

# Office Suite in a Campus Setting

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS

For Lease



6739 Academy Rd. NE | Albuquerque, NM 87109

*NWQ Academy Rd. & Truchas Dr. NE*



### AVAILABLE

Suite 234:  
±1,122 SF



### LEASE RATE

\$20.00/SF Full Service  
with 3% Annual Increases

- East of San Mateo Blvd. with easy access to I-25
- Shared training, conference rooms and break area in the building
- After-hours mag-lock entry
- Showers and lockers in the building
- Plenty of parking: 4.5:1,000

**NA**SunVista

got space™

Debbie Harms CCIM, SIOR  
Owner/Broker  
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Martha Carpenter  
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505 228 0154

Lisa Mercer  
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505 235 8503

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## NE HEIGHTS OFFICE SUITE IN A CAMPUS SETTING

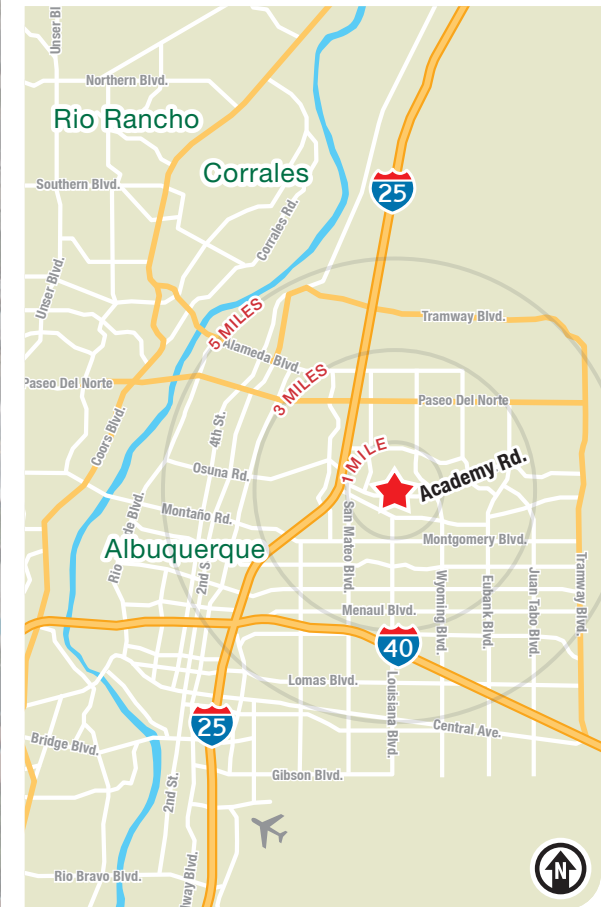
6739 Academy Rd. NE | Albuquerque, NM 87109



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,191	120,370	253,295
Average HH Income	\$93,365	\$98,575	\$103,483
Daytime Employment	6,919	95,670	177,425

2024 Forecasted by Esri



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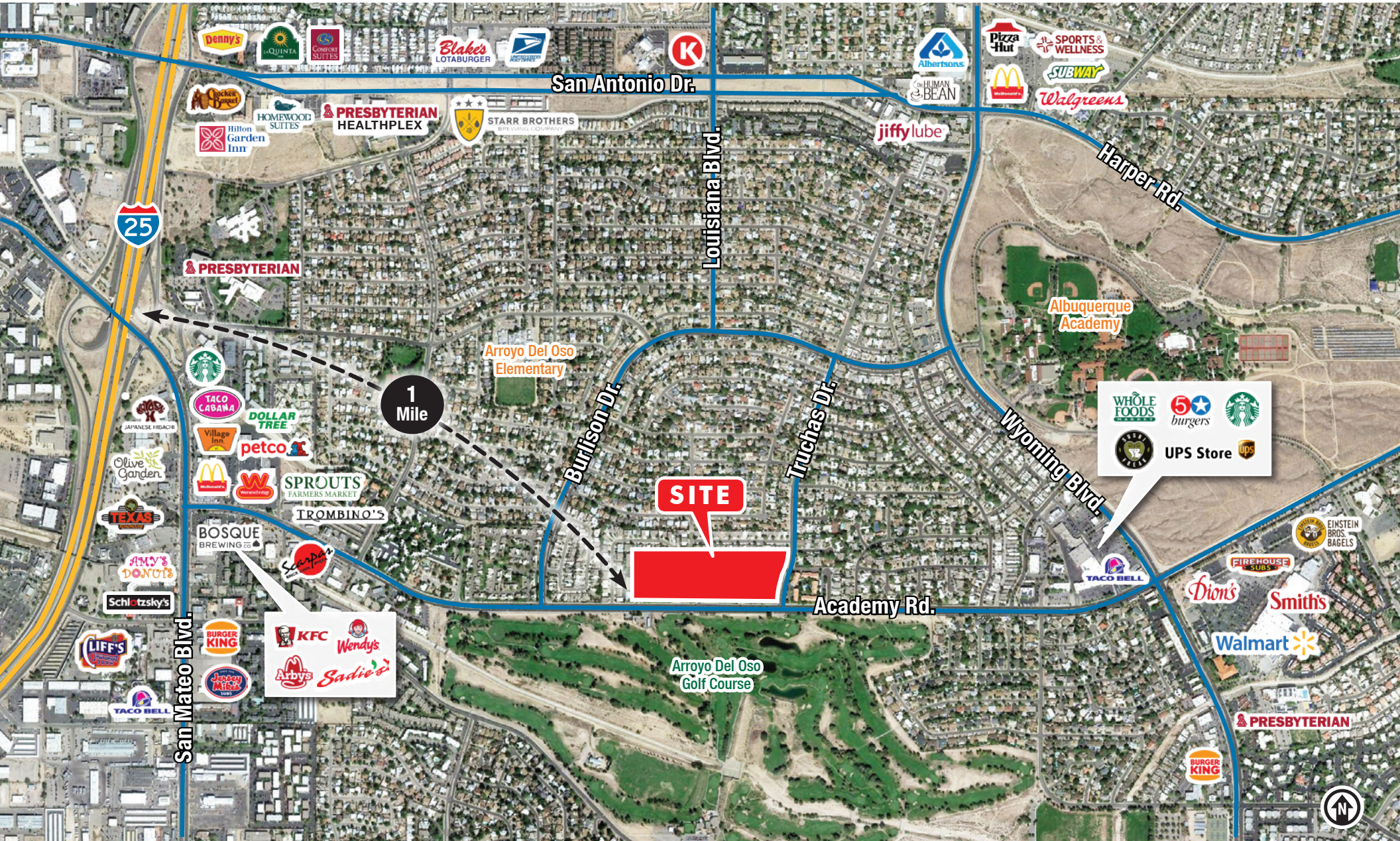
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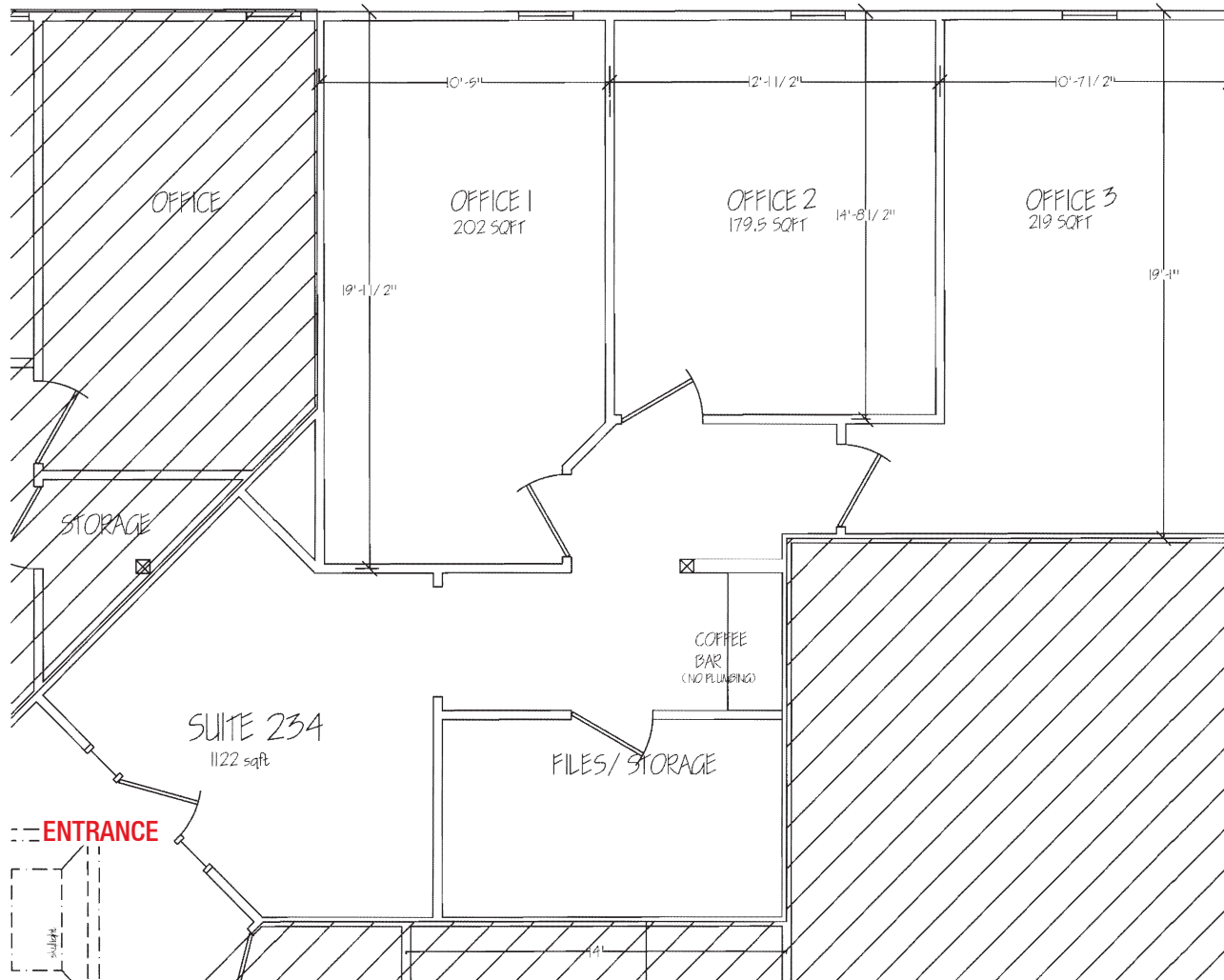
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### FLOOR PLAN

Suite 234: ±1,122 SF  
\$20.00/SF Full Service  
(See Advisors for Availability)



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## NE HEIGHTS OFFICE SUITE IN A CAMPUS SETTING

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Shared Training Room



Shared Conference Rooms



Shared Break Area



Shared Break Area



Shared Conference Rooms

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