



Property Owned By  
**GEMINI  
ROSEMONT**  
COMMERCIAL REAL ESTATE®

Leased and Managed By



**Duke City**  
Commercial LLC

# the CITADEL

6301 Indian School Road NE  
Albuquerque, NM 87110



# Duke City

Commercial LLC

Zoning: MX-H  
Submarket: Uptown

**Building Size: 96,456 SF**

**Available SF: 1,348 - 3,815 SF**



## Overview

Iconic, highly recognizable Office Building in sought after Uptown location!

## Highlights

- ◆ Close to restaurants, shops, and hotels
- ◆ Easy access to I-40
- ◆ Owned on-site parking structure
- ◆ Well maintained by local management
- ◆ Turn-key space available
- ◆ Significant recent upgrades include elevators, updated lobby, restrooms and lighting

## Office Space For Lease

### Joe Farr, CCIM

Qualifying Broker  
(505) 246-9800  
jfarr@dukecityllc.com  
NM License #19522

Your trusted  
commercial real estate  
adviser!

## **\$18.50psf/year full service**

*A great value for the Uptown submarket!*

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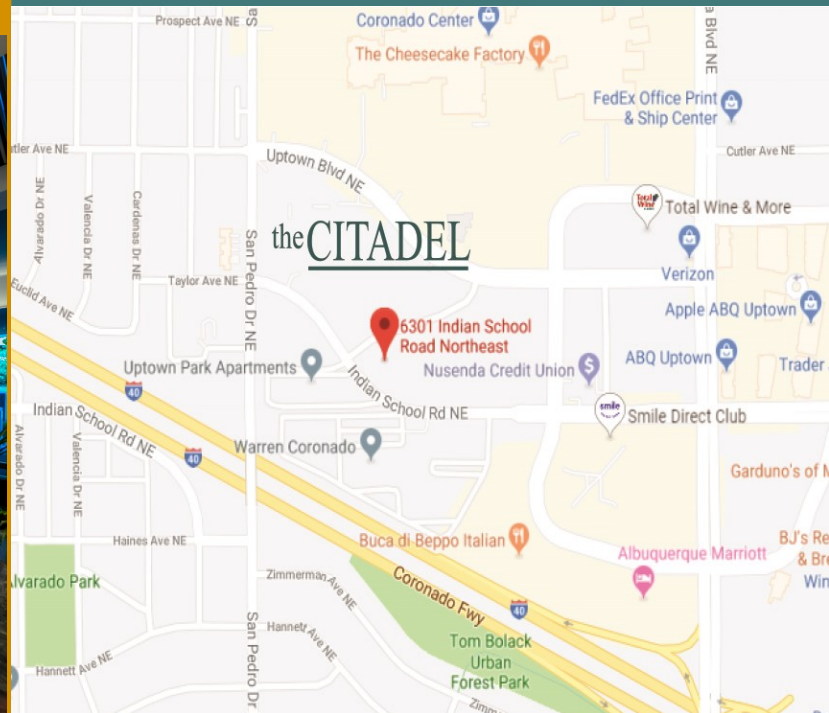
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## Suite Rates & Details

Suite	Size	Max. Div.	Type	Rate
110	1,707	1,707	Full Service	\$19.50 PSF
420	3,039 SF	3,039 SF	Full Service	\$19.50 PSF
510	3,038 SF	3,038 SF	Full Service	\$19.50 PSF
700	1,348 SF	1,348 SF	Full Service	\$19.50 PSF
810	3,059 SF	3,059 SF	Full Service	\$19.50 PSF
940	3,815 SF	3,815 SF	Full Service	\$19.50 PSF



## Map Location



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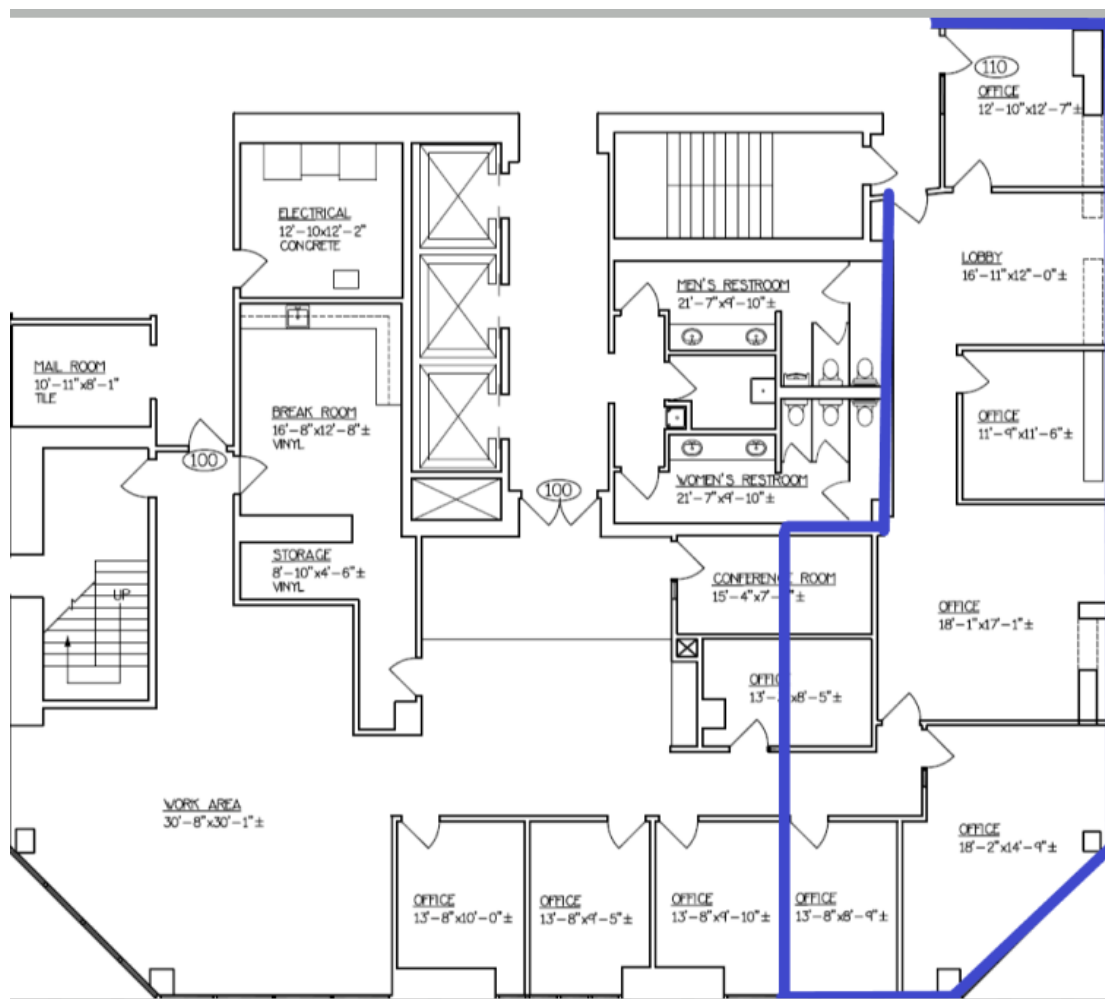
## Office Space For Lease



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### First Floor - Suite 110 1,707 +/- RSF



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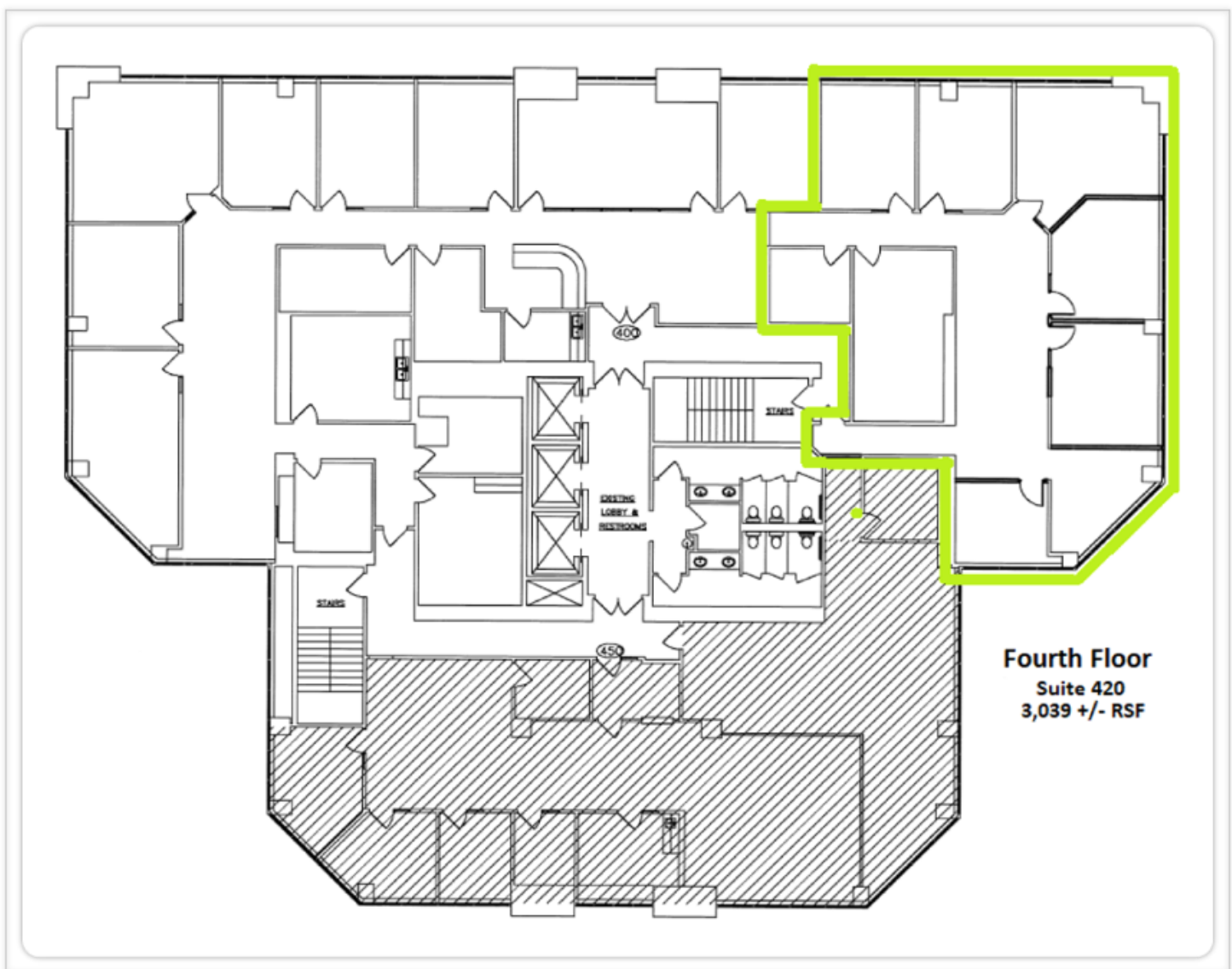
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**Fourth Floor - Suite 420 3,039 +/- RSF**



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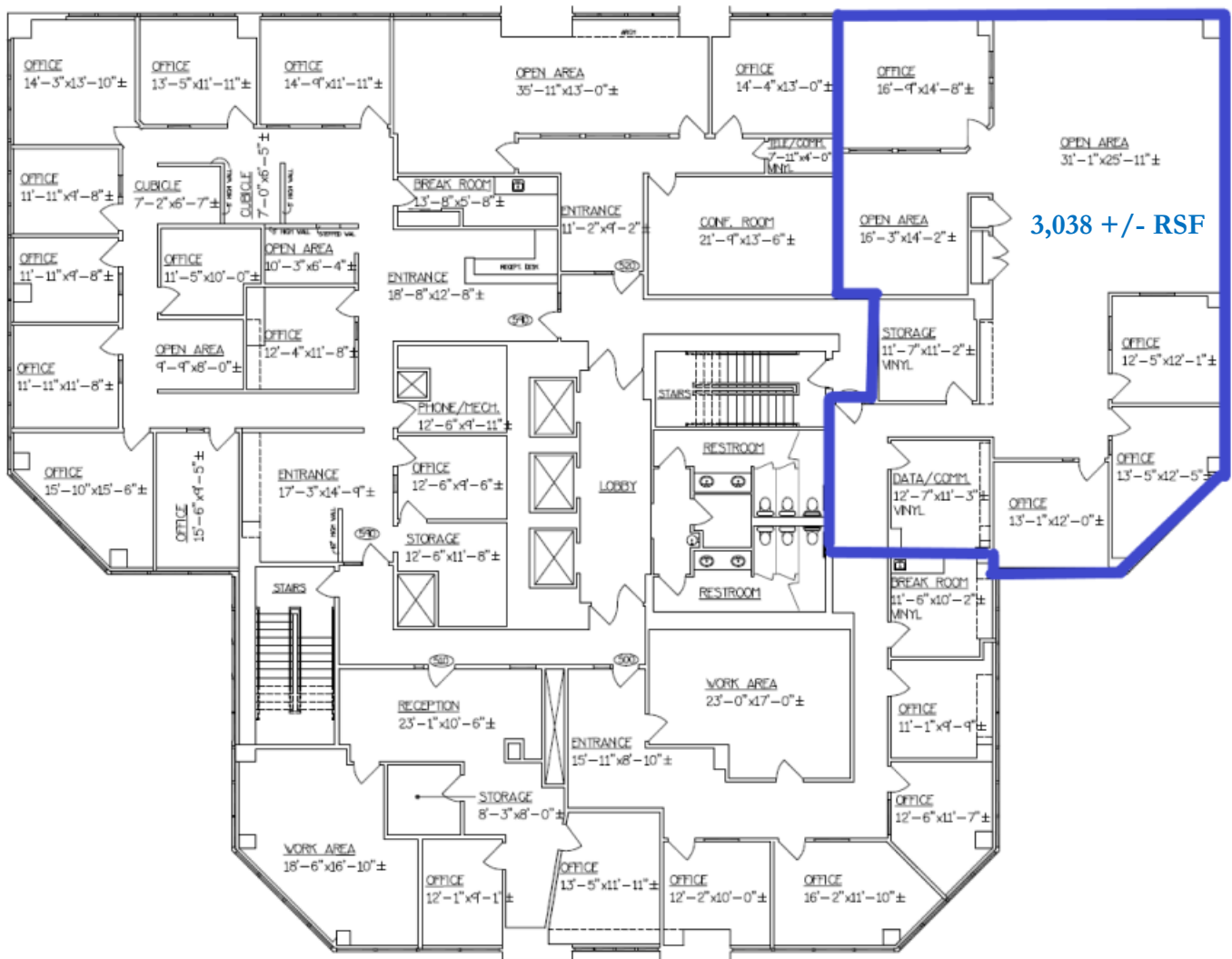
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**Fifth Floor - Suite 510 3,038 +/- RSF**



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# the CITADEL

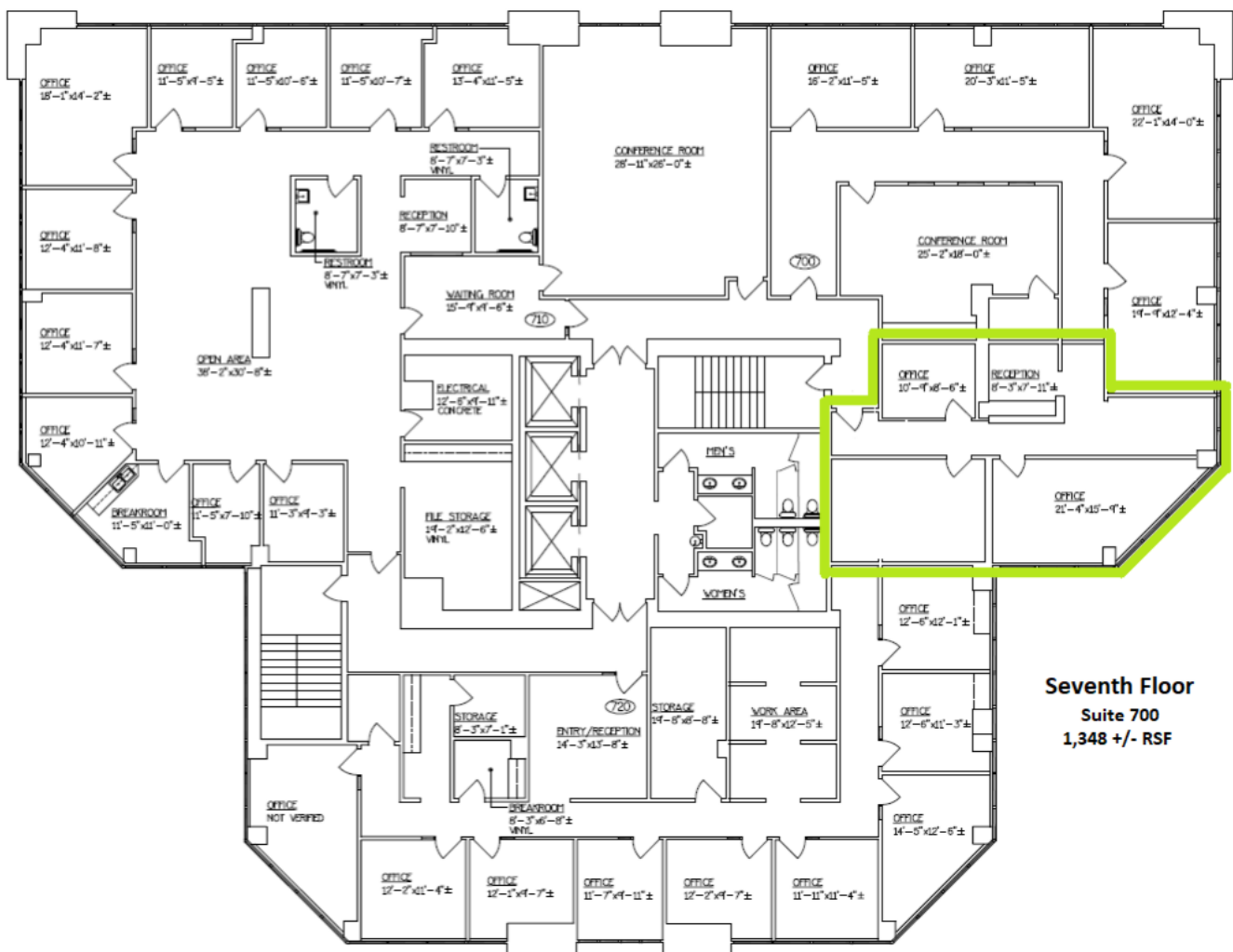
## Office Space For Lease



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### Seventh Floor - Suite 700 1,348 +/- RSF



**Seventh Floor  
Suite 700  
1,348 +/- RSF**



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