

PRIME JOURNAL CENTER

7644 JEFFERSON ST NE, ALBUQUERQUE, NM 87109

FOR
LEASE



LEASE

- » **Rate:** \$35/SF NNN
- » **First Floor:** 6,247 ±SF
- » **Basement:** 1,468 ±SF
- » **Total SF:** 7,715 ±SF

FEATURES

- » 5 Drive Thru Lanes
- » 54 Parking Spaces
- » Land size: 1.7393 AC
- » Includes Vaults and Safe Deposit Boxes
- » **Single Tenant:** 7,715 SF
- » **Two Tenant:** 4,900 SF Financial + 5,600 SF Office
- » **Two/Three Tenant:** 4,900 SF Financial + 17,400 SF Office

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Drive Through Banking



Vault



Private Offices



Lobby

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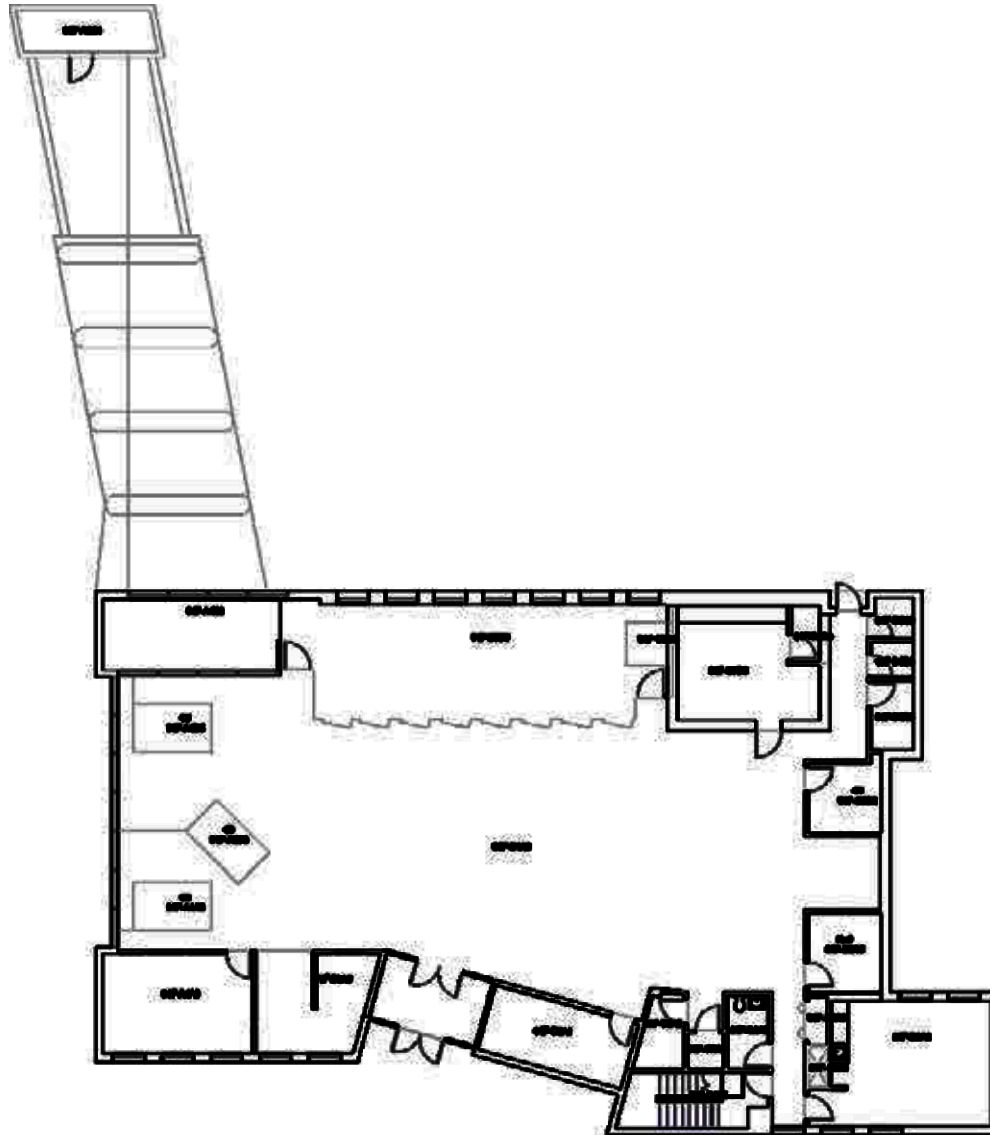
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FLOOR PLAN

6,247 ±SF



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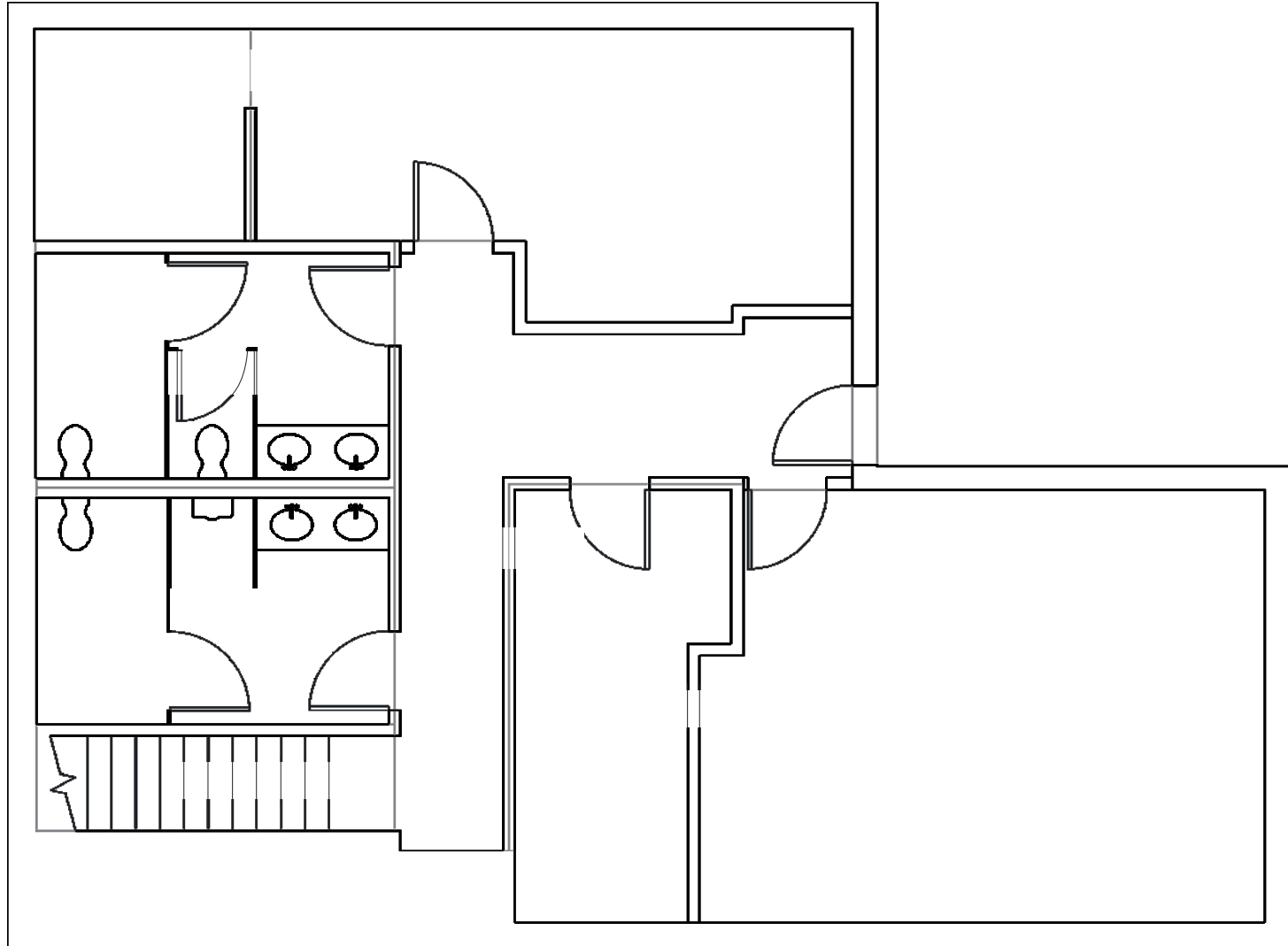

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BASEMENT FLOOR PLAN

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1,468 ±SF



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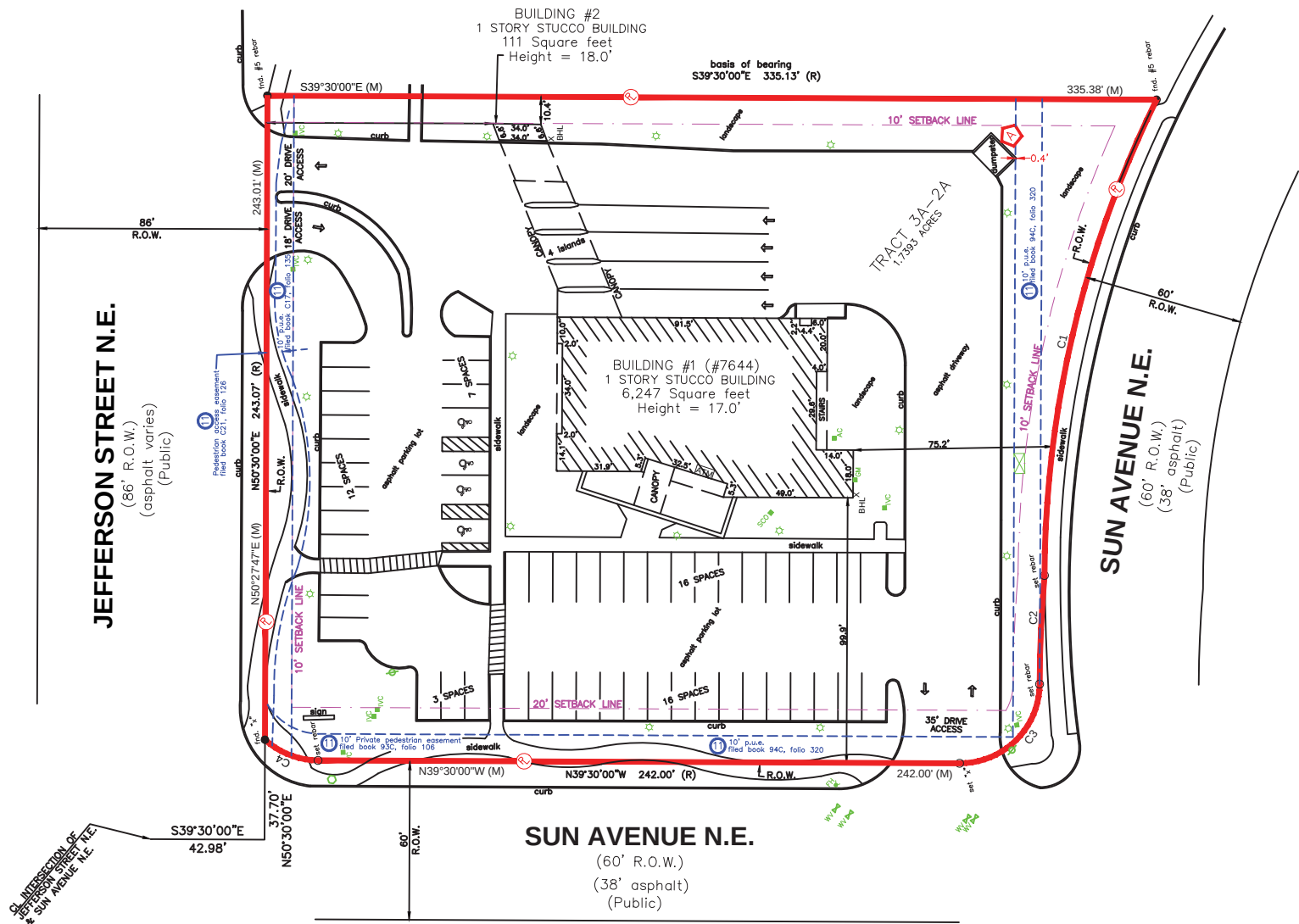
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SITE SURVEY

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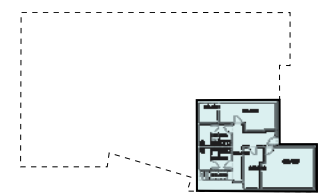
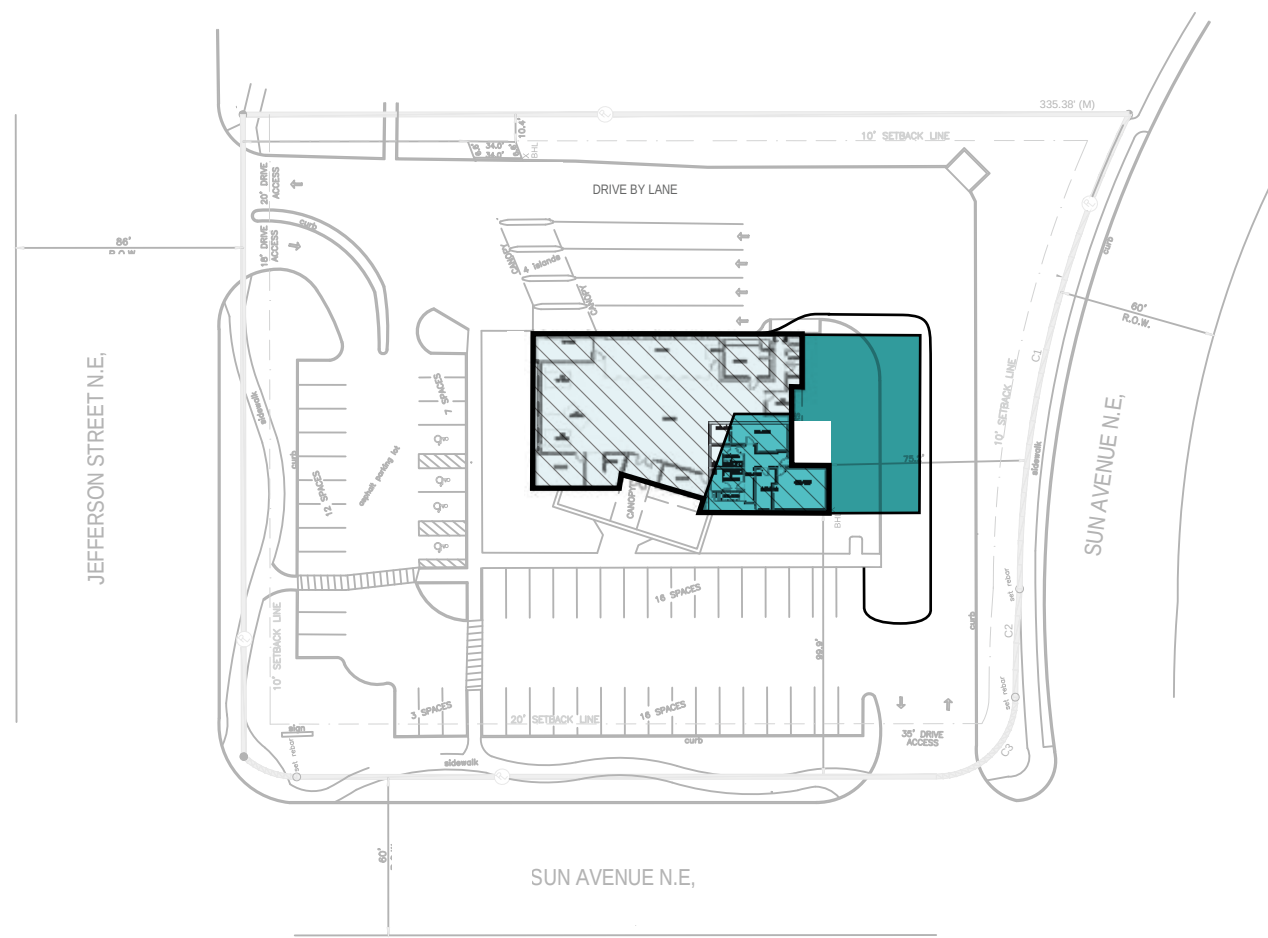
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PROPOSED ADDITION OPTIONS

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Financial: 4,900, SF Includes Drive-Thru | **Office:** 5,600 SF, Includes Basement



BASEMENT RENOVATION

REMAINING TENANT SPACE	4,900 SF
FIRST FLOOR ADDITION	3,000 SF
FIRST FLOOR RENOVATION	1,300 SF
BASEMENT RENOVATION	1,300 SF
TOTAL	10,500 SF

REQUIRED PARKING	35 SPACES
PROVIDED PARKING	54 SPACES

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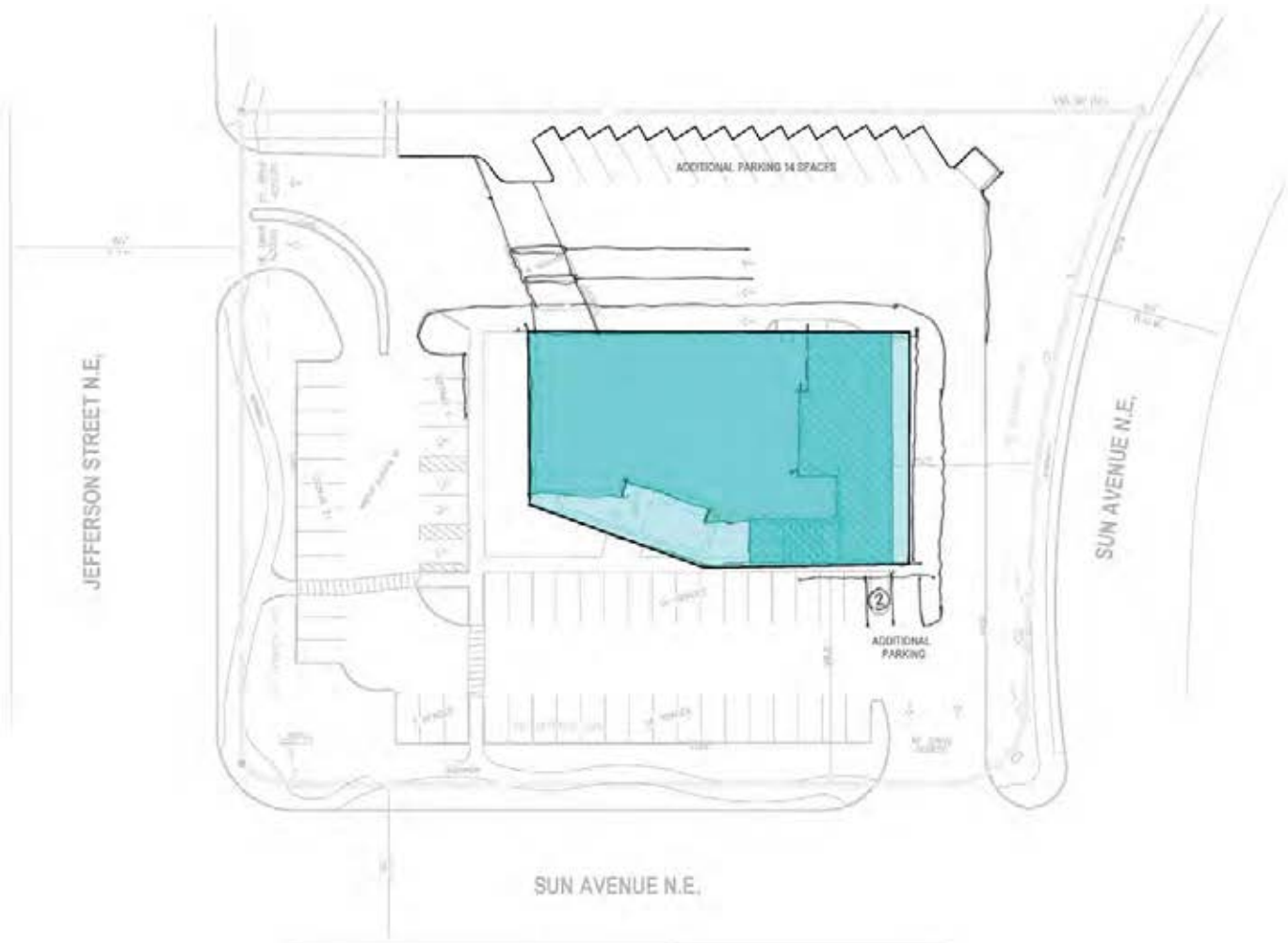
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PROPOSED ADDITION OPTIONS

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Financial: 4,900, SF Includes Drive-Thru
First Floor Office: 5,600 SF, Includes Basement
Second Floor Office: 11,800 SF



REMAINING TENANT SPACE	4,900 SF
FIRST FLOOR ADDITION	3,000 SF
FIRST FLOOR RENOVATION	1,300 SF
BASEMENT RENOVATION	1,300 SF
SECOND FLOOR ADDITION	11,800 SF
TOTAL	22,300 SF
REQUIRED PARKING	70 SPACES
PROVIDED PARKING	70 SPACES

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AREA OVERVIEW - AMENITIES

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AREA OVERVIEW - NORTH

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AREA OVERVIEW - NORTH

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AREA OVERVIEW - SOUTH

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FINANCIAL INSTITUTIONS

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DRIVE TIME DEMOGRAPHICS

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10 MINUTE DRIVE TIME



Population - 129,188



Avg HH Income - \$67,063



15 MINUTE DRIVE TIME



Population - 289,389



Avg HH Income - \$69,112



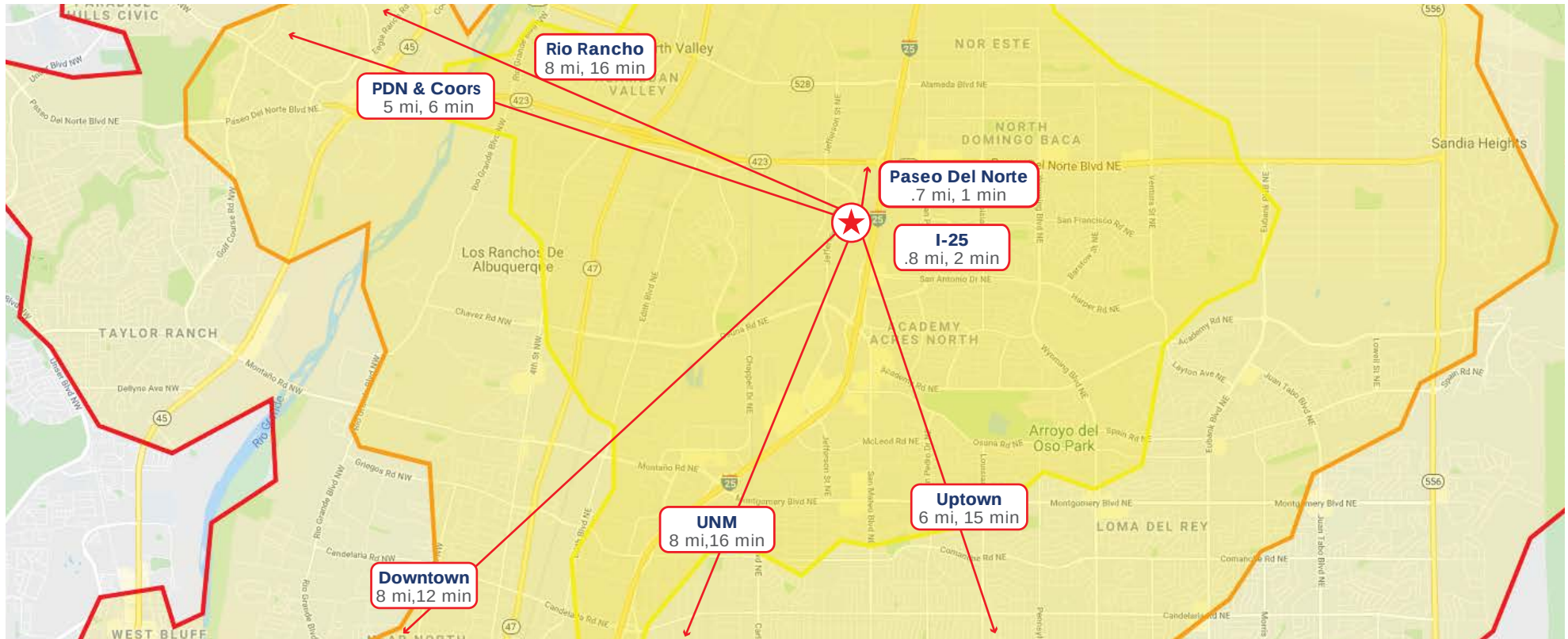
20 MINUTE DRIVE TIME



Population - 412,526



Avg HH Income - \$80,886



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CONTACT INFORMATION

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