

For Lease

# Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6739 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



## LEASE RATE

\$500-\$600/Mo.  
Full Service



## AVAILABLE

±110-150 SF Suites

## HIGHLIGHTS

- Located east of San Mateo, directly north of Arroyo del Oso Golf Course
- Situated in a campus-like atmosphere
- After-hours mag-lock entry
- Shared training and conference rooms and break area are available within the building
- Showers and lockers within the building
- Easy access to I-25
- Plenty of parking: 4.5:1,000
- IDO Zoning: PD



Visit Our YouTube Channel  
to View this Property Video



**NA**SunVista

got space™

Debbie Harms, CCIM, SIOR

Owner/Broker

debbie@sunvista.com | 505 975 0784

Lisa Mercer

lisa@sunvista.com

505 235 8503

# For Lease

## GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109



ACADEMY  
OFFICE PARK

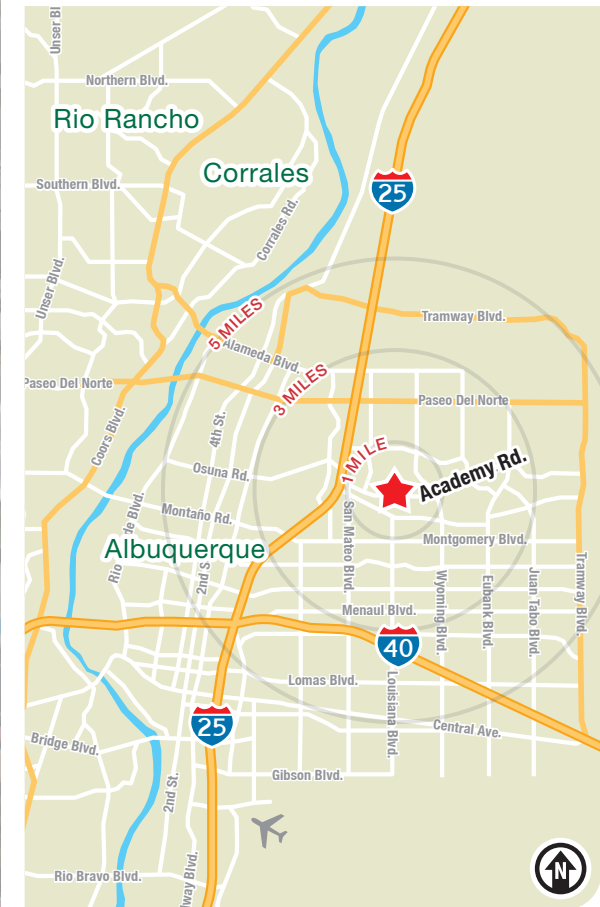
6739 Academy Rd.

ARROYO DEL OSO  
GOLF COURSE

### 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



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

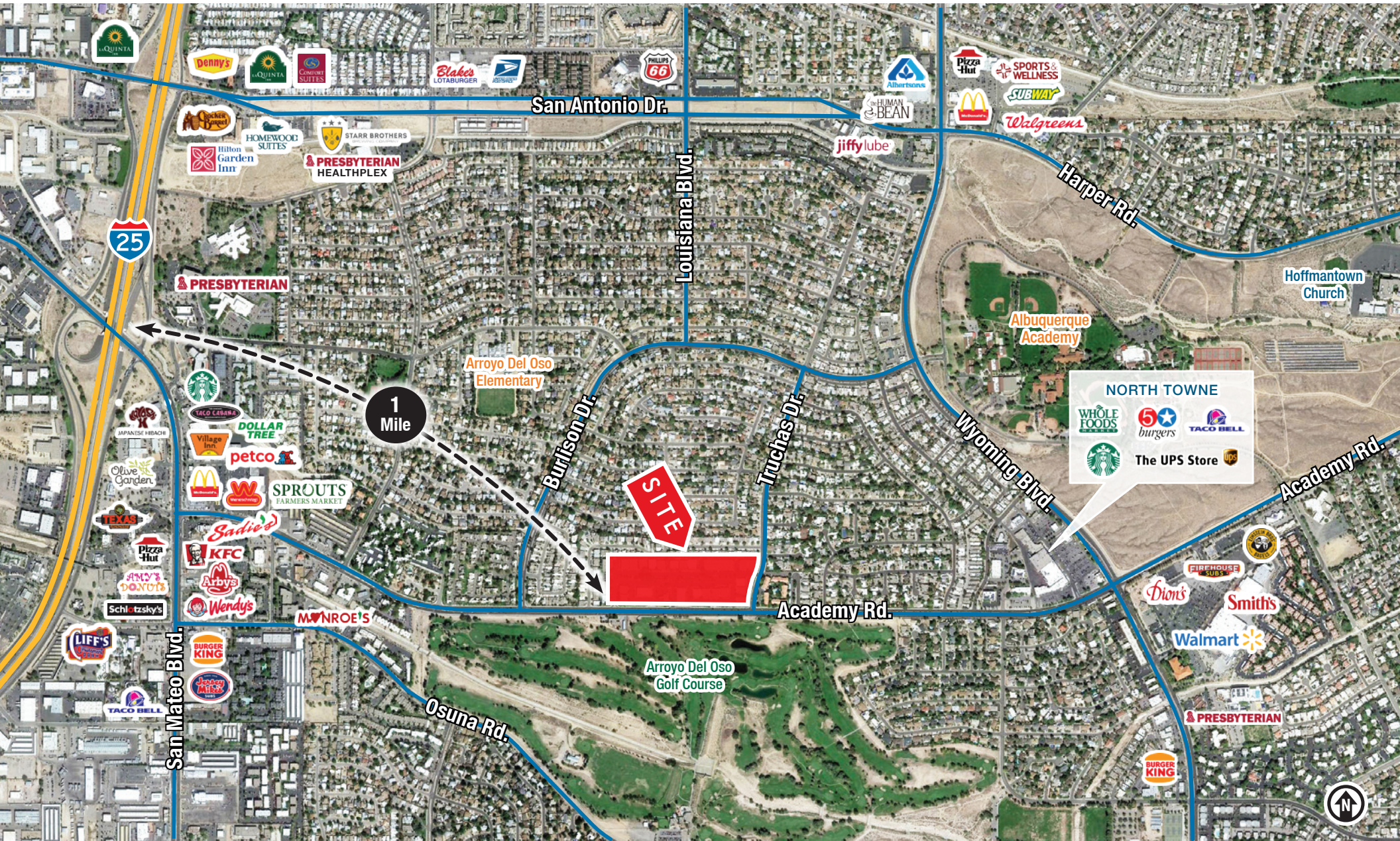
**Debbie Harms, CCIM, SIOR**  
Owner/Broker  
[debbie@sunvista.com](mailto:debbie@sunvista.com) | 505 975 0784

**Lisa Mercer**  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

# For Lease

## GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109



For Lease

## GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109



Shared Training Room



Shared Conference Rooms



Shared Break Area



Shared Break Area



Shared Conference Rooms



505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [t](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Debbie Harms, CCIM, SIOR  
Owner/Broker  
[debbie@sunvista.com](mailto:debbie@sunvista.com) | 505 975 0784

Lisa Mercer  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

For Lease

## GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109



505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Debbie Harms, CCIM, SIOR**  
Owner/Broker  
[debbie@sunvista.com](mailto:debbie@sunvista.com) | 505 975 0784

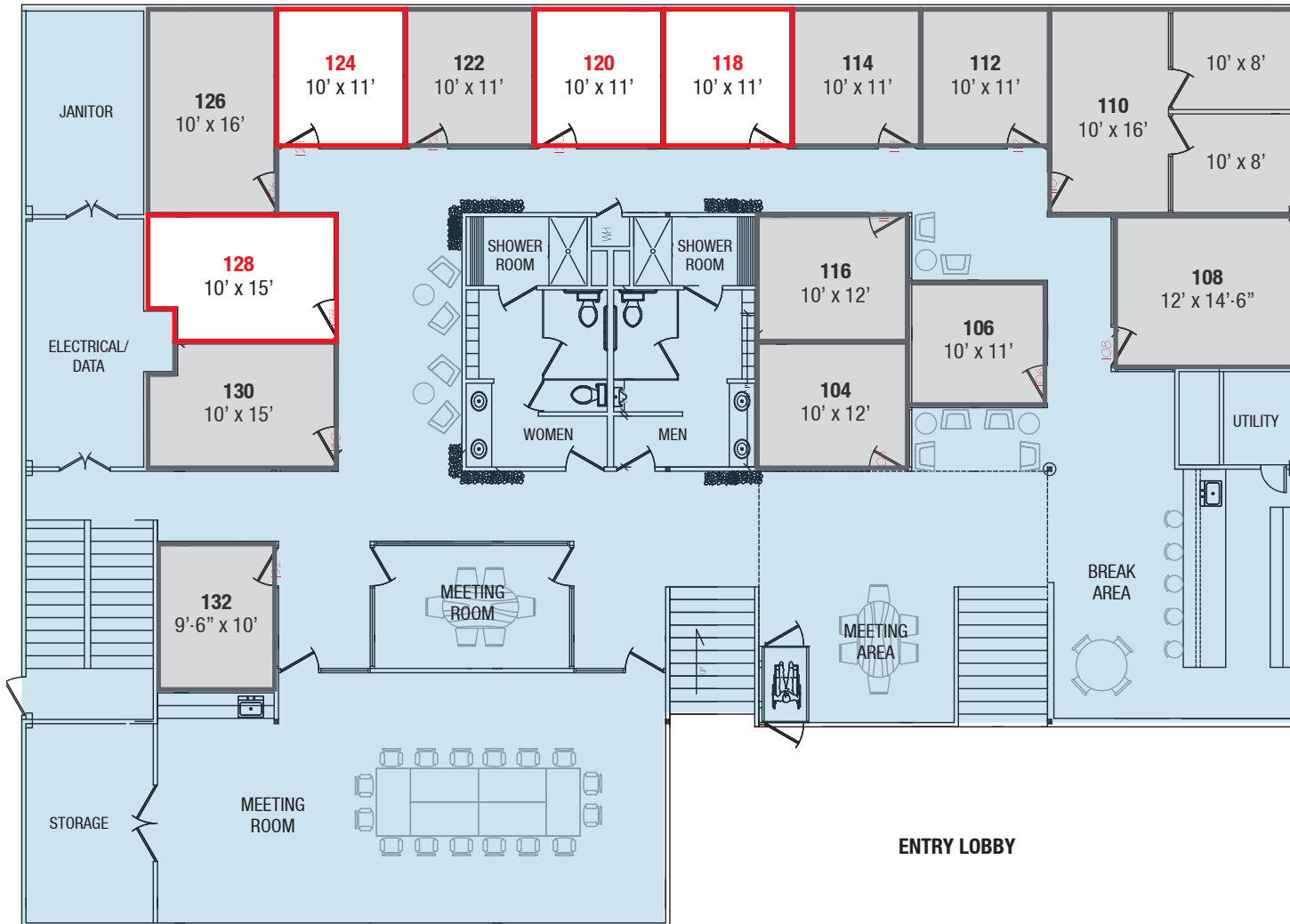
**Lisa Mercer**  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

# For Lease

## GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109

### FLOOR PLAN



#### EXECUTIVE SUITES:

Suite 118:	±110 SF	\$500/mo.
Suite 120:	±110 SF	\$500/mo.
Suite 122:	±110 SF	\$500/mo.
Suite 128:	±150 SF	\$600/mo.

- Available
- Leased
- Common Area



For Lease

# GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

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

**Lisa Mercer**  
lisa@sunvista.com  
505 235 8503