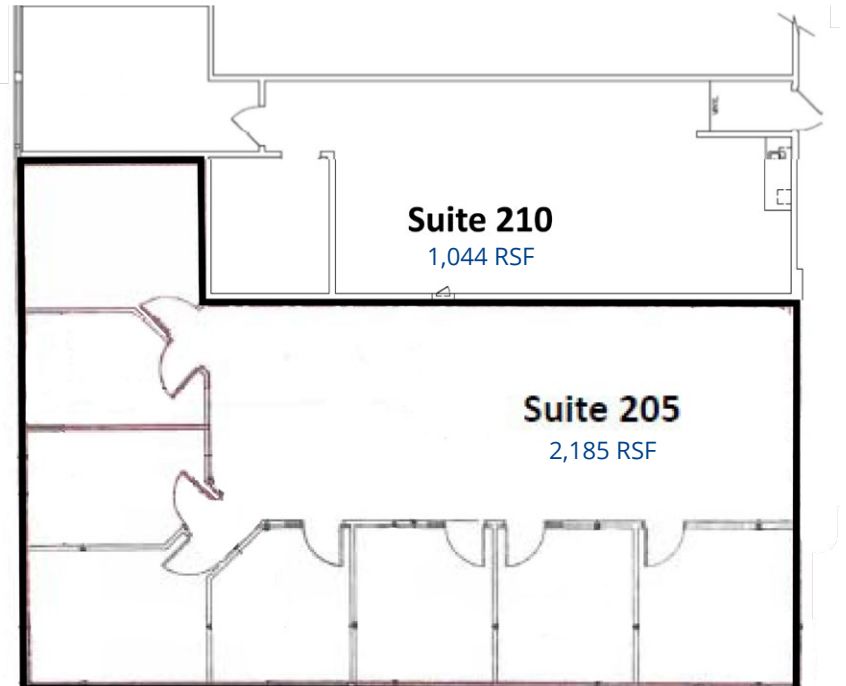
Property Gallery



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Property Gallery

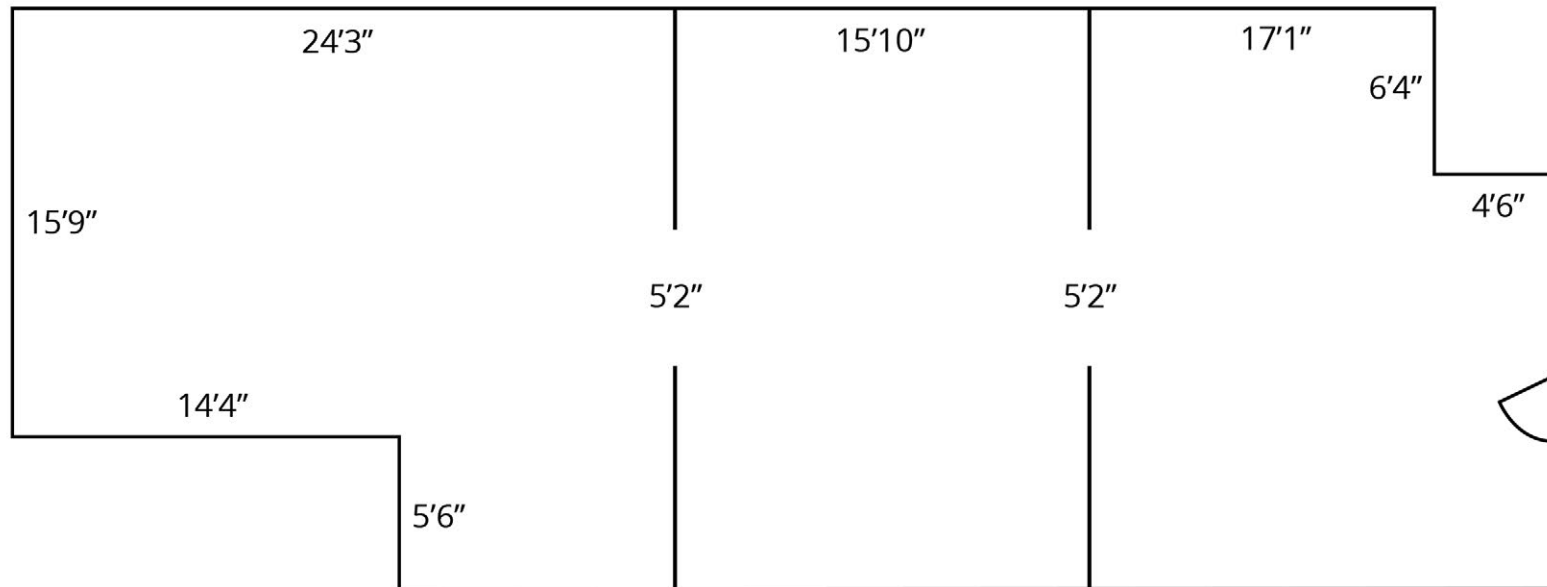
Suite 205/210



Floor Plan

Suite 230

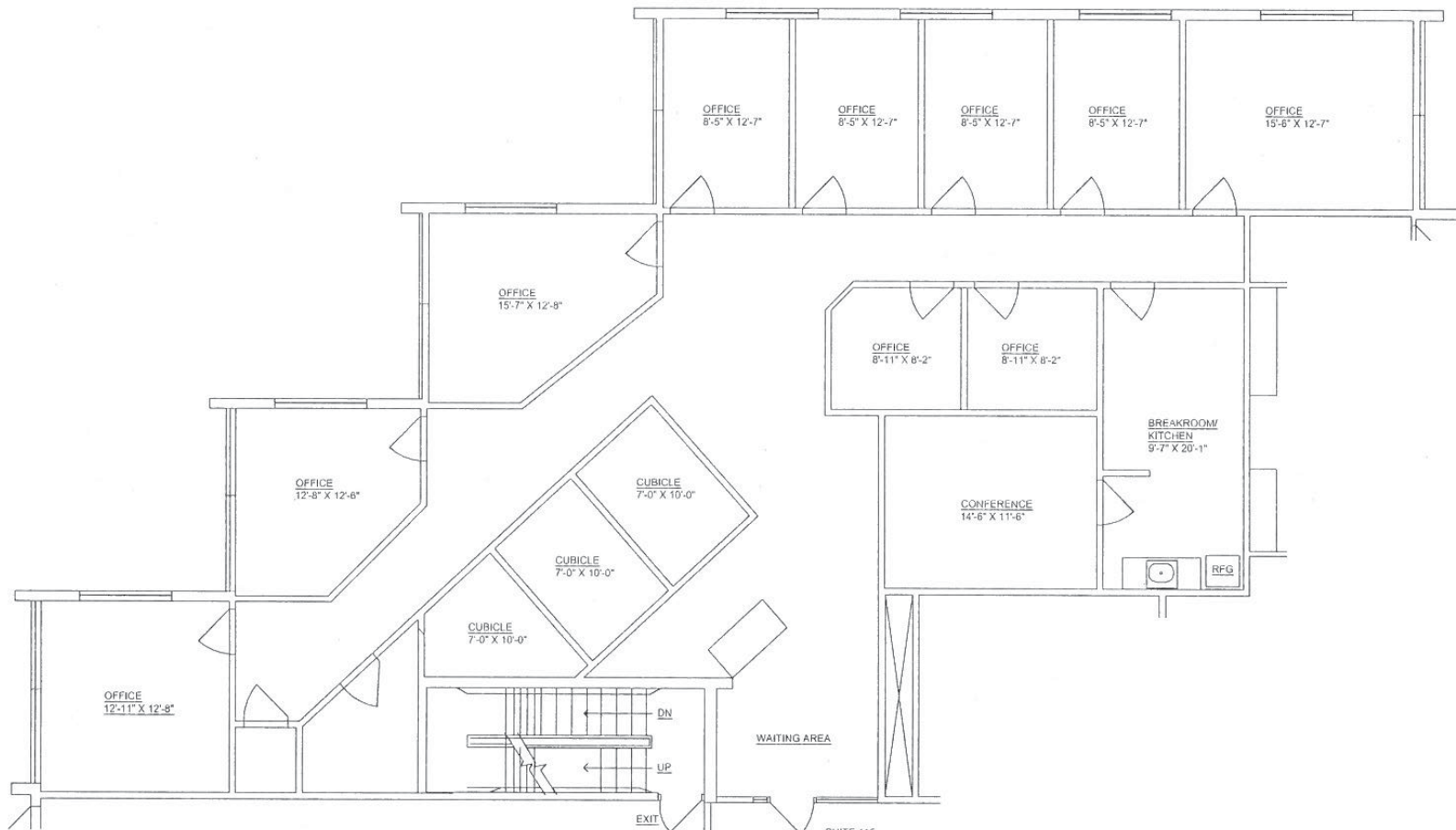
1,313 RSF



Floor Plan

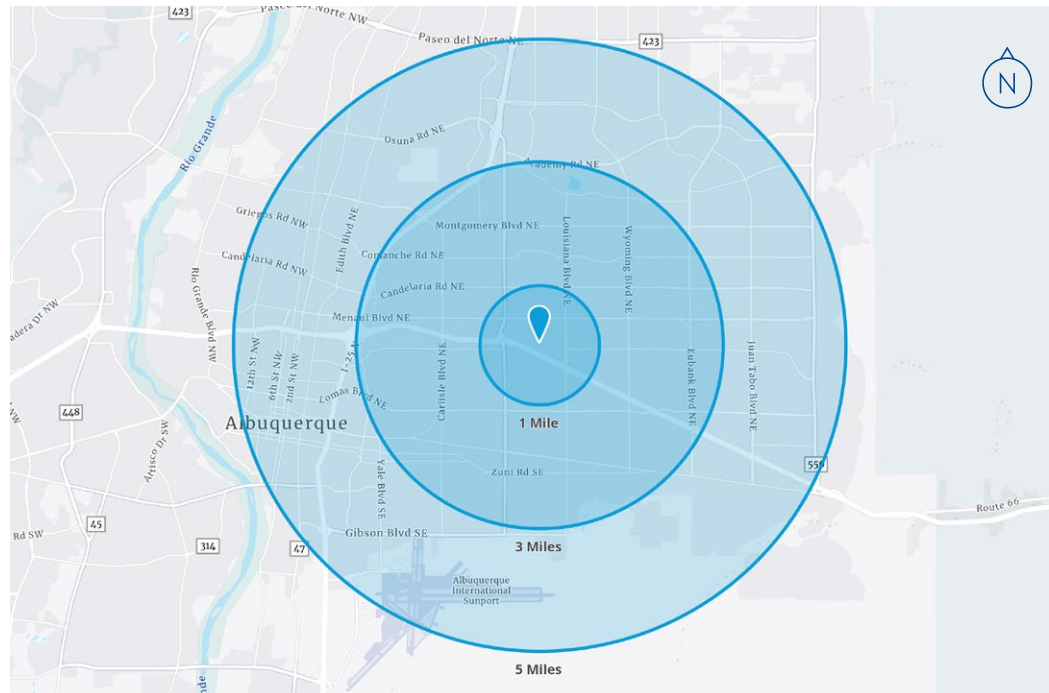
Suite 125

3,250 RSF



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,845	145,092	315,206
Households	6,771	64,687	140,013
Median Age	42.6	37.6	38.5
Average HH Income	\$57,532	\$59,680	\$66,371
Median HH Income	\$42,192	\$40,383	\$44,288



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