

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

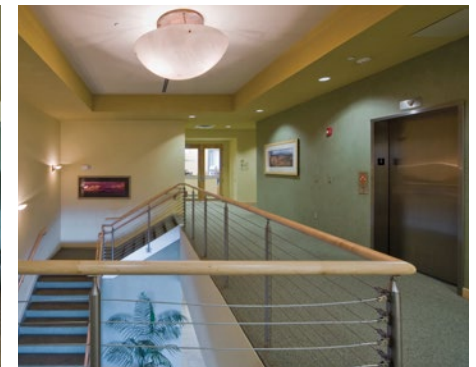
» **Available Space:**

2nd Floor -25,654 ± RSF (divisible)

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

**FOR
LEASE**



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM

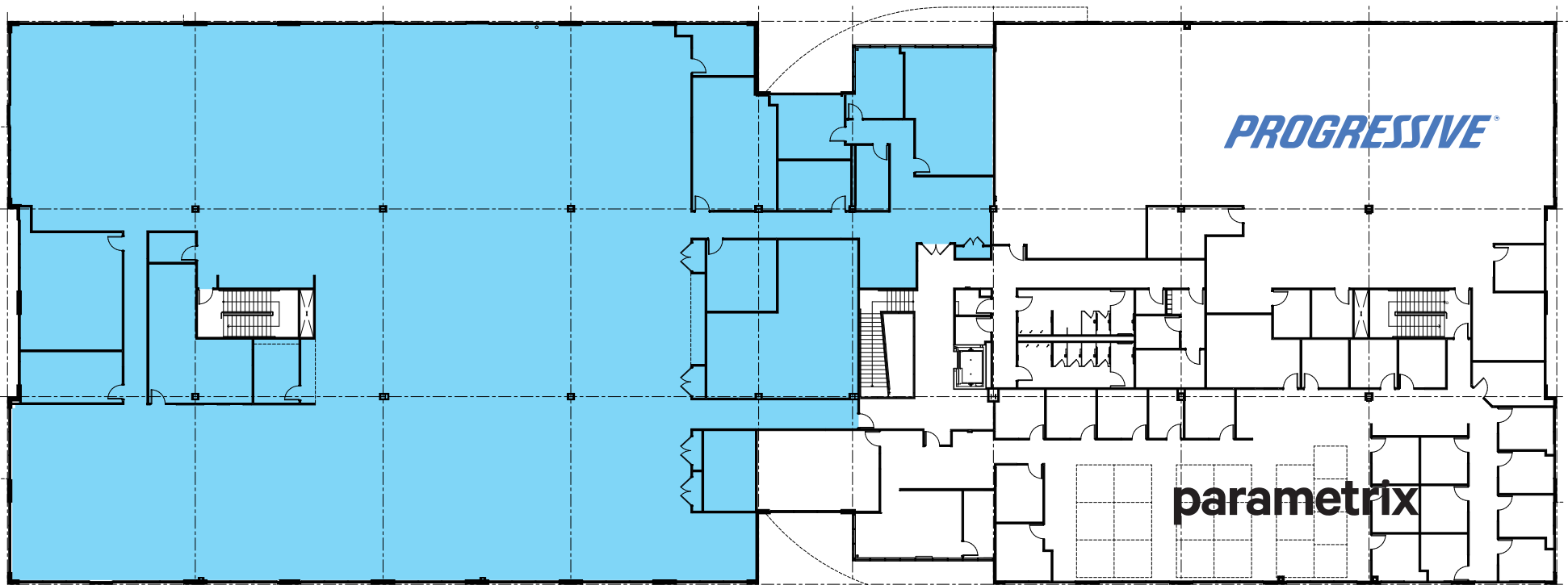


JEFFERSON PLAZA

2ND FLOOR

FOR
LEASE

25,654± RSF



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM

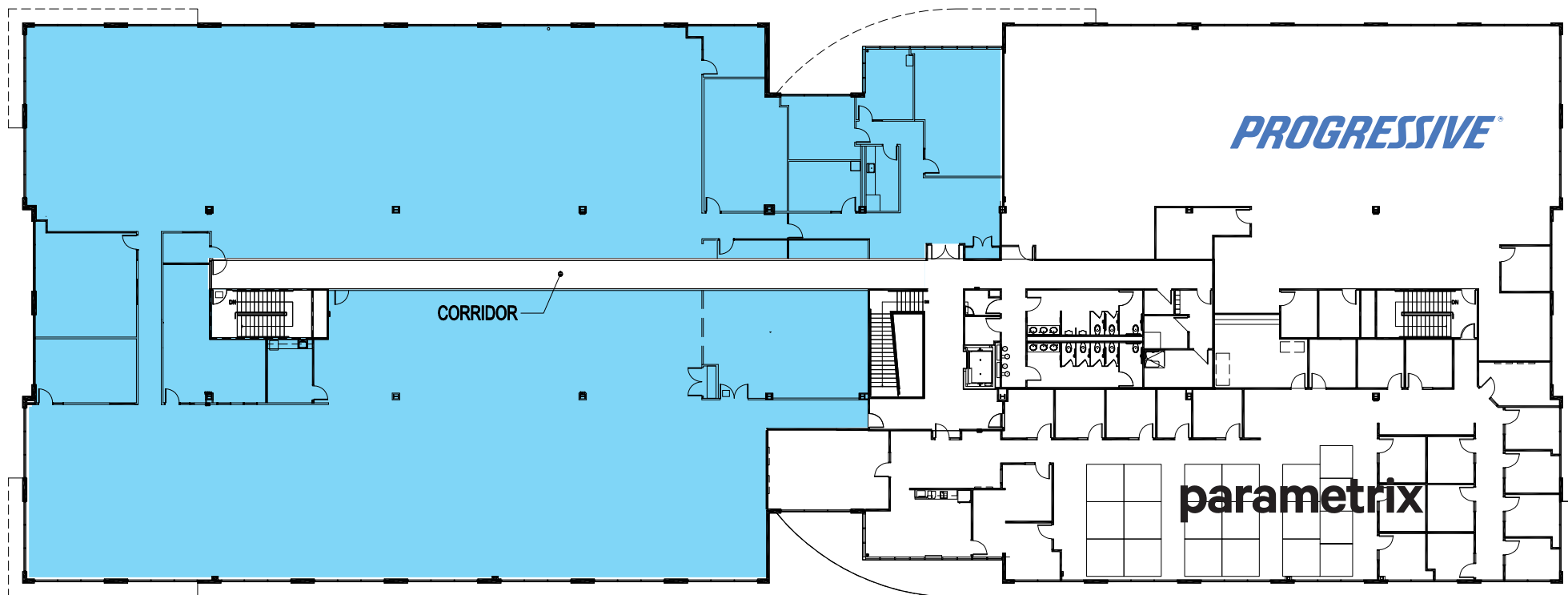


JEFFERSON PLAZA

2ND FLOOR

FOR
LEASE

25,654± RSF



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



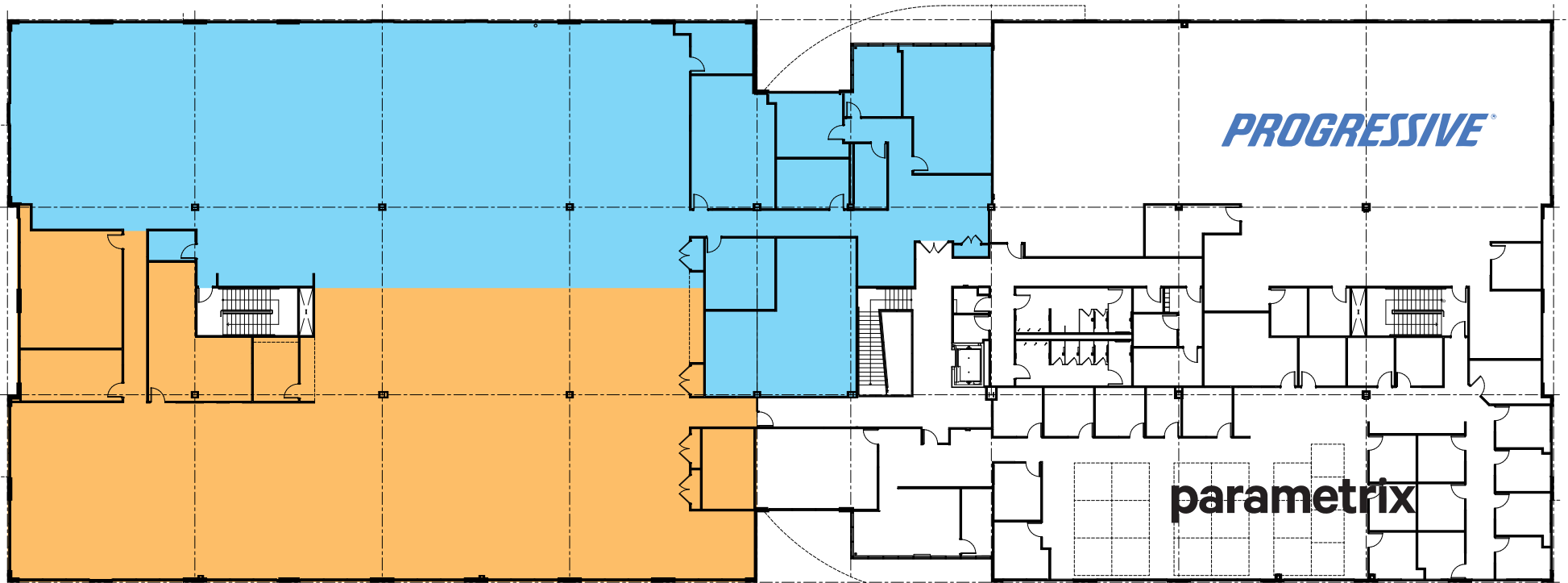
JEFFERSON PLAZA

2ND FLOOR - DIVISION CONCEPT

(Call to discuss potential configurations)

FOR
LEASE

Suite 220
14,300± RSF



Suite 230
11,185± RSF

FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

AREA OVERVIEW

FOR
LEASE



FOR LEASE | 401 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

AERIAL

FOR
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

SOUTH VIEW AERIAL

FOR
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

AERIAL

FOR
LEASE



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

DRIVE TIME DEMOGRAPHICS

FOR
LEASE



5 MINUTE DRIVE TIME



Population - 26,456



Avg HH Income - \$54,921



10 MINUTE DRIVE TIME



Population - 129,188



Avg HH Income - \$67,063



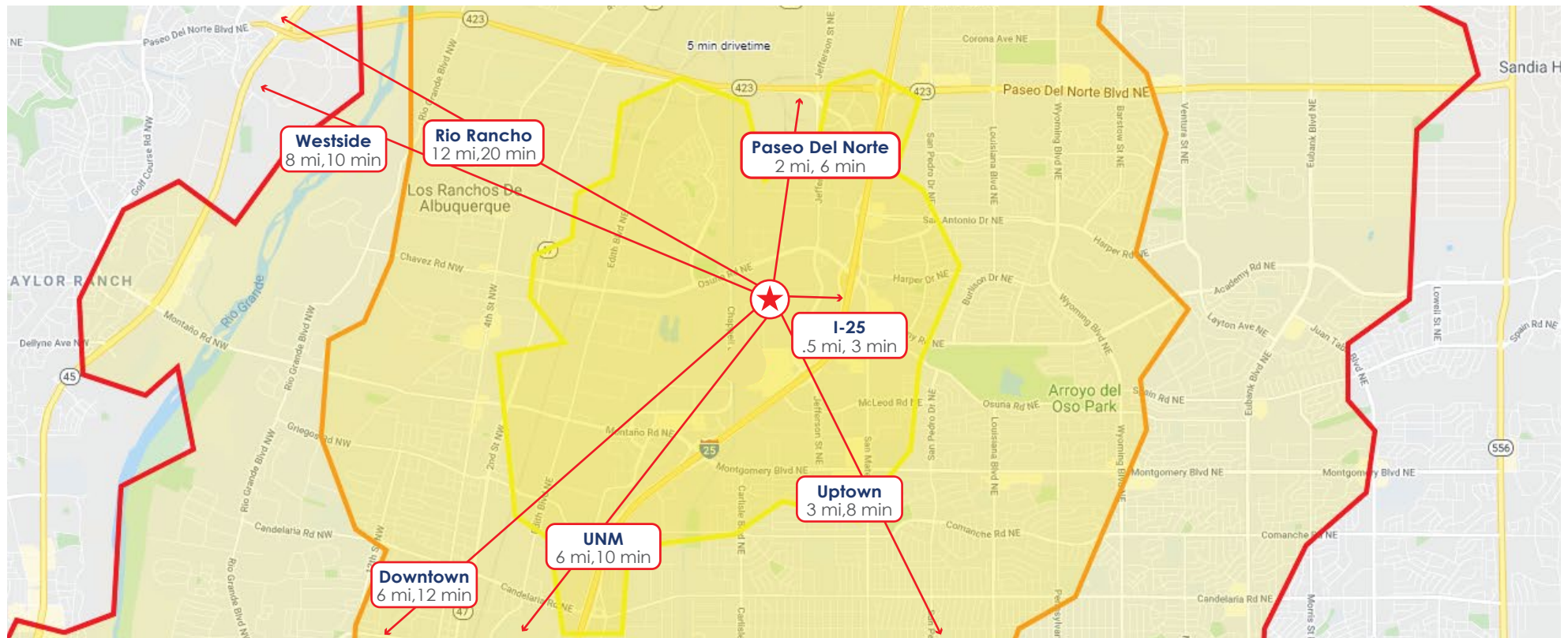
15 MINUTE DRIVE TIME



Population - 289,389



Avg HH Income - \$69,112



FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM



JEFFERSON PLAZA

CONTACT INFORMATION

FOR
LEASE



CONTACT

SCOTT THROCKMORTON, SIOR

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

FOR LEASE | 4041 JEFFERSON PLAZA, ALBUQUERQUE NM 87109

ARGUSINVESTMENTREALTY.COM

