

For Sale

Iconic Northeast Heights Office Building

PRICED WELL BELOW REPLACEMENT COSTS



10501 Montgomery Blvd. NE | Albuquerque, NM 87111

NEQ Montgomery Blvd. & Morris St. NE



AVAILABLE

Building: ±32,415 SF
Land: ±2.32 Acres



SALE PRICE

\$3,900,000
(\$120.31/SF)

- 3-story office building with basement and loading dock
- Lots of windows offering mountain views
- Great visibility from Montgomery Blvd.
- Building SF does not include basement

NASunVista

got space™

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For Sale

ICONIC NORTHEAST HEIGHTS OFFICE BUILDING

10501 Montgomery Blvd. NE | Albuquerque, NM 87111



HIGHLIGHTS

SALE PRICE

- \$3,900,000 (\$120.31/SF)

AVAILABLE

- Building: ±32,415 SF (SF does not include basement)
- Land: ±2.32 Acres

PROPERTY HIGHLIGHTS

- New chiller installed in 2017
- New roof installed in October 2018
- Plenty of parking with 139 spots
- Building and monument signage

IDO ZONING

- PD, Planned Development

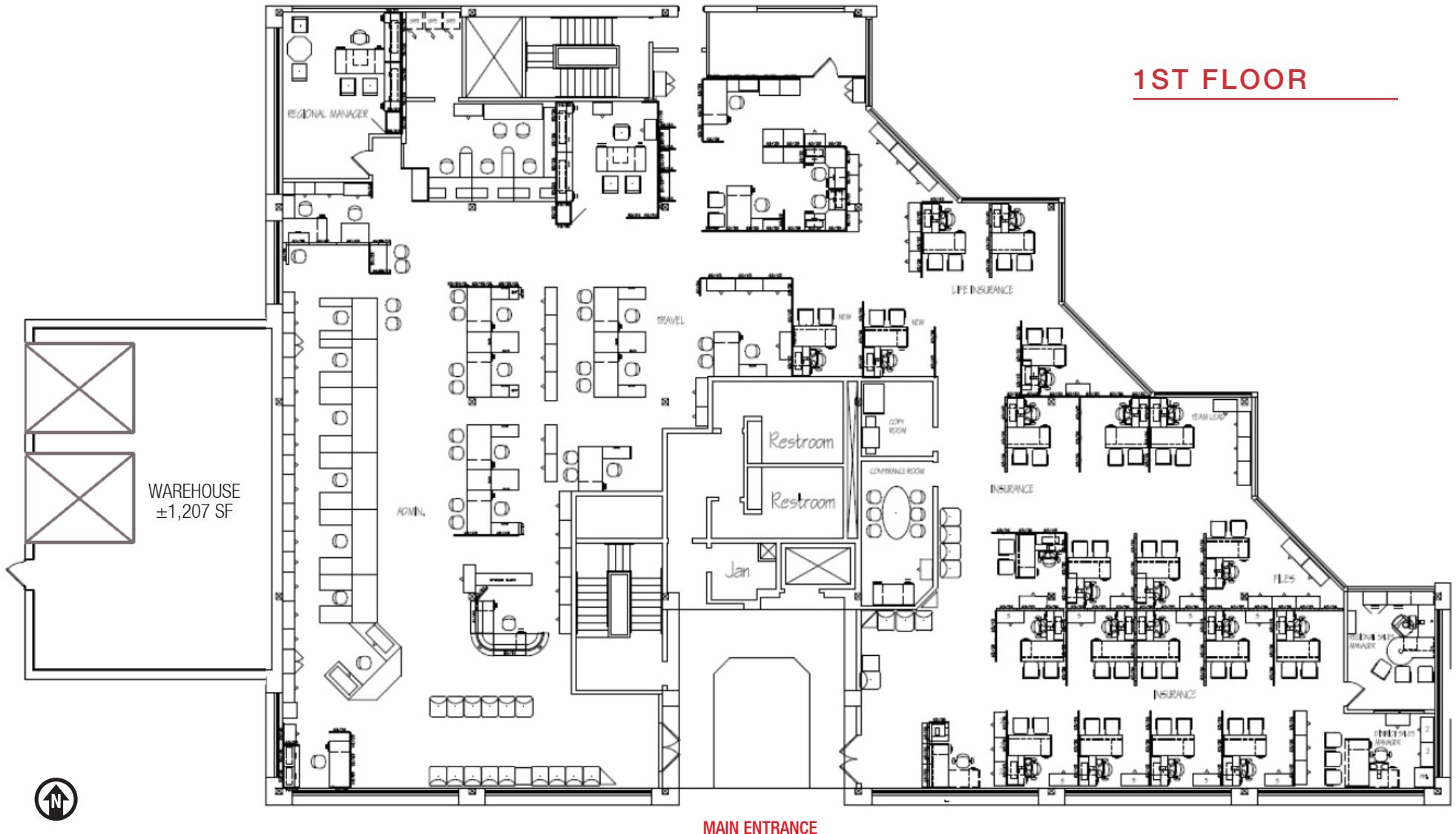
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FLOOR PLAN

1ST FLOOR



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

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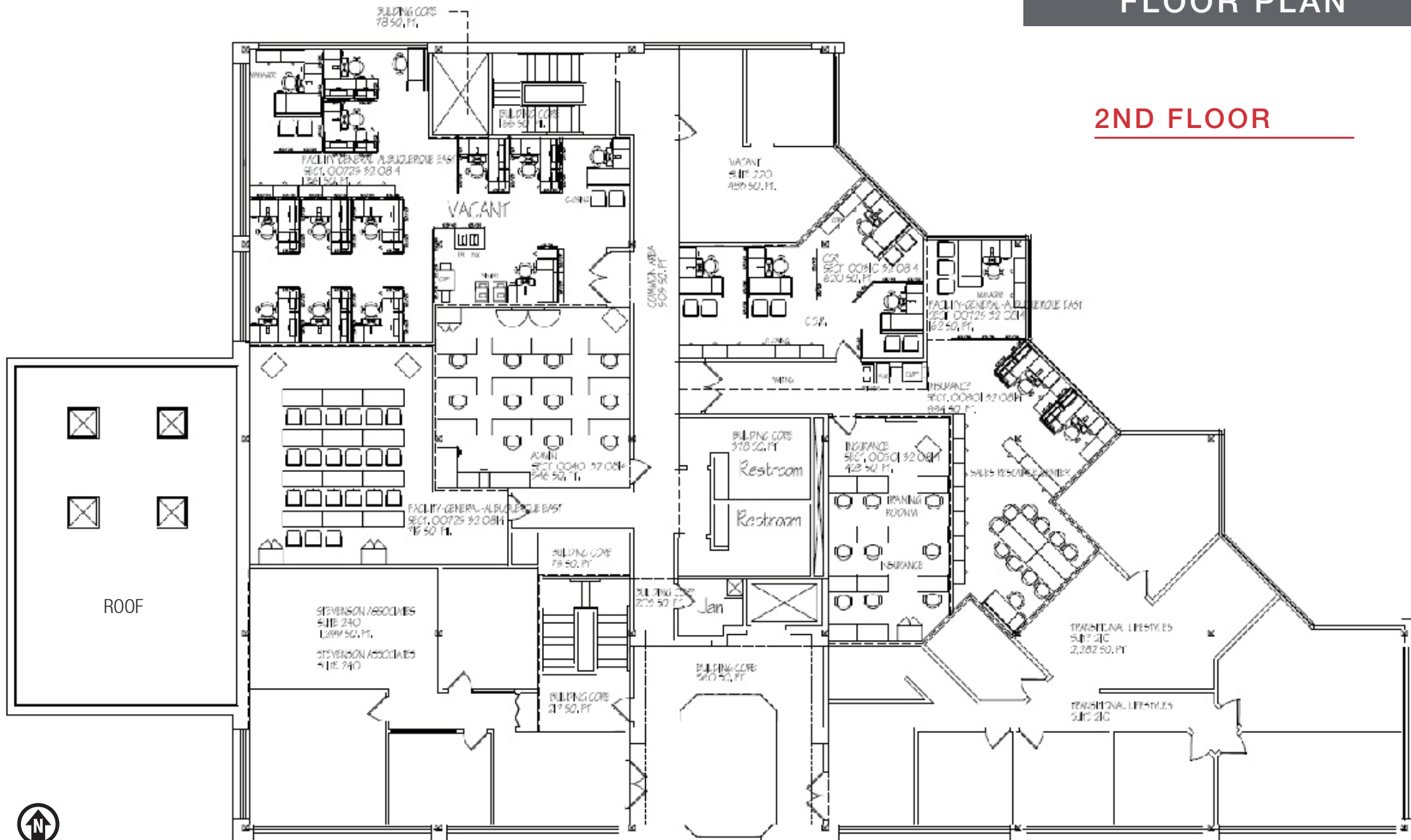
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FLOOR PLAN

2ND FLOOR



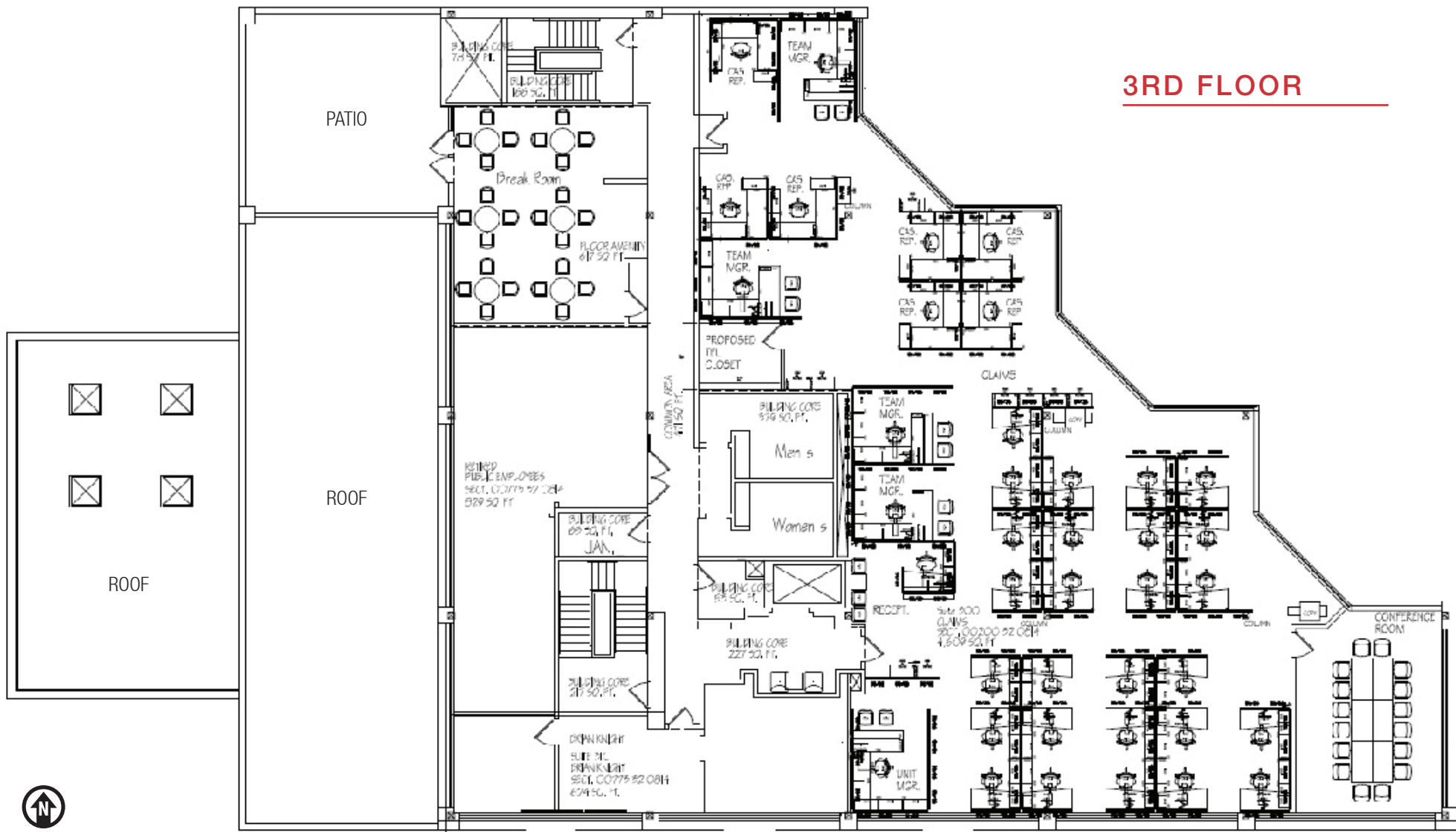
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FLOOR PLAN

3RD FLOOR



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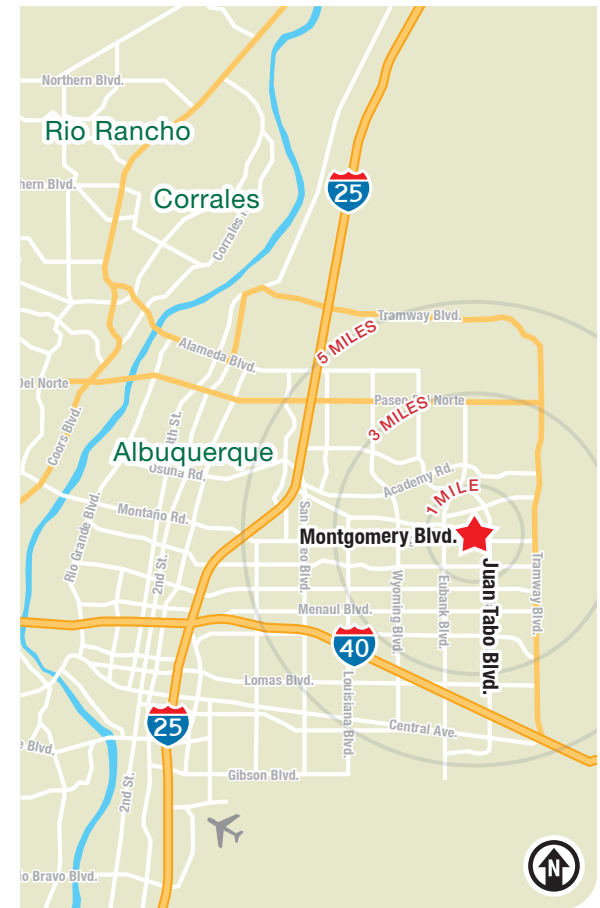
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	17,729	121,705	259,314
Average HH Income	\$91,482	\$106,004	\$95,248
Daytime Employment	5,930	33,588	126,521

2022 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



936,582
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.