

ALTURA PROFESSIONAL BUILDING

4101 INDIAN SCHOOL RD NE, ALBUQUERQUE, NM 87110

FOR
LEASE

4,700 to 40,000 RSF Available

Rate: \$21.50/RSF Full Service



FOR LEASE | 4101 INDIAN SCHOOL RD NE, ALBUQUERQUE, NM 87110

ARGUSINVESTMENTREALTY.COM



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1st Floor

Suite 110N - 14,073 RSF

Suite 110S - 15,274 RSF

Combined - 29,347 RSF

4th Floor

Suite 405 - 5,115 RSF

FEATURES

- » Class A office building
- » Building signage available
- » Panoramic views
- » Underground parking
- » On-site security & secure storage
- » Building conference room
- » Easy access to entire city with an abundance of restaurants within a 5 minute drive
- » Adjacent to **NEW Whole Foods** shopping center

CONTACT

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ALTURA PROFESSIONAL BUILDING

PROPERTY PHOTOS

FOR
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Building Conference Room



Building signage available



Atrium



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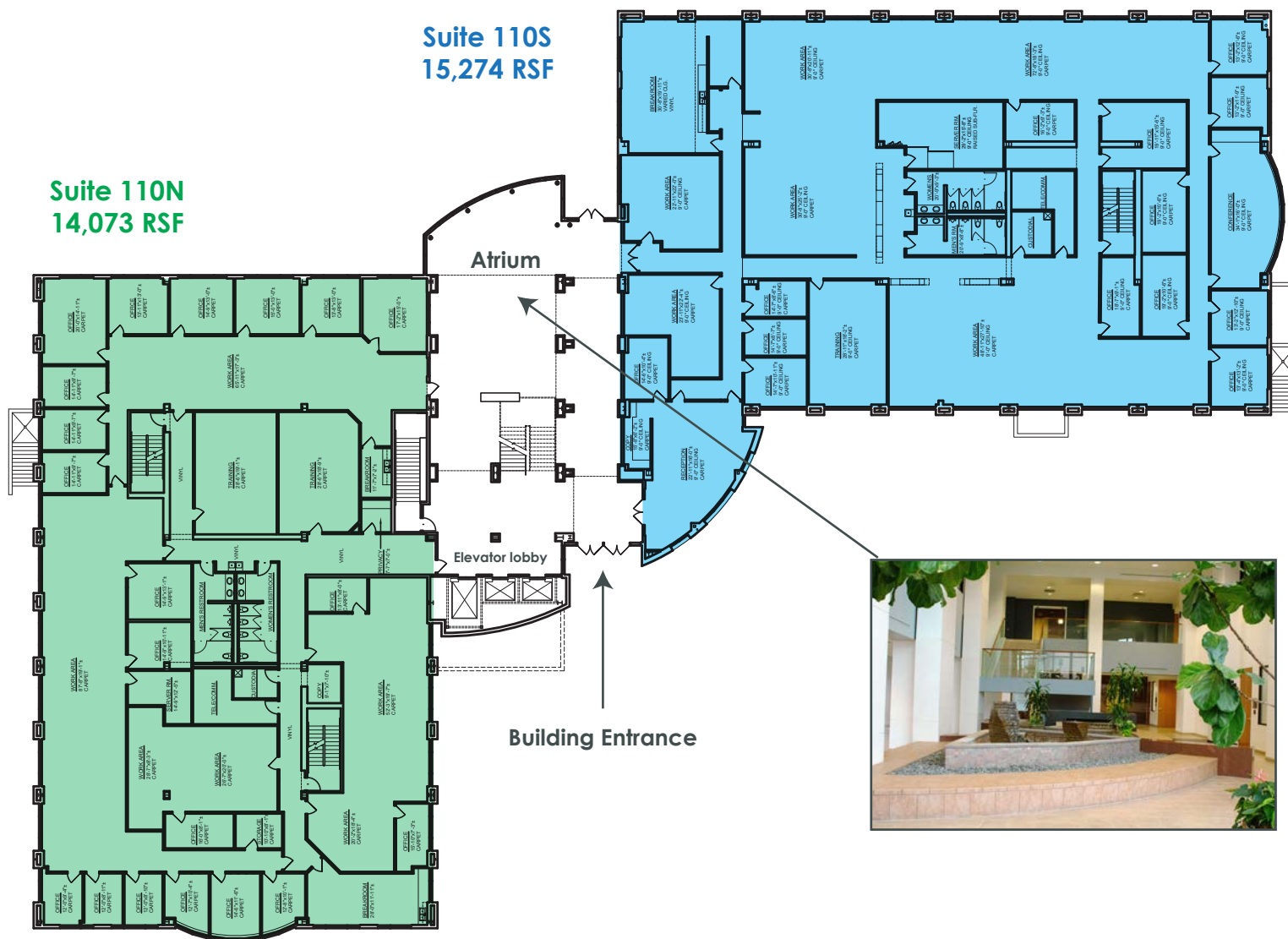
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1ST FLOOR - 29,347 TOTAL RSF

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4th Floor Office Space

Offices:

- OFFICE 19'-11"x12'-4"±
- OFFICE 12'-4"x10'-2"±
- OFFICE 14'-4"x9'-3"±
- OFFICE 14'-4"x9'-4"±
- OFFICE 12'-6"x9'-4"±
- OFFICE 12'-6"x10'-2"±
- OFFICE 12'-6"x10'-0"±
- OFFICE 10'-5"x9'-8"±
- OFFICE 14'-4"x9'-4"±
- OFFICE 14'-4"x6'-3"±
- OFFICE 20'-0"x12'-3"±
- OFFICE 12'-3"x10'-4"±
- OFFICE 15'-5"x15'-3"±
- OFFICE 15'-3"x11'-0"±
- OFFICE 18'-11"x12'-9"±
- OFFICE 18'-11"x8'-2"±
- OFFICE 14'-11"x8'-11"±
- OFFICE 14'-11"x9'-0"±
- OFFICE 14'-11"x8'-4"±
- OFFICE 13'-2"x7'-2"±
- OFFICE 13'-2"x9'-9"±
- OFFICE 16'-7"x10'-7"±
- OFFICE 18'-4"x16'-6"±
- OFFICE 18'-6"x14'-0"±
- OFFICE 11'-5"x10'-0"±
- OFFICE 16'-1"x12'-1"±

Open Areas:

- OPEN AREA 30'-0"x28'-11"±
- OPEN AREA 28'-0"x22'-9"±

Other Rooms:

- SERVER ROOM 12'-8"x9'-8"± TILE
- COPY ROOM 13'-8"x13'-2"± TILE
- BREAK ROOM 13'-8"x13'-1"± TILE
- WORK AREA 10'-10"x9'-8"±
- CONFERENCE ROOM 19'-1"x9'-8"±
- RECEPTIONIST 28'-10"x22'-3"±
- RECEPTION/ WAITING 28'-10"x14'-5"± (405)
- MEETING ROOM 22'-8"x15'-3"±
- Shared Tenant Outdoor Patio (Ideal for breaks & informal meetings)

Restrooms:

- MEN'S 13'-2"x7'-2"±
- WOMEN'S 13'-2"x9'-9"±

Storage:

- STORAGE 13'-2"x6'-6"±
- STORAGE 8'-9"x5'-2"±

Other Features:

- W/H (Water/Hood)
- DOWN (Stairs)
- Elevator lobby
- Building Conference Room (Yellow)

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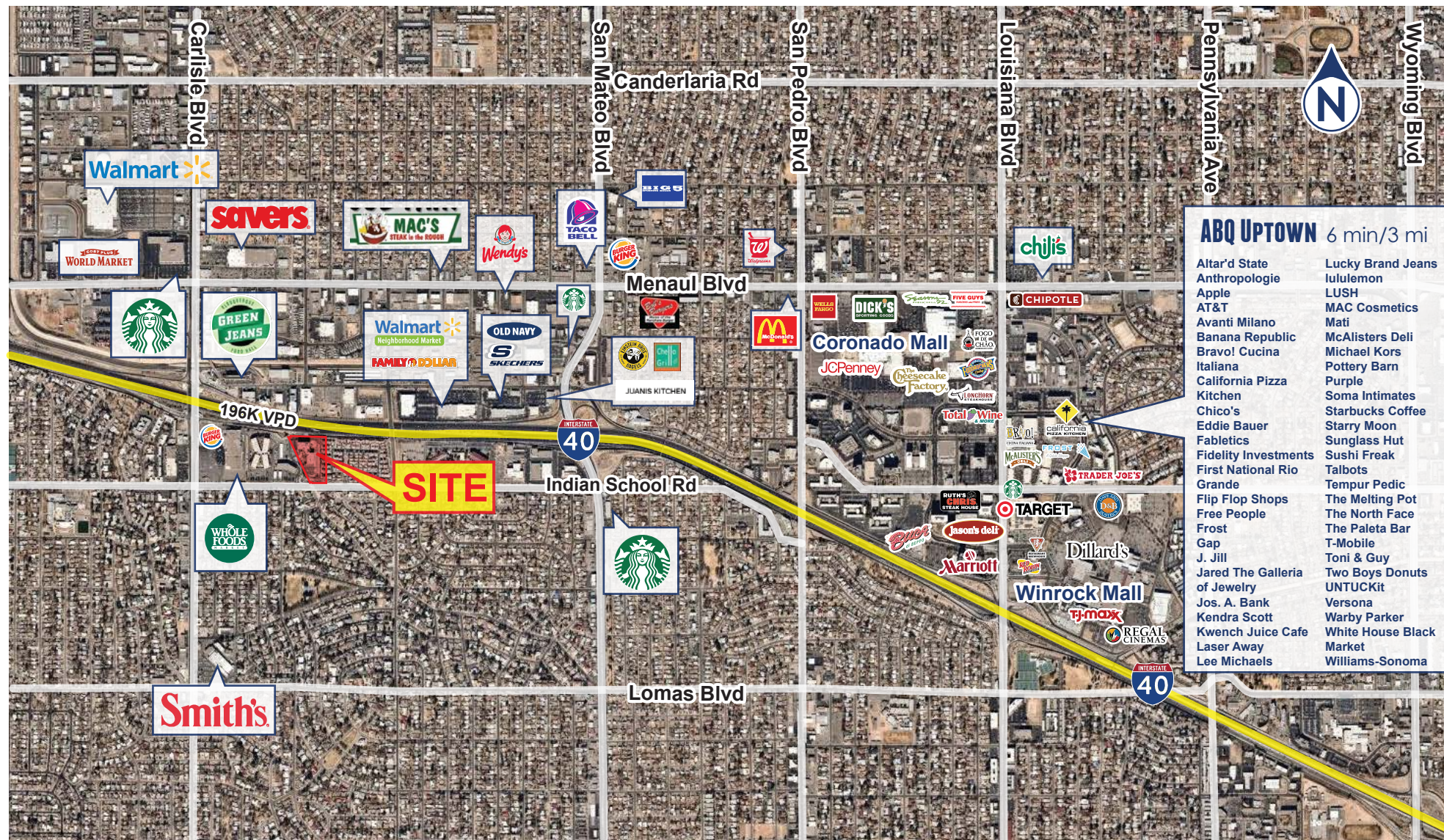
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ABQ UPTOWN 6 min/3 mi

Altar'd State	Lucky Brand Jeans
Anthropologie	lululemon
Apple	LUSH
AT&T	MAC Cosmetics
Avanti Milano	Mati
Banana Republic	McAlister's Deli
Bravo! Cucina	Michael Kors
Italiana	Pottery Barn
California Pizza Kitchen	Purple
Chico's	Soma Intimates
Eddie Bauer	Starbucks Coffee
Fabletics	Starry Moon
Fidelity Investments	Sunglass Hut
First National Rio Grande	Sushi Freak
Flip Flop Shops	Talbots
Free People	Tempur Pedic
Frost	The Melting Pot
Gap	The North Face
J. Jill	The Paleta Bar
Jared The Galleria of Jewelry	T-Mobile
Jos. A. Bank	Toni & Guy
Kendra Scott	Two Boys Donuts
Kwench Juice Cafe	UNTUCKit
Laser Away	Versona
Lee Michaels	Warby Parker
	White House Black Market
	Williams-Sonoma

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ALTURA PROFESSIONAL BUILDING

DRIVE TIME AERIAL

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5 MINUTE DRIVE TIME



10 MINUTE DRIVE TIME



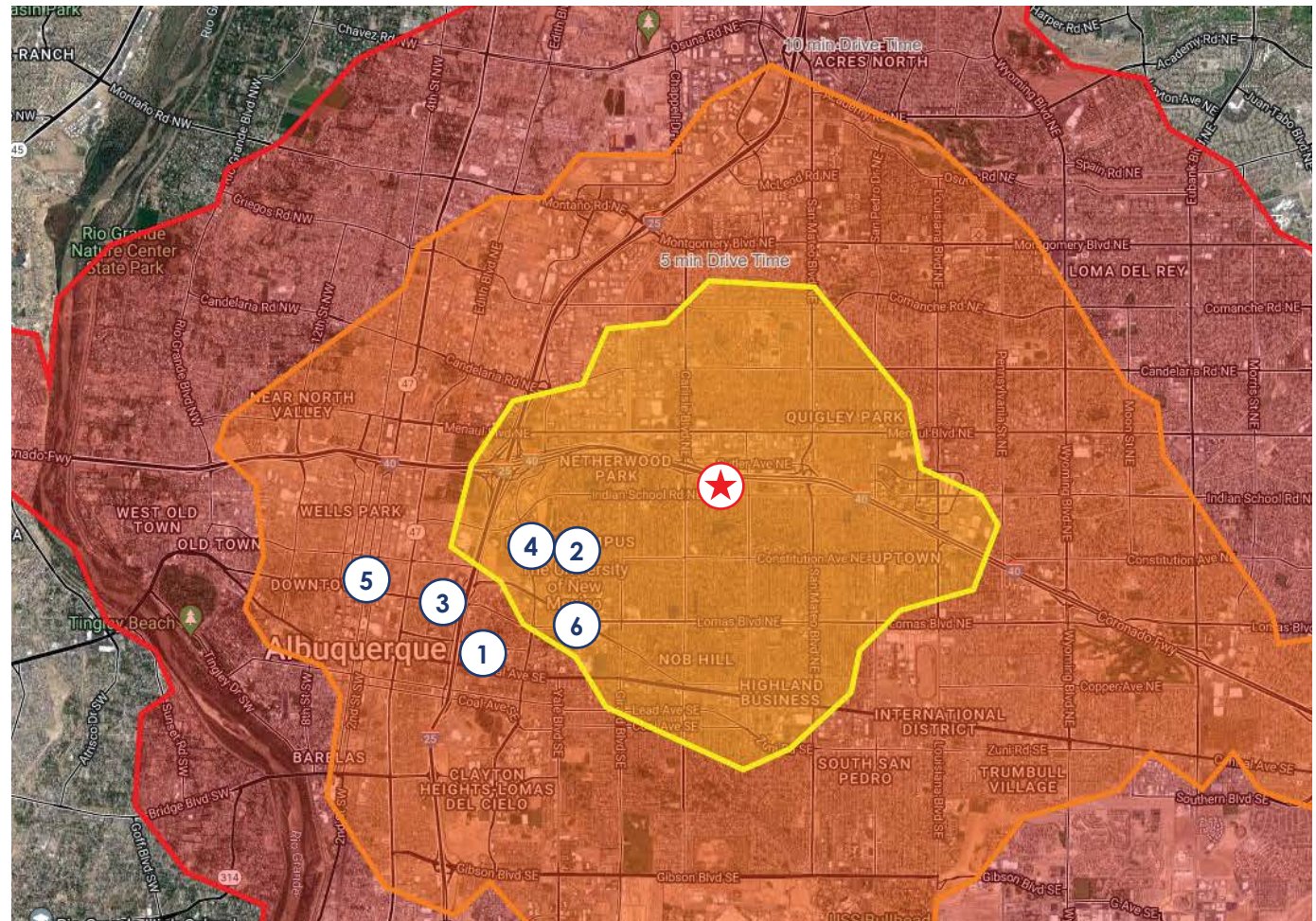
15 MINUTE DRIVE TIME

Notable Destinations with Drive/Dist



4101 Indian School Rd NE

1. **Presbyterian Hospital** - 8 min/4.5 mi
2. **UNM Hospital** - 7 min/2 mi
3. **Lovelace & Lovelace Heart Hospital**
- 8 min/4 mi
4. **UNM Cancer Hospital** - 7 min/2 mi
5. **Courthouse District** - 9 min/3.5 mi
6. **UNM** - 5 min/2 mi



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