

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

**NA**SunVista

got space™

**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413



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# ICONIC NORTHEAST HEIGHTS OFFICE BUILDING

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## 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



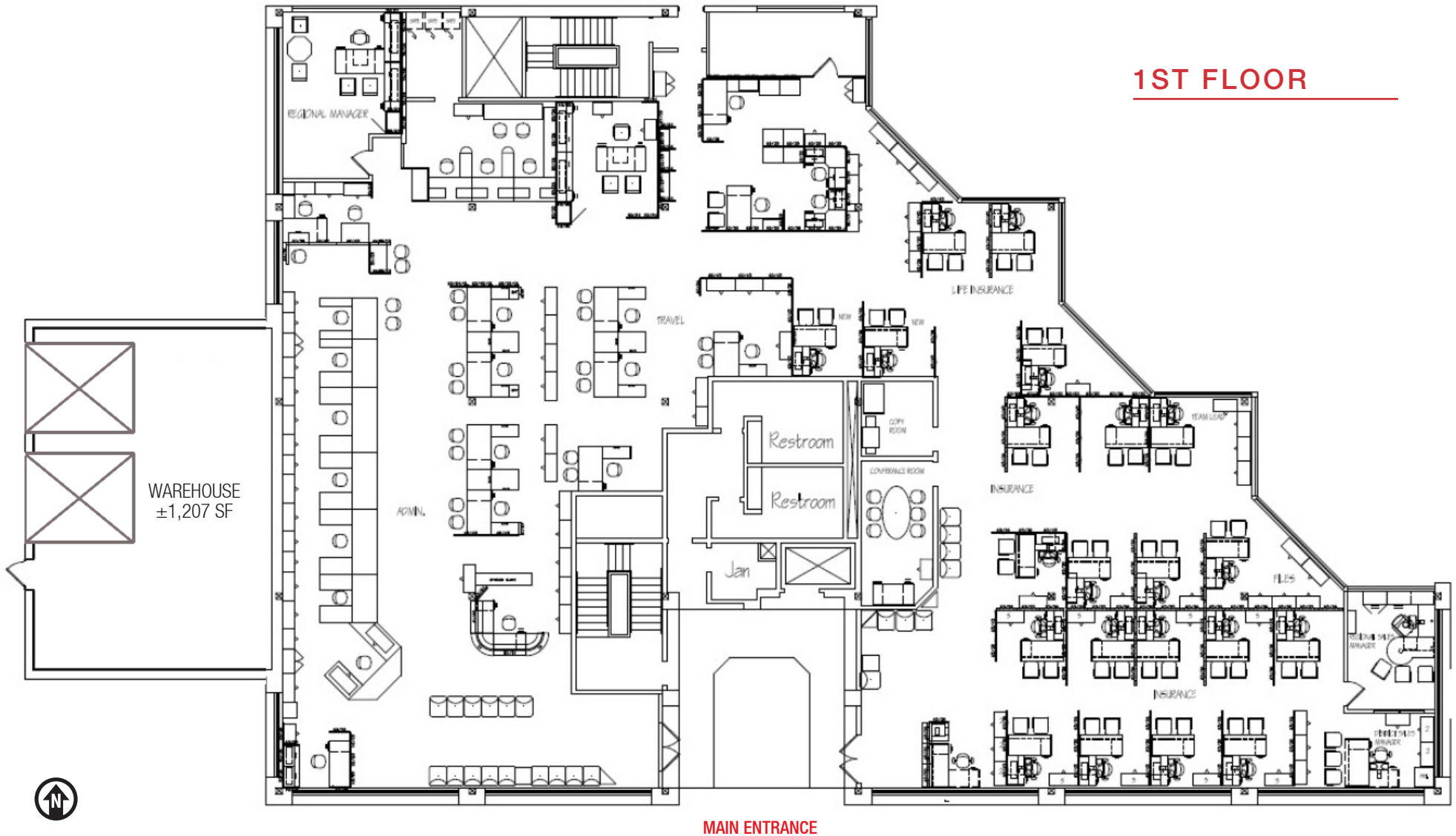
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## FLOOR PLAN

### 1ST FLOOR



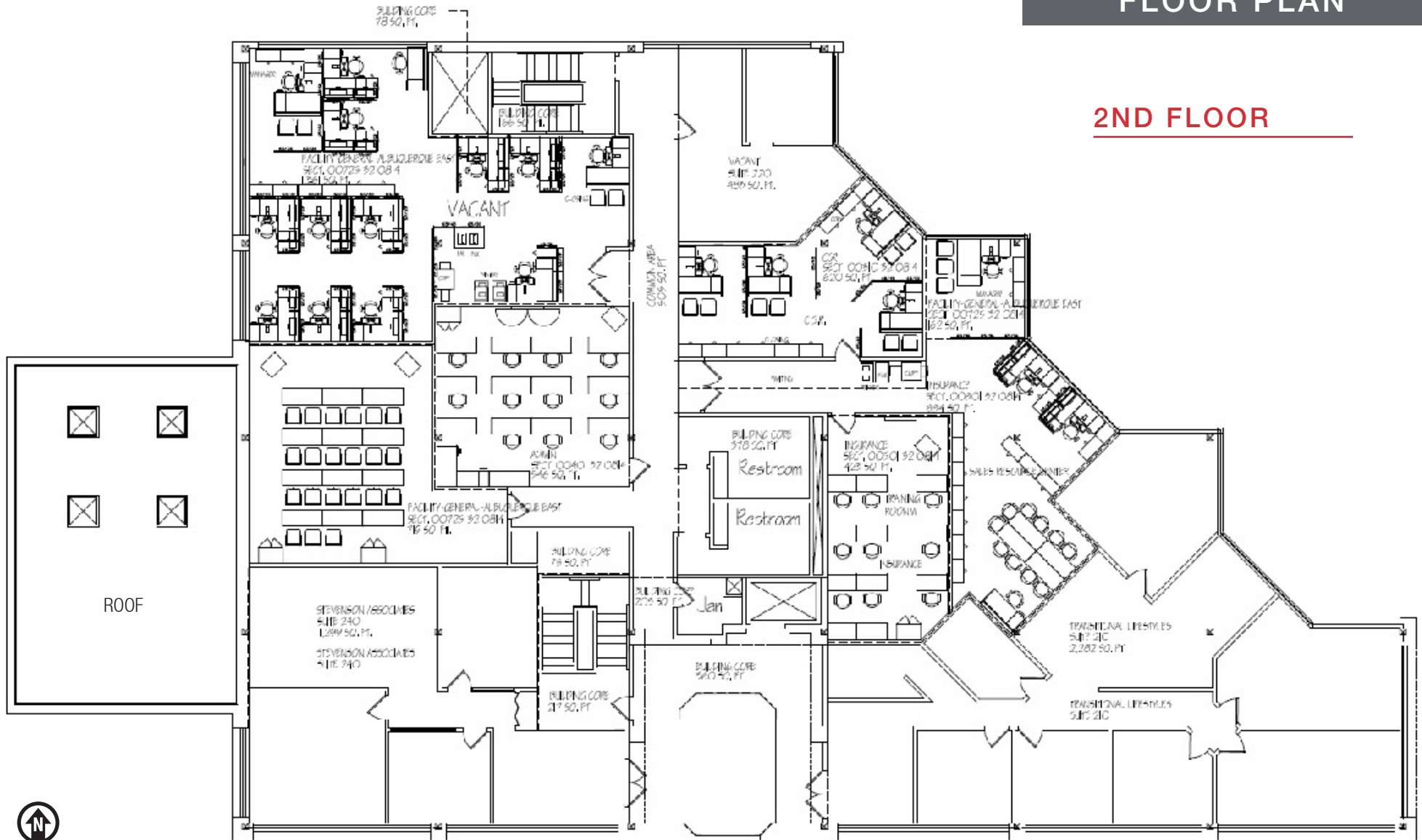
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### FLOOR PLAN

### 2ND FLOOR



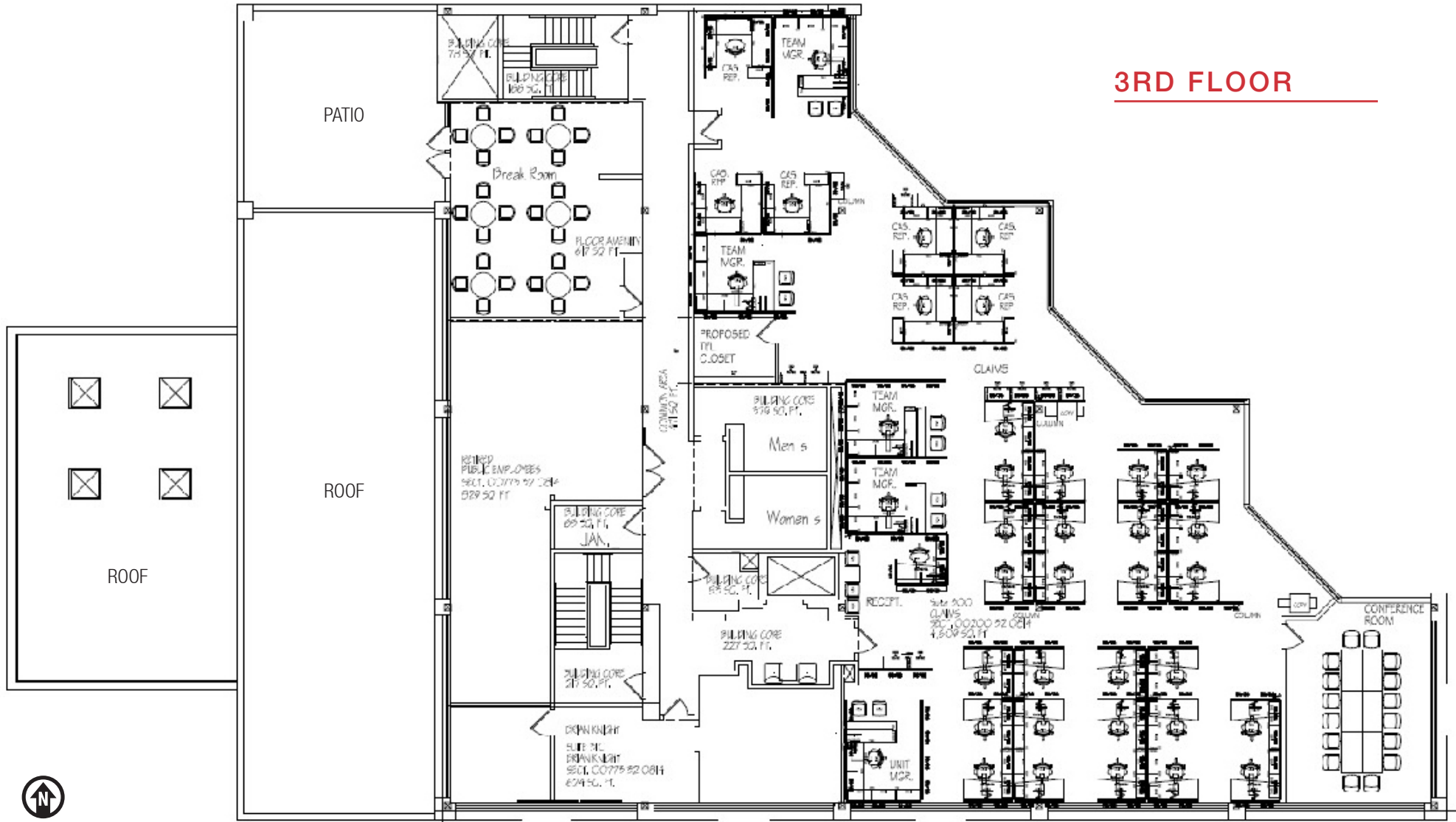
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### FLOOR PLAN

### 3RD FLOOR





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**NAI** SunVista

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

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DJ@sunvista.com  
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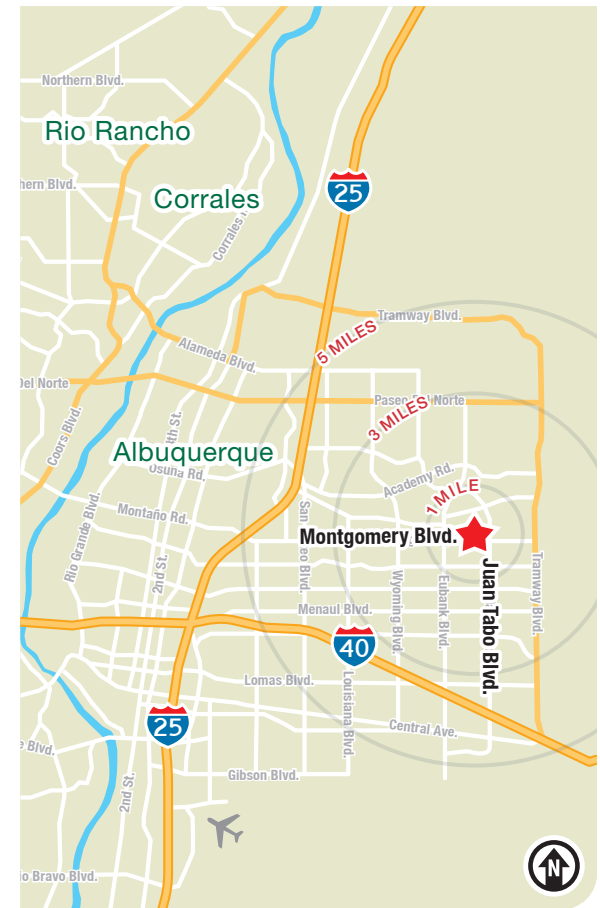
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### LOCATION

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





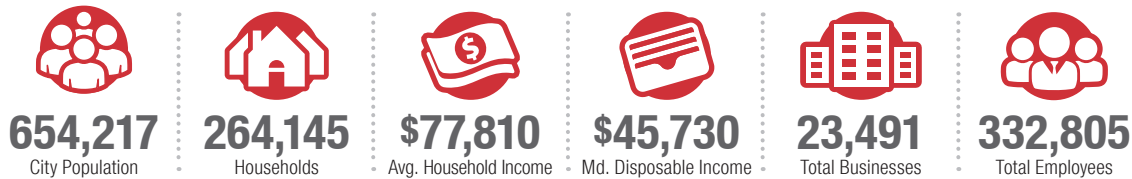
# Albuquerque

# 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.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



### 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



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### 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.