

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

±684 SF -
±2,150 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

NAISunVista

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

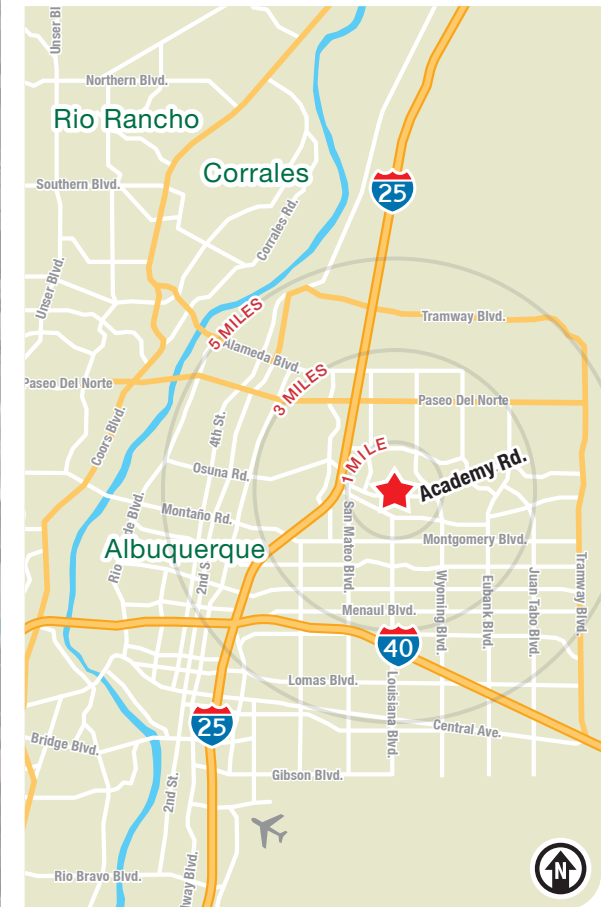
6739 Academy Rd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,191	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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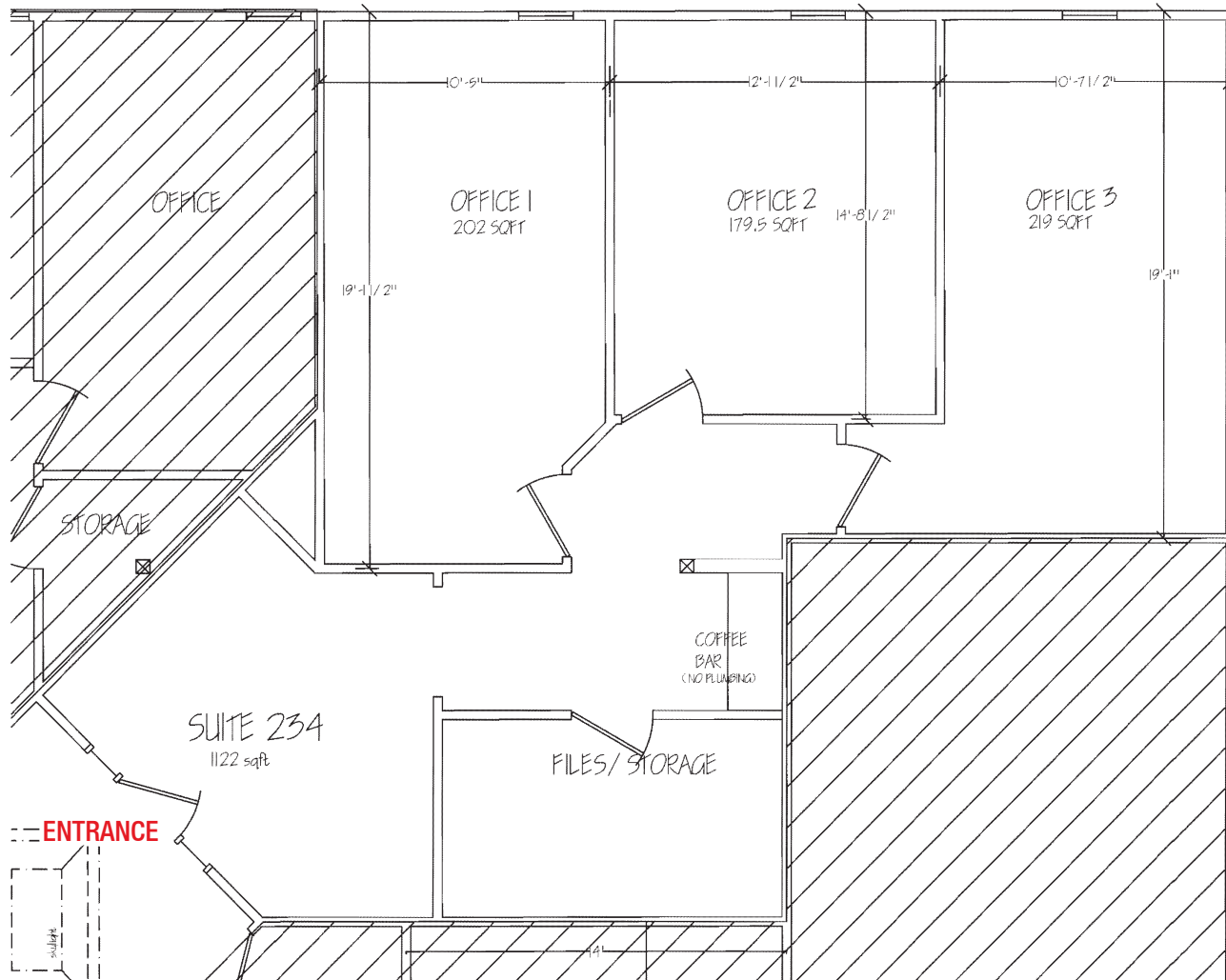
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NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



FLOOR PLAN

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



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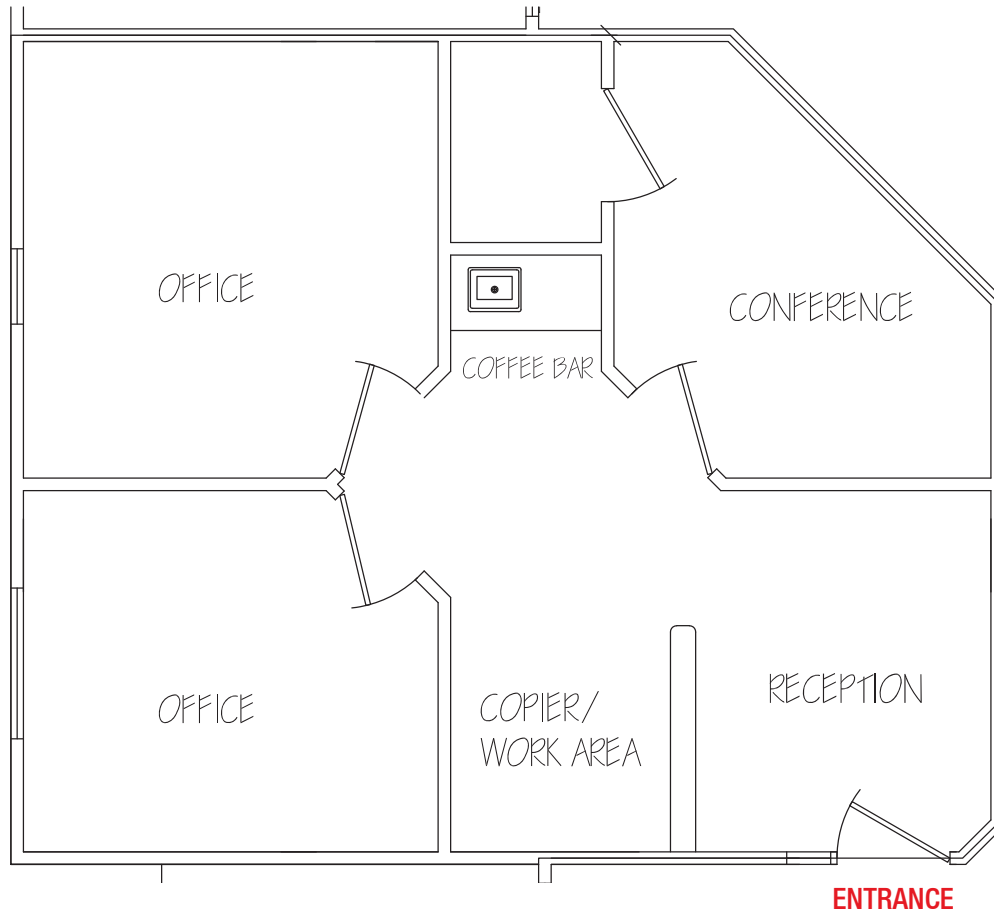
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6739 Academy Rd. NE | Albuquerque, NM 87109

FLOOR PLAN

Suite 258: ±684 SF
\$20.00/SF Full Service
(Available 12/1/2024)



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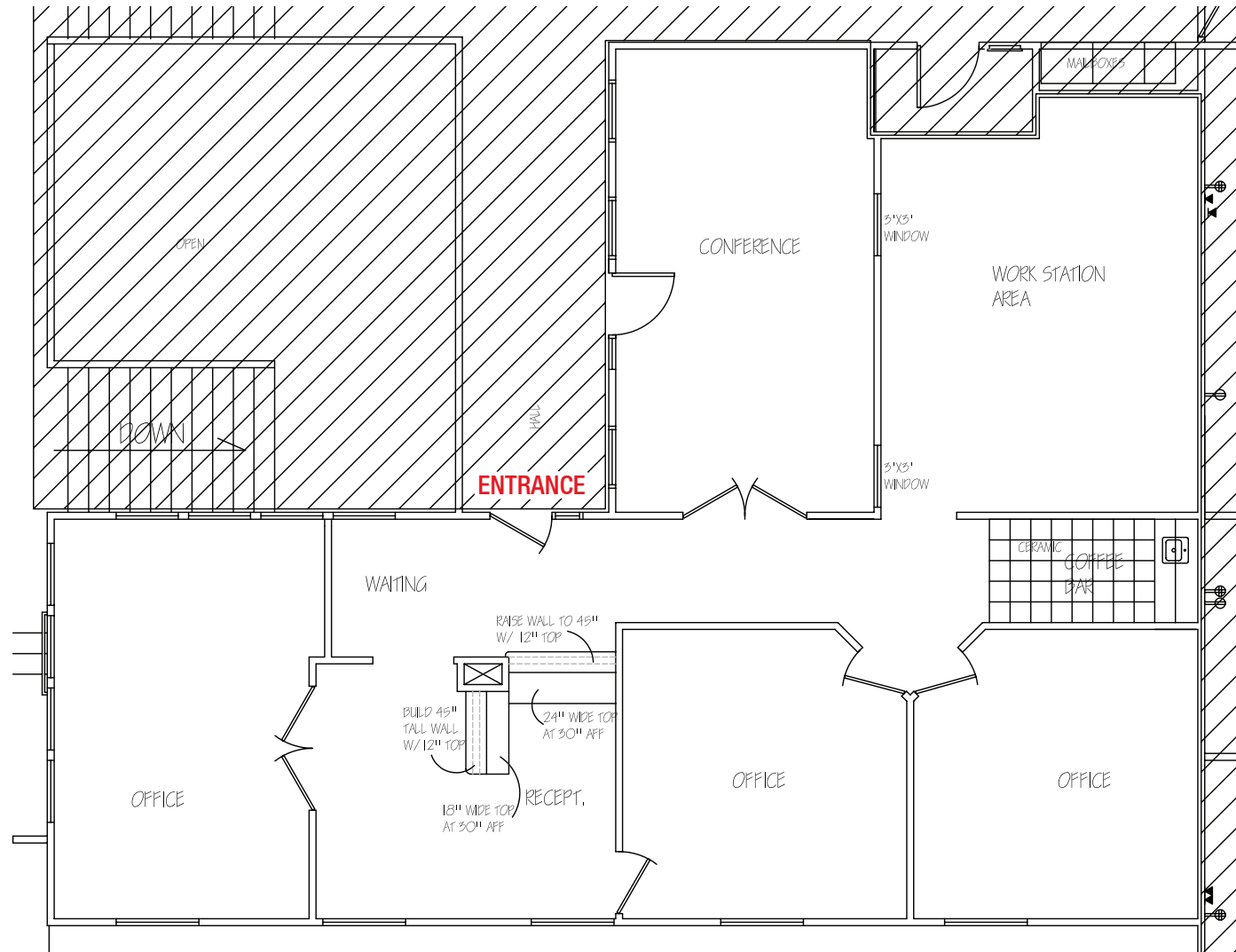
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NE HEIGHTS OFFICE SUITES IN A CAMPUS SETTING

6739 Academy Rd. NE | Albuquerque, NM 87109



FLOOR PLAN

Suite 320: ±2,150 SF
\$20.00/SF Full Service
(Available 1/1/2025)



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Shared Training Room



Shared Conference Rooms



Shared Break Area



Shared Break Area



Shared Conference Rooms



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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.

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