

For Lease

# Stunning Suite in Immaculate Retail Center

BEAUTIFUL FINISHES THROUGHOUT



**3 MONTHS FREE RENT!**  
**WITH A 3-YEAR MINIMUM LEASE**

Limited time offer, see Advisors for details.

6911 Taylor Ranch Rd. NW | Suite C-3 | Albuquerque, NM 87120

*NWC Taylor Ranch Rd. & Homestead Circle NW*



**AVAILABLE**

Suite C-3:  
±2,233 SF



**LEASE RATE**

\$19.00/SF + NNN

- Former orthodontist office suitable for a variety of tenants
- Strong neighborhood shopping center
- Ideal location for a practice

- Across from LBJ Middle School
- Plenty of parking
- Building signage
- Move-in ready

**NAISunVista**

**got space™**

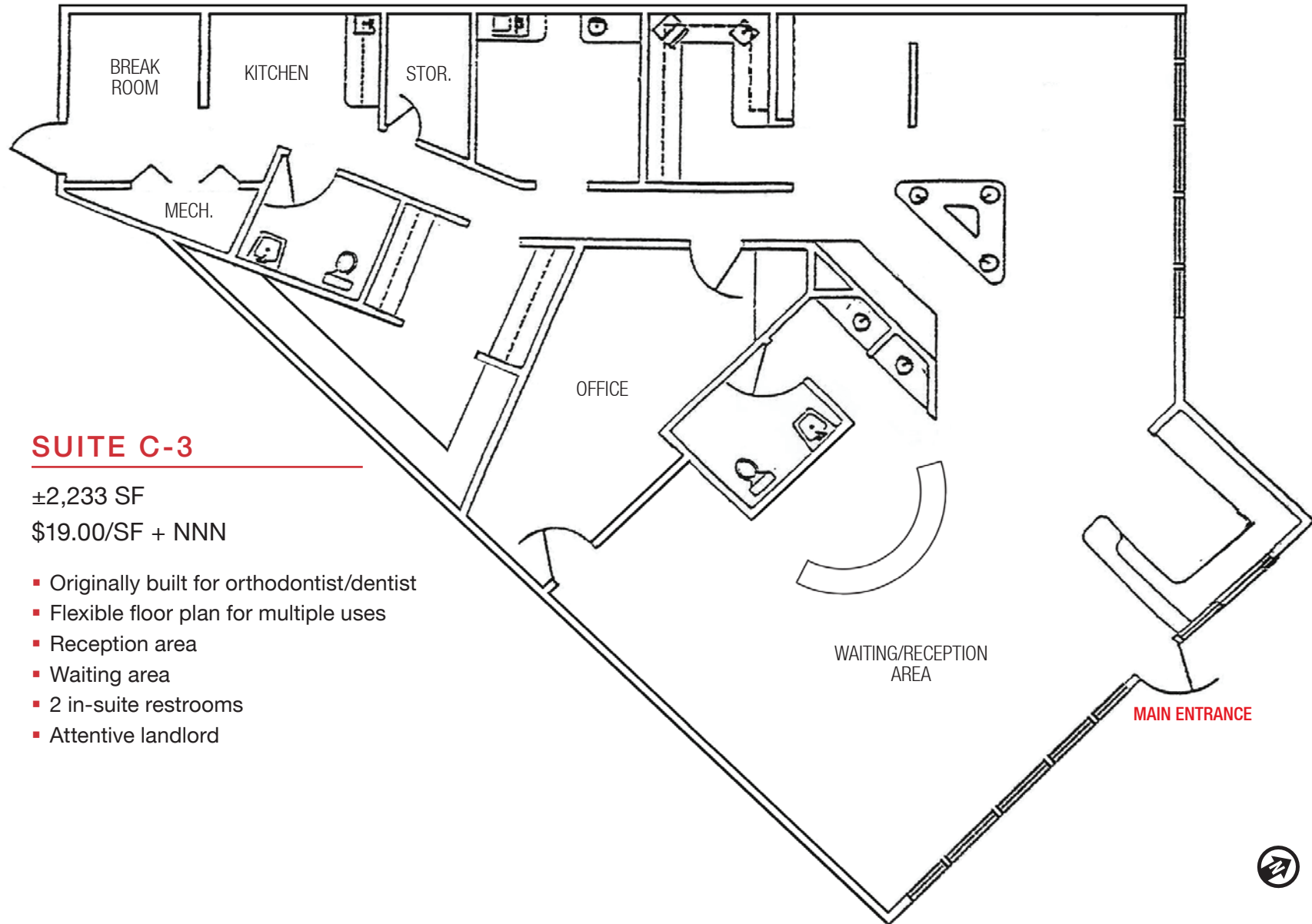
DJ Brigman SIOR, CCIM  
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505 338 9878

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### SUITE C-3

±2,233 SF

\$19.00/SF + NNN

- Originally built for orthodontist/dentist
- Flexible floor plan for multiple uses
- Reception area
- Waiting area
- 2 in-suite restrooms
- Attentive landlord

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

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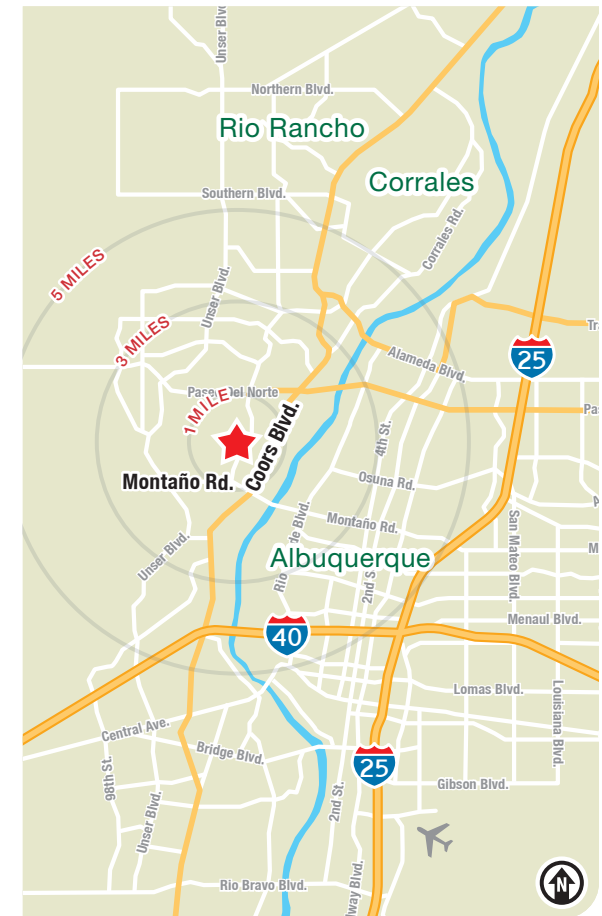
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,933	70,924	184,217
Average HH Income	\$107,000	\$112,897	\$106,099
Daytime Employment	1,355	14,130	62,441

2024 Forecasted by Esri



**NAI** SunVista

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