

Office Suites 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 252: ±230 SF \$450/Month (Available 9/1/2024)
Suite 370: ±2,125 SF \$19.50/SF Full Service
with 3% Annual Increases

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

NASunVista

got space™

Debbie Harms, CCIM, SIOR
Owner/Broker
debbie@sunvista.com | 505 975 0784

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

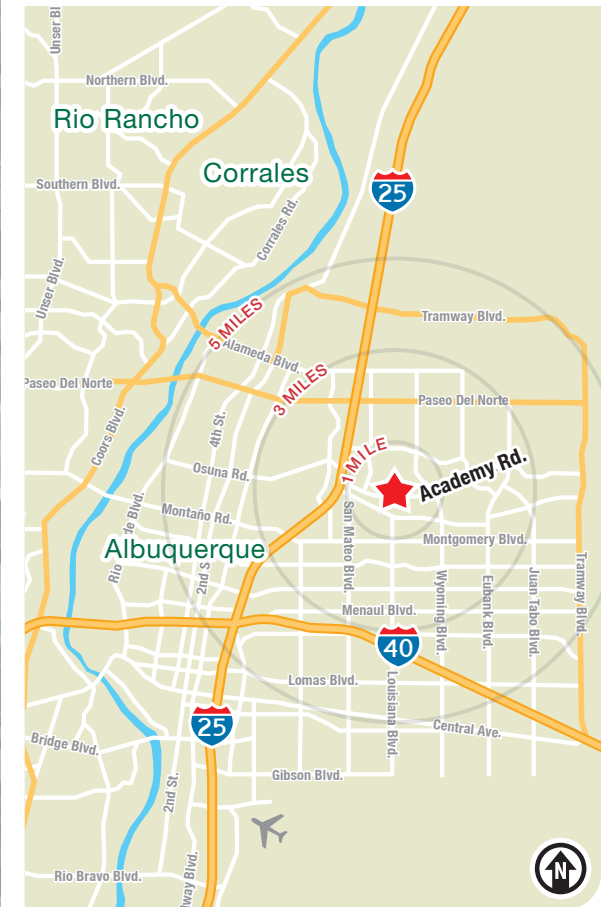
6739 Academy Rd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,915	120,259	254,203
Average HH Income	\$94,885	\$99,041	\$103,384
Daytime Employment	6,274	88,904	170,106

2023 Forecasted by Esri



505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Debbie Harms, CCIM, SIOR

Owner/Broker

debbie@sunvista.com | 505 975 0784

Martha Carpenter

martha@sunvista.com

505 228 0154

Lisa Mercer

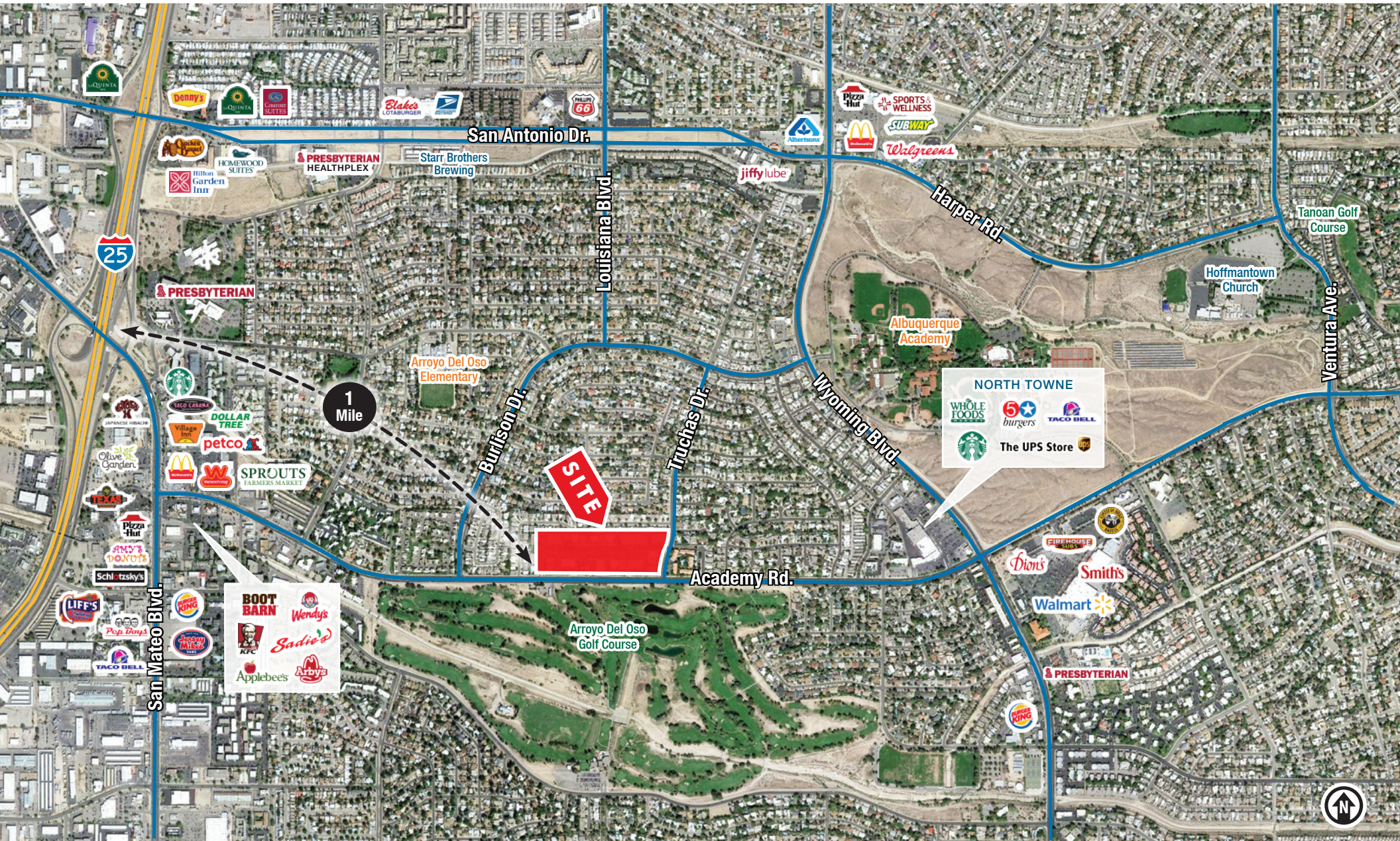
lisa@sunvista.com

505 235 8503

For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

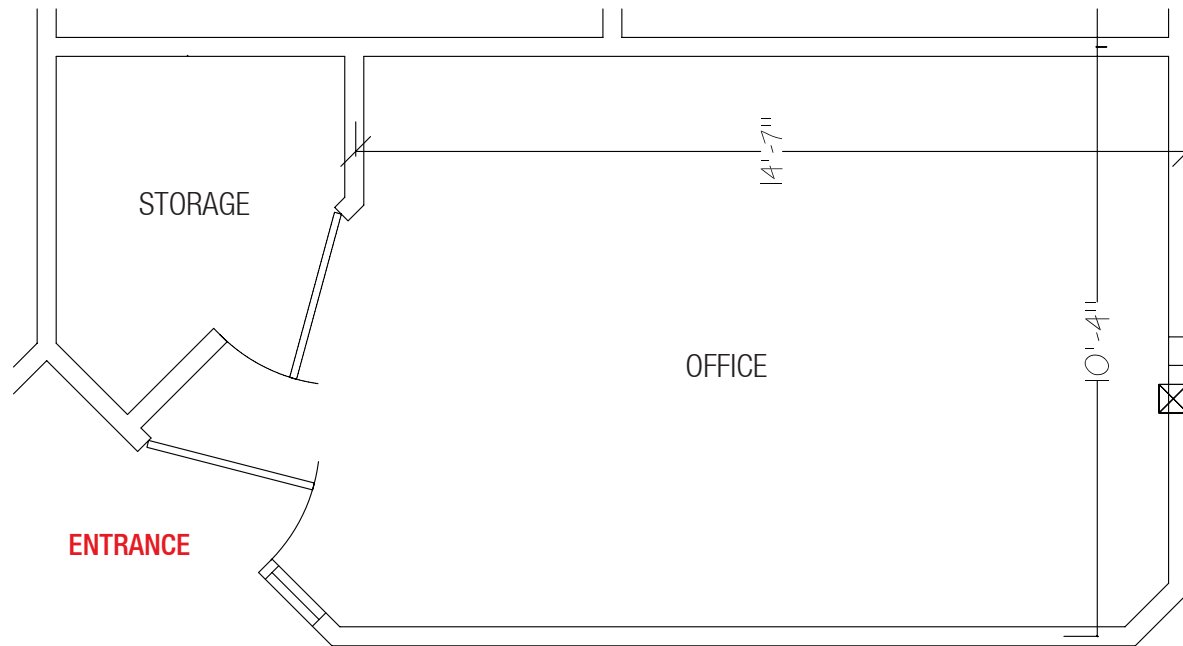
6739 Academy Rd. NE | Albuquerque, NM 87109

FLOOR PLAN

Suite 252: ±230 SF

\$450/Month

(Available 9/1/2024)



505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Debbie Harms, CCIM, SIOR

Owner/Broker
debbie@sunvista.com | 505 975 0784

Martha Carpenter

martha@sunvista.com
505 228 0154

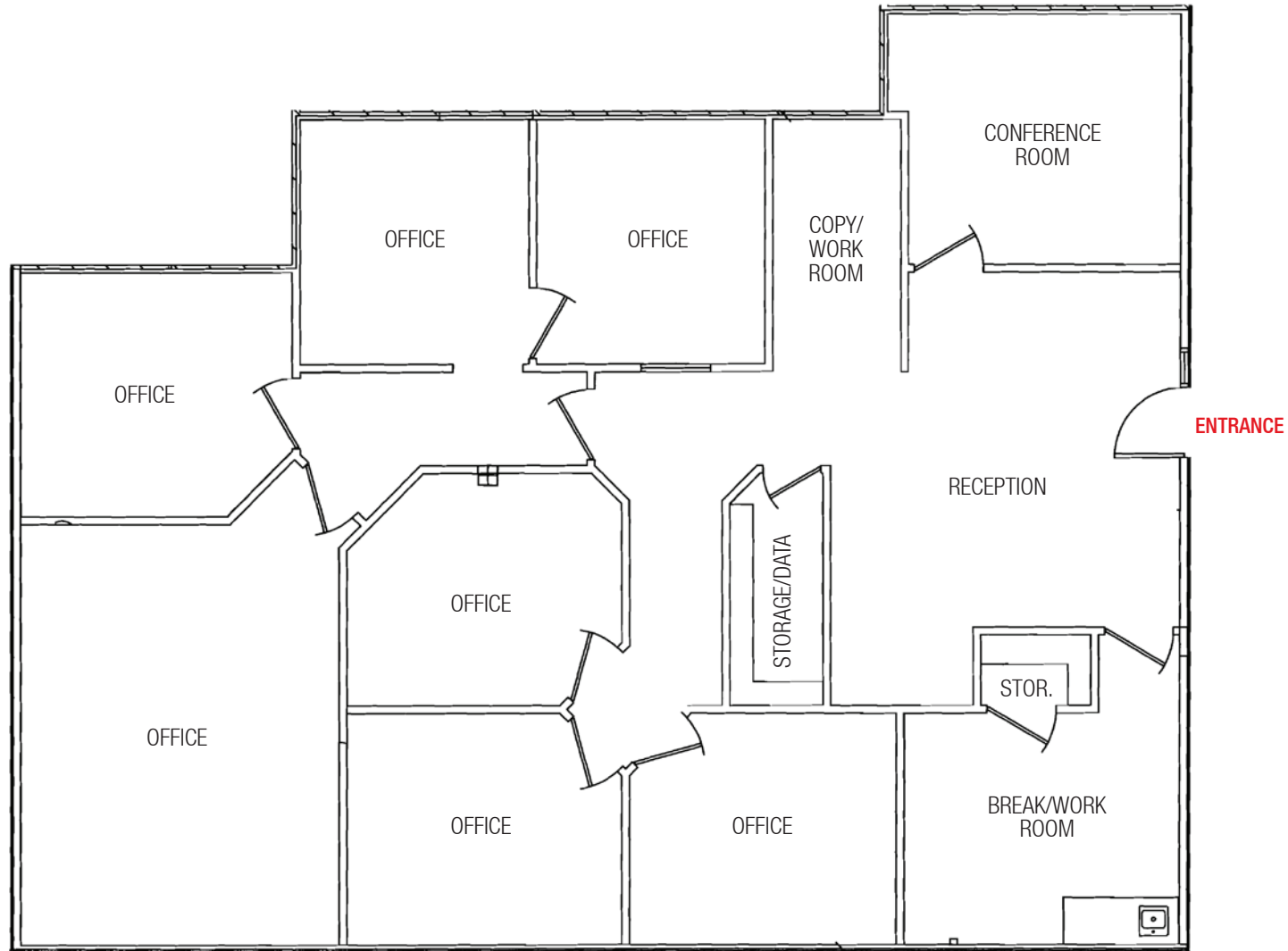
Lisa Mercer

lisa@sunvista.com
505 235 8503

For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



FLOOR PLAN

Suite 370: ±2,125 SF
\$19.50/SF Full Service
with 3% Annual Increases



505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Debbie Harms, CCIM, SIOR

Owner/Broker
debbie@sunvista.com | 505 975 0784

Martha Carpenter

martha@sunvista.com
505 228 0154

Lisa Mercer

lisa@sunvista.com
505 235 8503

For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



Shared Training Room



Shared Conference Rooms



Shared Break Area



Shared Break Area



Shared Conference Rooms

NAISunVista

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Debbie Harms, CCIM, SIOR
Owner/Broker
debbie@sunvista.com | 505 975 0784

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Lease

NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Debbie Harms, CCIM, SIOR
Owner/Broker
debbie@sunvista.com | 505 975 0784

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503