



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!

**\$19.50psf/year full service**

*A great value for the Uptown submarket!*

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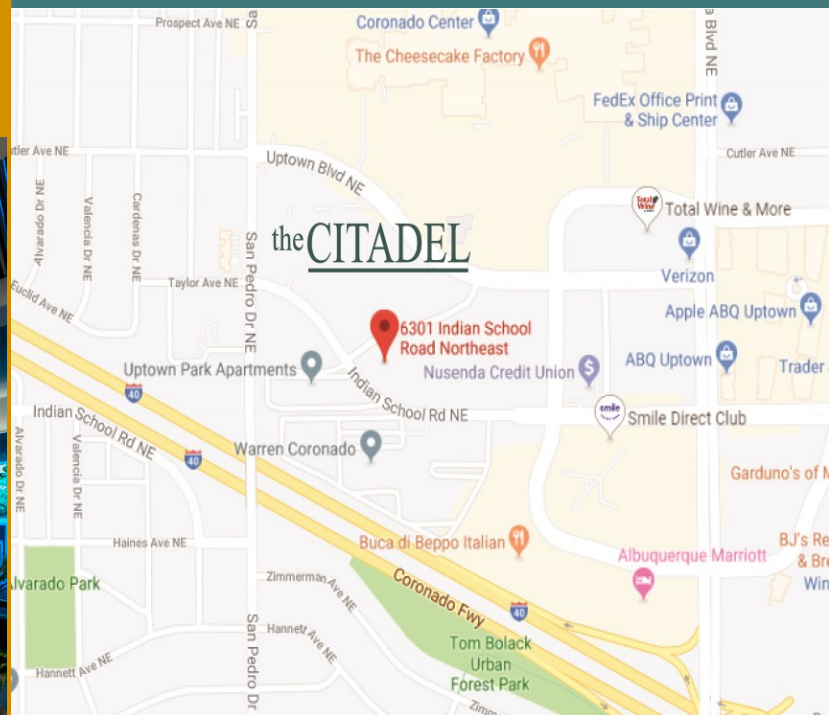
### Suite Rates & Details

Suite	Size	Max. Div.	Type	Rate
110	1,707 SF	1,707 SF	Full Service	\$19.50 PSF
420	3,039 SF	3,039 SF	Full Service	\$19.50 PSF
510	1,583SF	1,583SF	Full Service	\$19.50 PSF
700	1,878 SF	1,878 SF	Full Service	\$19.50 PSF
920	1,810 SF	2,929 SF	Full Service	\$19.50 PSF
940	3,815 SF	3,815 SF	Available 9/1/21	\$19.50 PSF
990	1,119 SF	2,929 SF	Full Service	\$19.50 PSF

Available 4/1/22



### Map Location



# the CITADEL

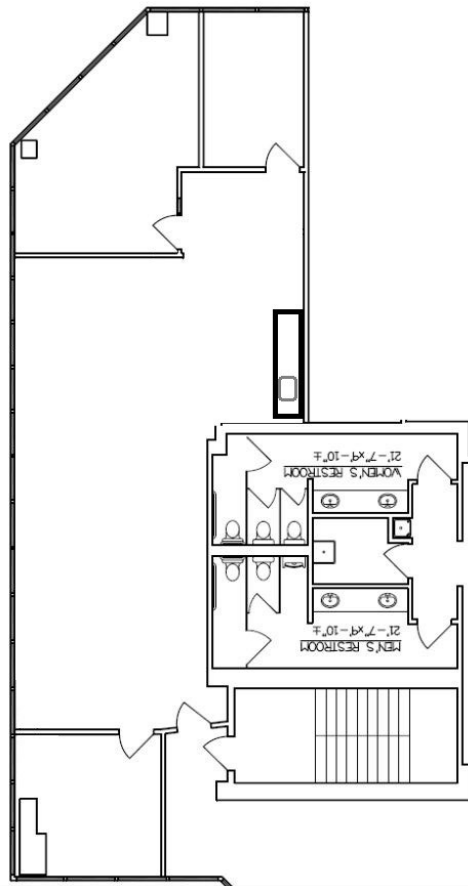
Office Space  
For Lease



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



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# the CITADEL

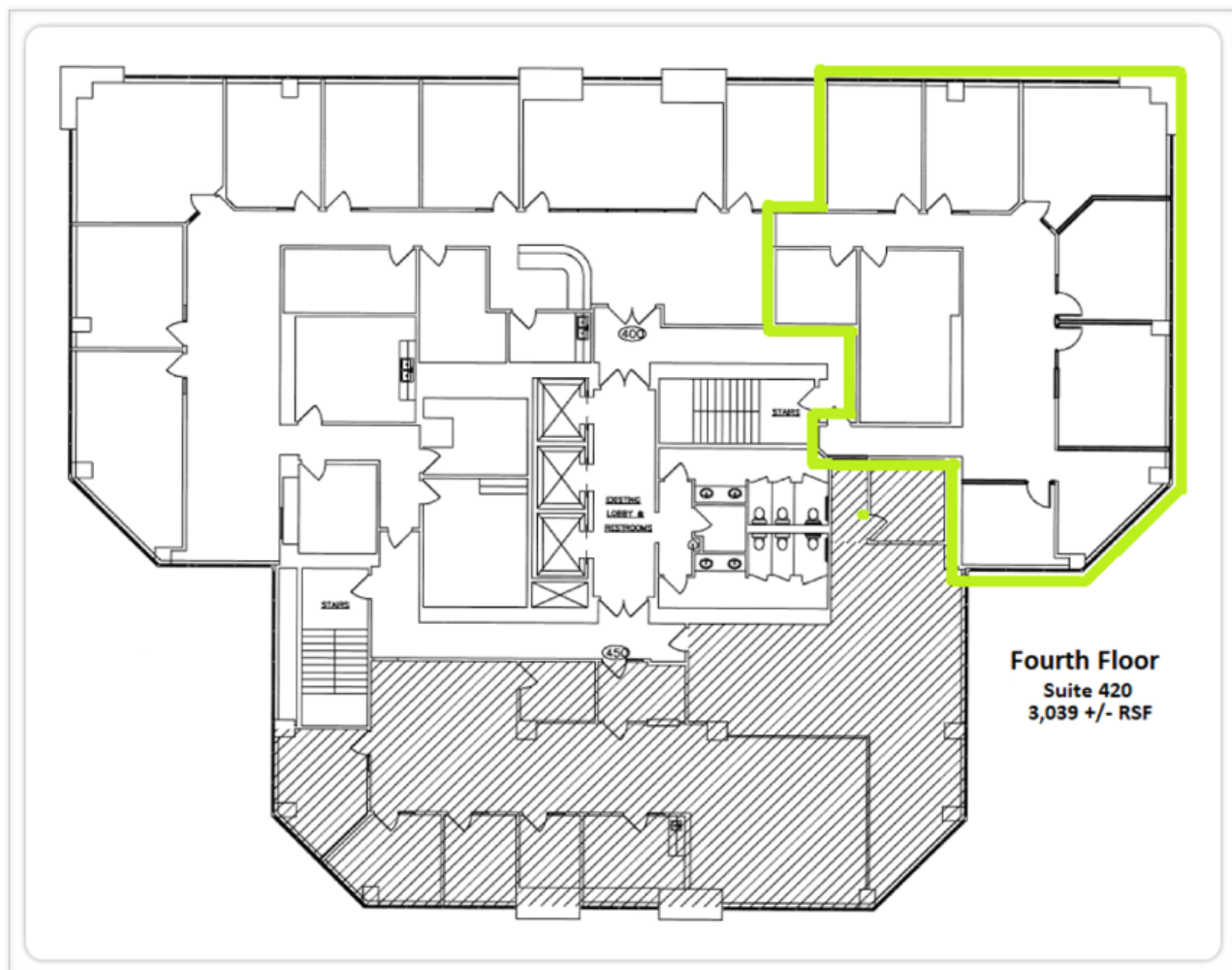
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**Fourth Floor - Suite 420 +/- 3,039 RSF**



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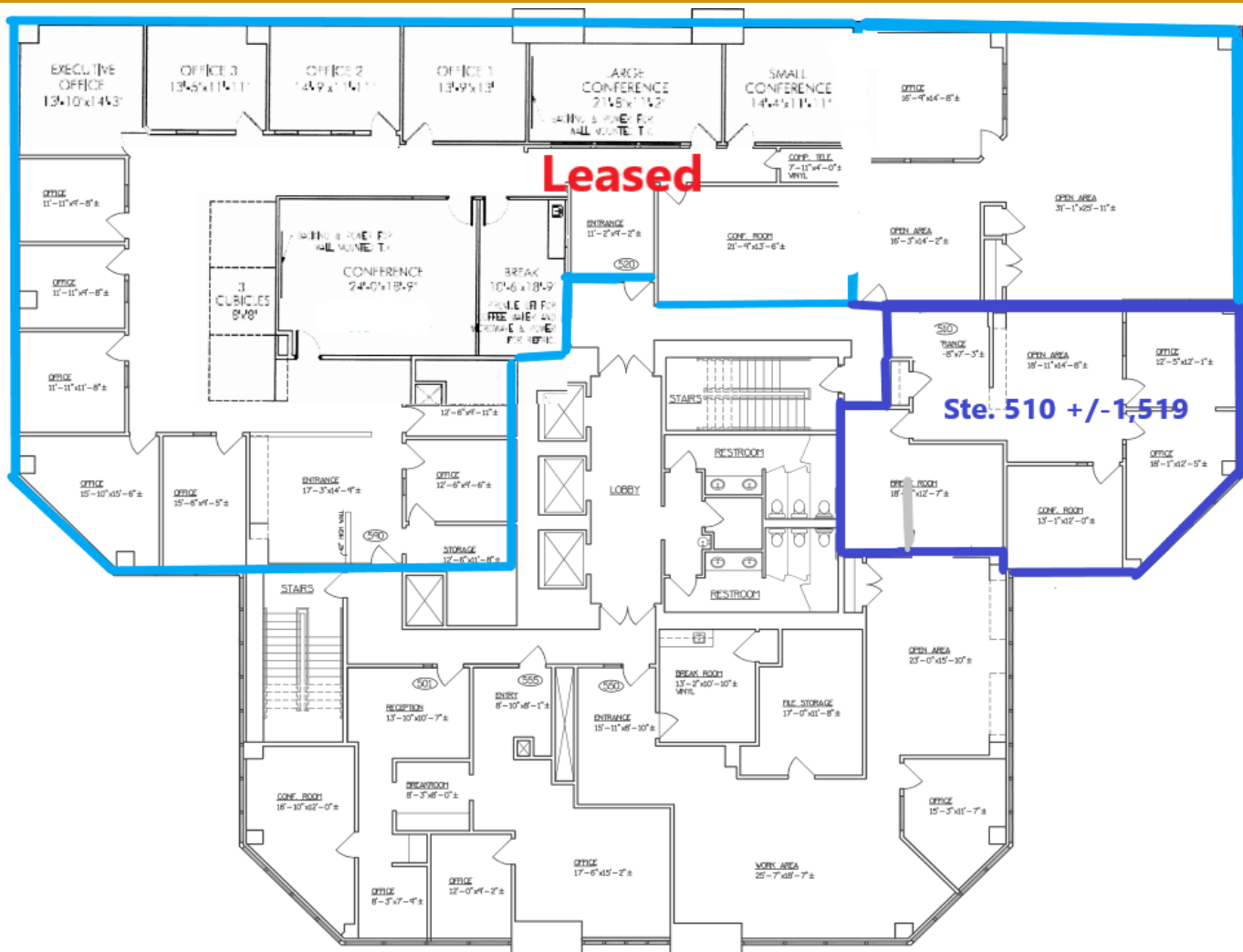
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### Fifth Floor Suite 510 +/-1,583 RSF,



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## Office Space For Lease



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### Seventh Floor Suite 700 +/- 1,878 RSF



THE CITADEL, SEVENTH FLOOR

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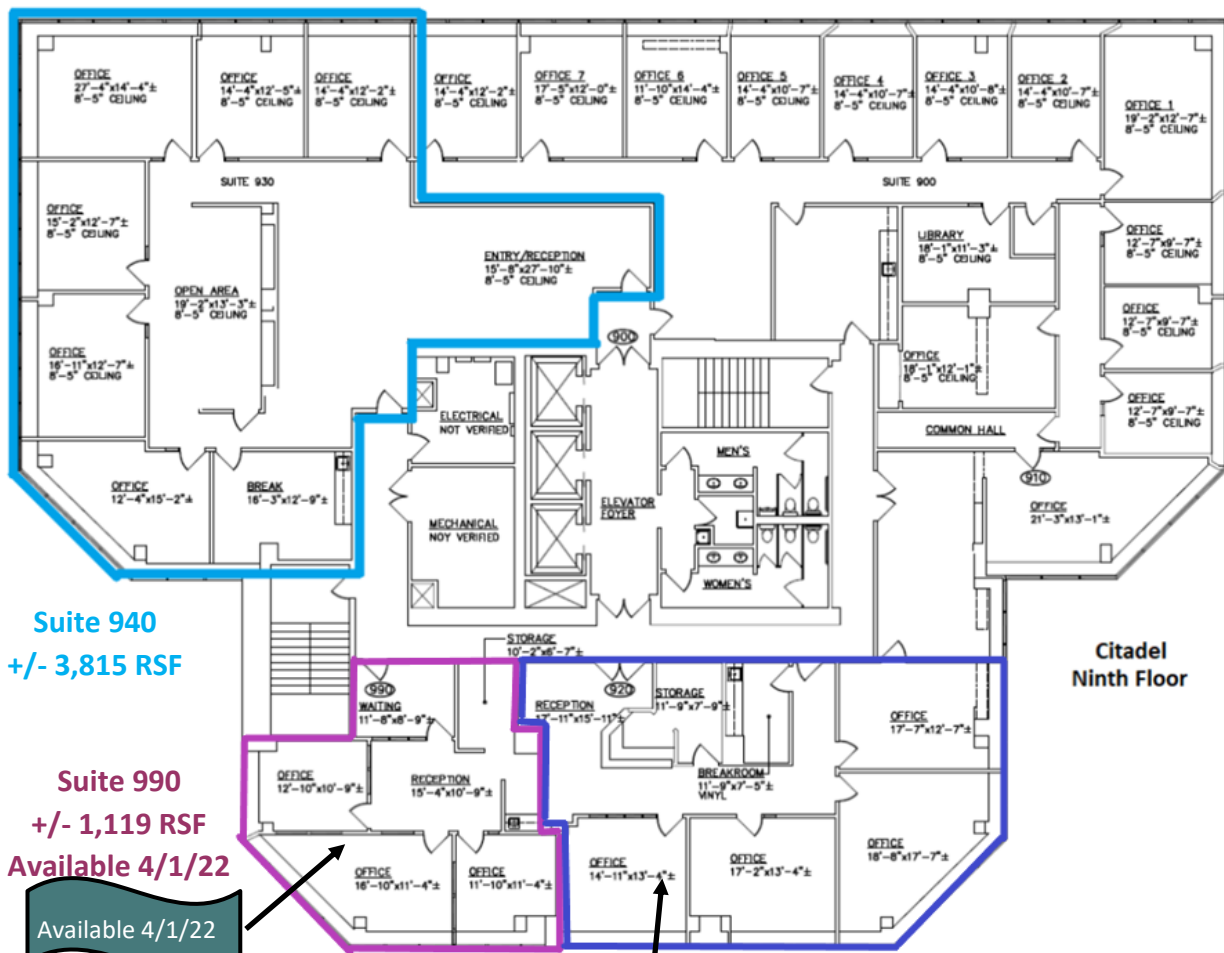
## Office Space For Lease



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**Ninth Floor Suite 940 +/-3,815 RSF**  
**Suite 920 +/-1,810 RSF & Suite 990 +/-1,119 RSF**



**Suite 940**  
**+/- 3,815 RSF**

**Suite 990**  
**+/- 1,119 RSF**  
**Available 4/1/22**

Available 4/1/22

**Suite 920**  
**+/- 1,810 RSF**

Available 9/1/21

**Citadel  
Ninth Floor**

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