

For Lease

Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS

6739 Academy Rd. NE | Albuquerque, NM 87109



LEASE RATE

\$500/Mo.
Full Service



AVAILABLE

2 - ±110 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



NASunVista

got space™

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

Lisa Mercer
lisa@sunvista.com
505 235 8503

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GARDEN-LEVEL EXECUTIVE SUITES IN THE NE HEIGHTS

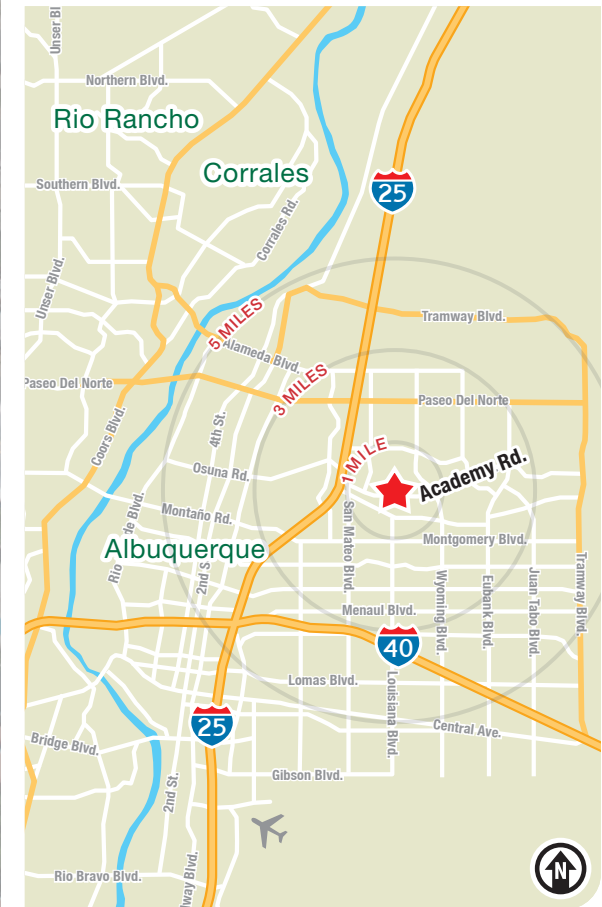
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LOCATION

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



505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

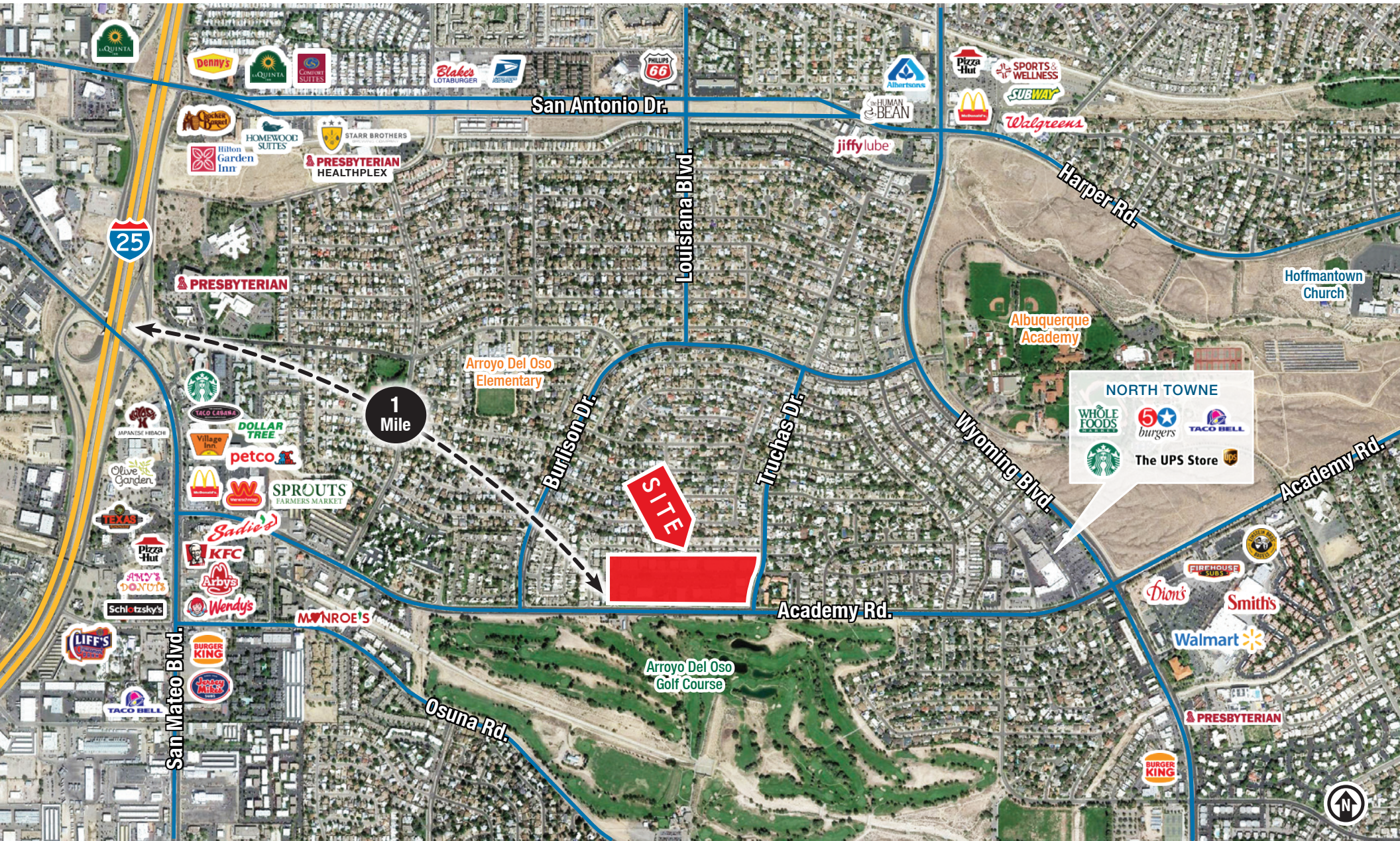
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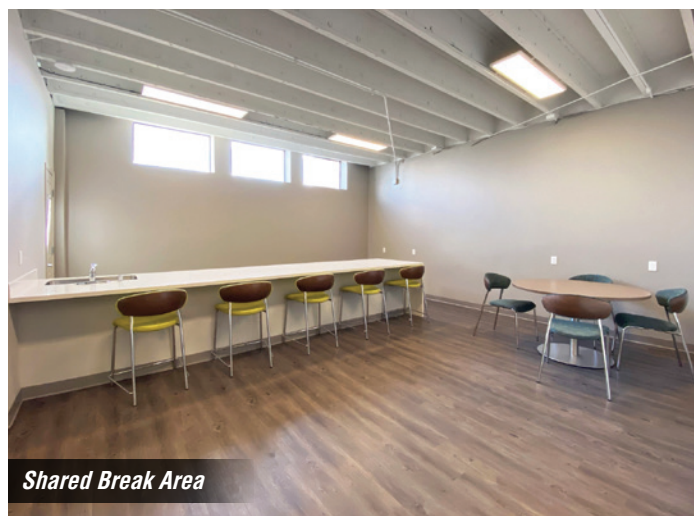
Shared Training Room



Shared Conference Rooms



Shared Break Area



Shared Break Area



Shared Conference Rooms



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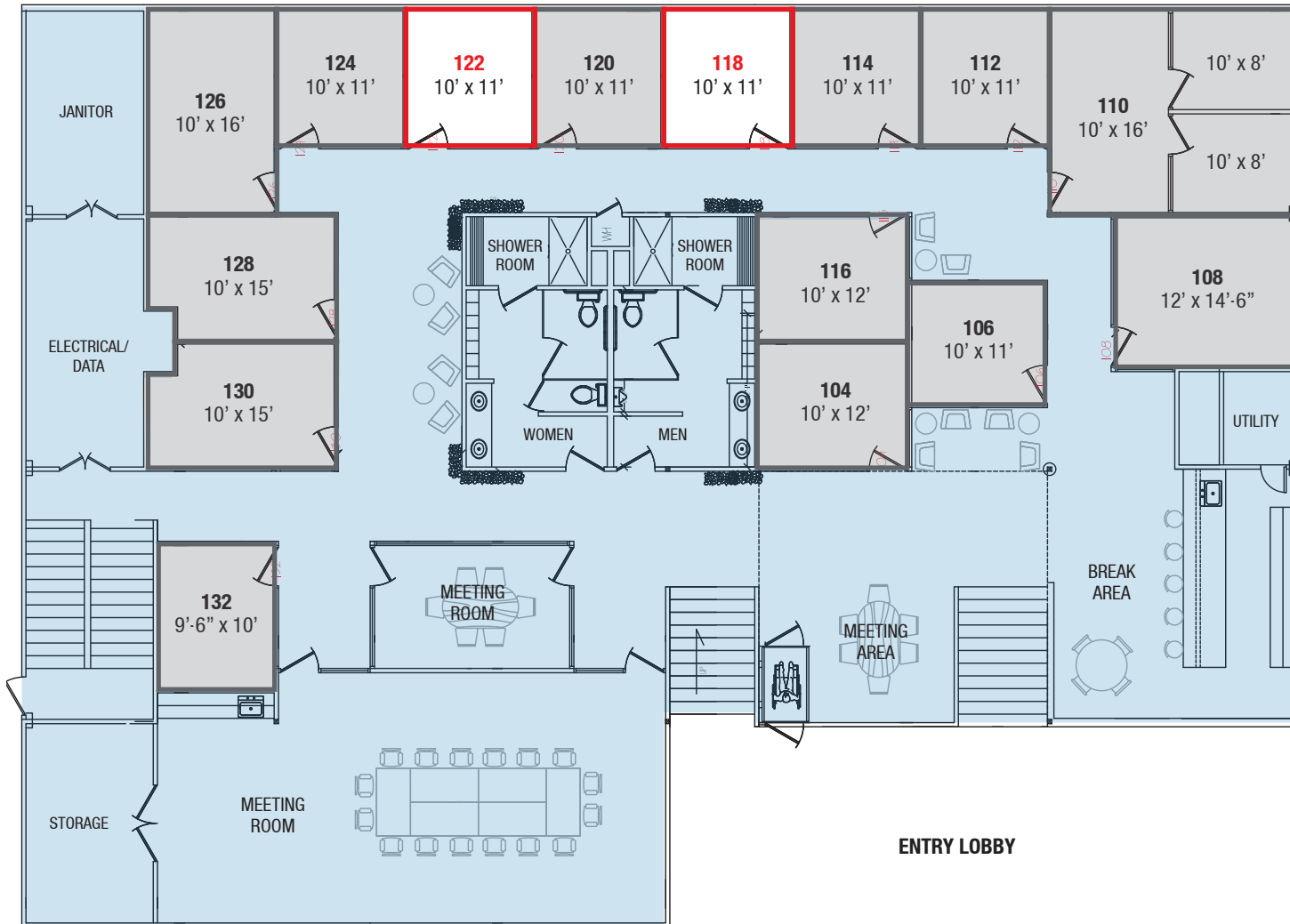
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FLOOR PLAN



EXECUTIVE SUITES:

Suite 118: ±110 SF \$500/mo.

Suite 122: ±110 SF \$500/mo.

(Available 9/1/2024)

- Available
- Leased
- Common Area



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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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