

For Lease

# Stand-Alone Office Suite

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS

6731 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



**AVAILABLE**  
±5,900 SF



**LEASE RATE**  
\$16.50/SF MG + \$2.22/SF CAM  
Lease Term : 3 - 5 Years

- Located east of San Mateo Blvd. with easy access to I-25
- Building signage available
- Campus-like atmosphere
- 4.5:1000 parking ratio
- Ideal professional office
- IDO Zoning: PD

**NAI SunVista**

got space™

**Debbie Harms, CCIM, SIOR**  
debbie@sunvista.com  
505 975 0784

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

**Martha Carpenter**  
martha@sunvista.com  
505 228 0154



For Lease

## STAND-ALONE NORTHEAST HEIGHTS OFFICE SUITE

6731 Academy Rd. NE | Albuquerque, NM 87109



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE  
Suite 100  
Albuquerque, NM 87110



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

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

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154



For Lease

# STAND-ALONE NORTHEAST HEIGHTS OFFICE SUITE

6731 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**  
[debbie@sunvista.com](mailto:debbie@sunvista.com)  
505 975 0784

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

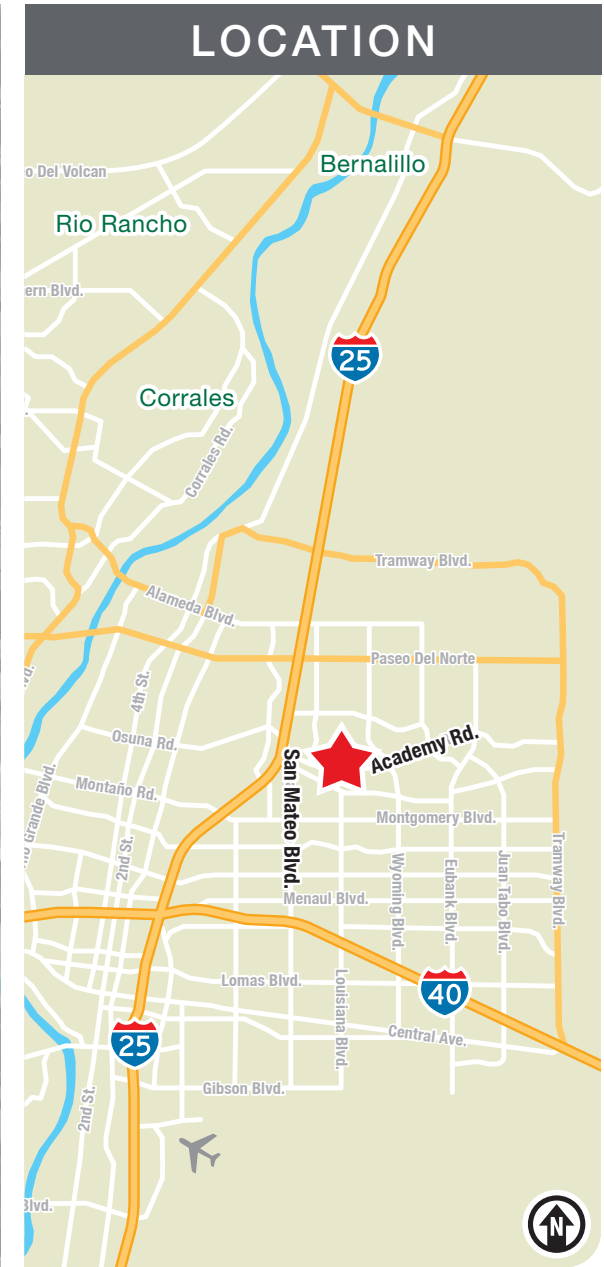
**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154



For Lease

# STAND-ALONE NORTHEAST HEIGHTS OFFICE SUITE

6731 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**  
debbie@sunvista.com  
505 975 0784

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

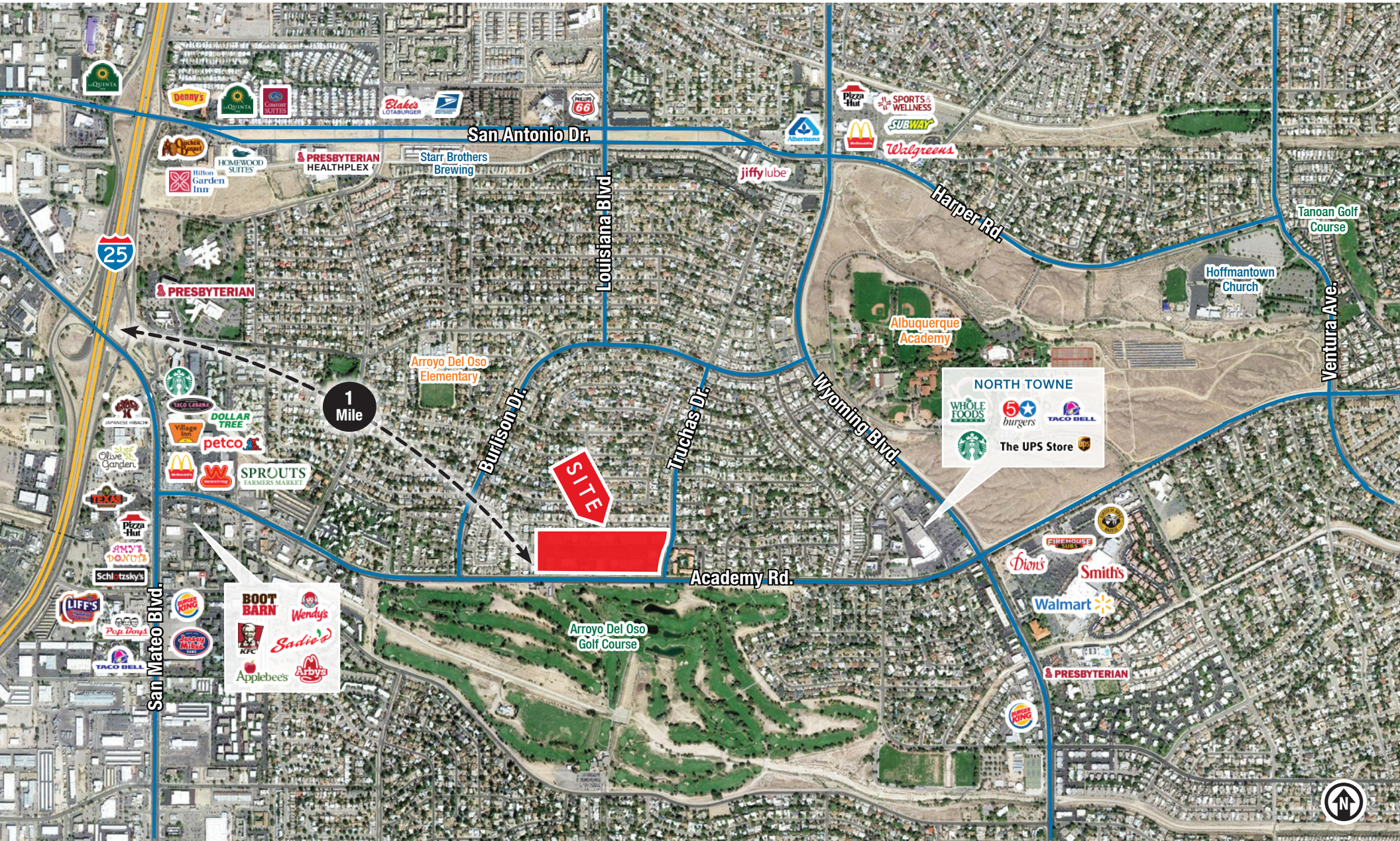
**Martha Carpenter**  
martha@sunvista.com  
505 228 0154



# For Lease

## STAND-ALONE NORTHEAST HEIGHTS OFFICE SUITE

6731 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  
[debbie@sunvista.com](mailto:debbie@sunvista.com)  
505 975 0784

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

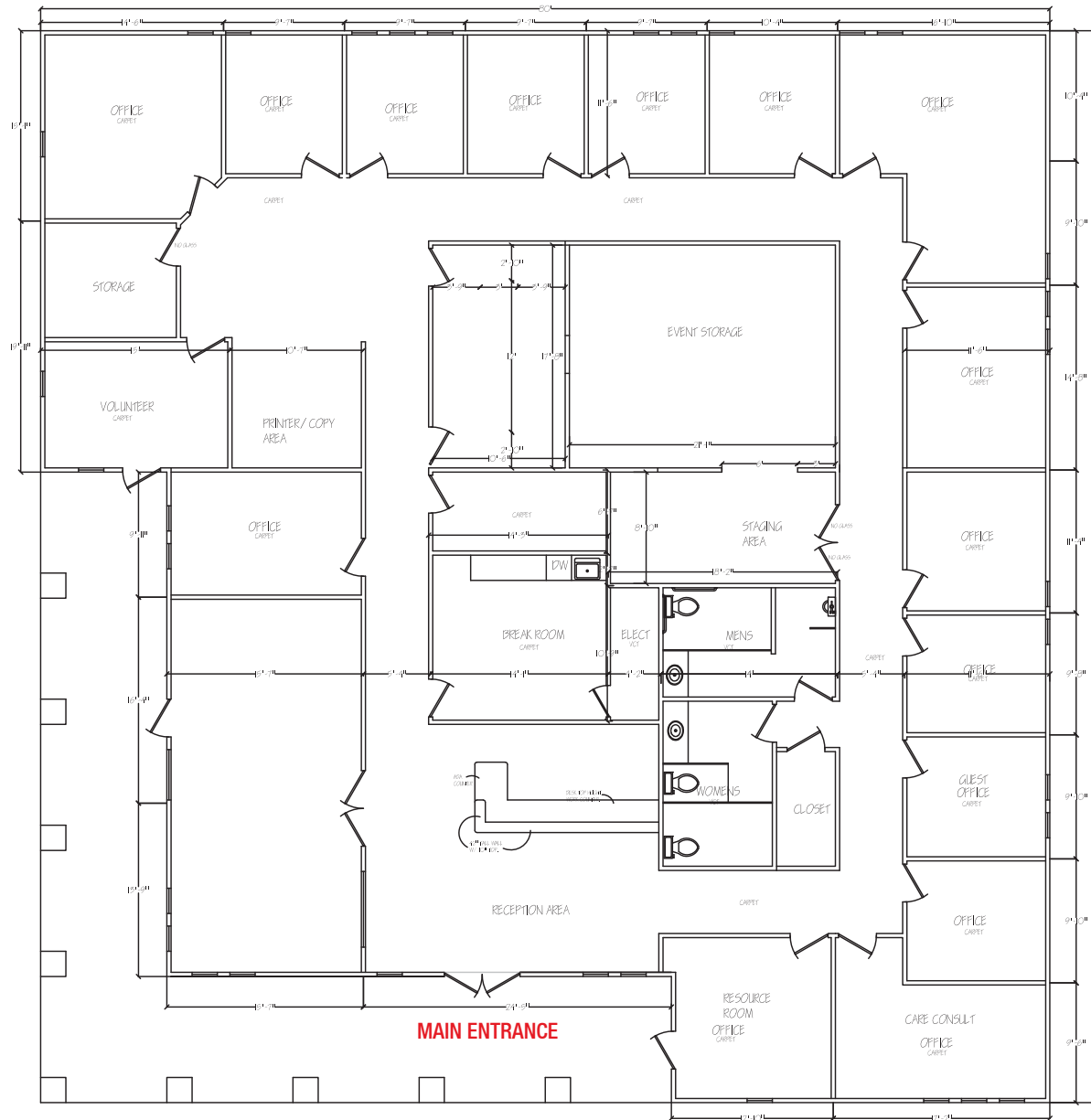
Martha Carpenter  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154



# For Lease

## STAND-ALONE NORTHEAST HEIGHTS OFFICE SUITE

6731 Academy Rd. NE | Albuquerque, NM 87109



### FLOOR PLAN

±5,900 SF



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**  
debbie@sunvista.com  
505 975 0784

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

**Martha Carpenter**  
martha@sunvista.com  
505 228 0154