



U P T O W N

Albuquerque, NM



**6000 Uptown**, located at 6000 Uptown Blvd. NE, is a four-story, Class B multi-tenant office building with approximately 67,376 square feet of net rentable area located in the Uptown submarket of Albuquerque, New Mexico.

Currently 91.6% percent occupied, 6000 Uptown offers investors a stabilized income stream with staggered lease rollover and an opportunity to increase the value by raising rents to the current market rate. The Property's diverse tenant mix includes financial services, medical, insurance and professional services firms.

Situated at the intersection of Uptown Boulevard NE and San Pedro Drive NE, 6000 Uptown provides easy access to Interstate 40, Interstate 25 and San Mateo Boulevard NE. The Property is surrounded by numerous area amenities including multiple hotels, restaurants and retail venues and is within walking distance of Coronado Mall, ABQ Uptown Shopping Center and the Uptown Transit Center.

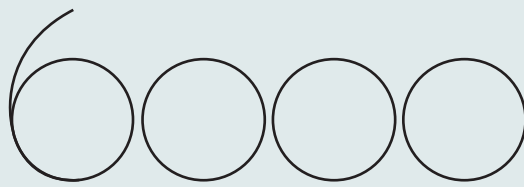
Constructed in 1981 and renovated in 1993, 6000 Uptown is a professional Uptown office building situated on approximately 2.59 acres of graciously landscaped property and offers amenities like a card key access, building conference room and ample parking.



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Investment Opportunity | +/- 67,376 SF



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