

For Lease

NE Heights Professional Office Space

IN PRESTIGIOUS ACADEMY OFFICE PARK

6725 Academy Rd. NE | Albuquerque, NM 87109



AVAILABLE

Suite A: ±3,188 SF
Suite B: ±3,812 SF
Total: ±7,000 SF



LEASE RATE

\$16.50/SF + \$2.22/SF CAM
Tenant pays gas, electric
& janitorial

- Demisable floor plan
- Easy access to I-25
- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Close to major retail areas
- On-building signage available
- 4.5:1,000 parking ratio
- IDO Zoning: PD

NASunVista

got space™

Lisa Mercer
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

For Lease

NORTHEAST HEIGHTS PROFESSIONAL OFFICE SPACE

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NAISunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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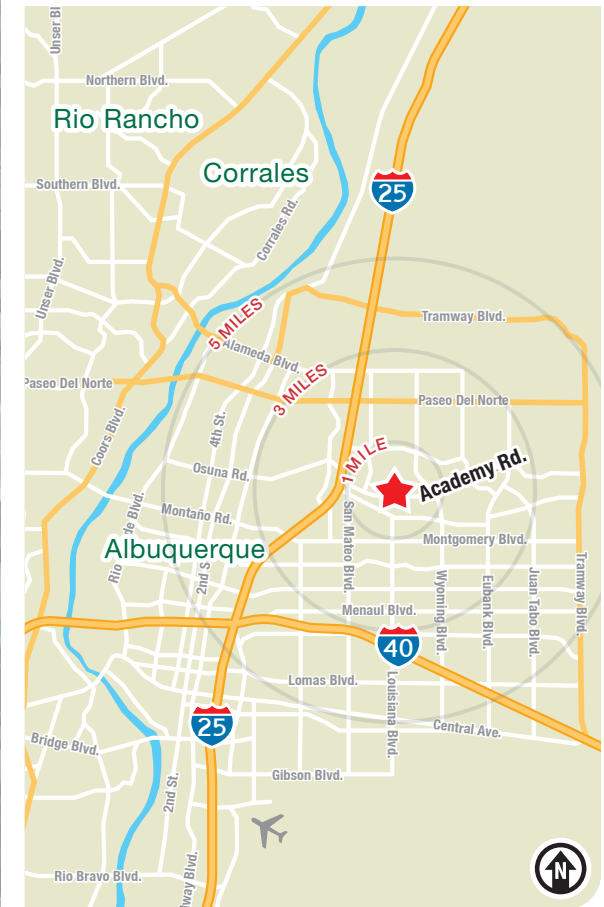
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,915	120,259	254,203
Average HH Income	\$94,885	\$99,041	\$103,384
Daytime Employment	6,274	88,904	170,106

2023 Forecasted by Esri



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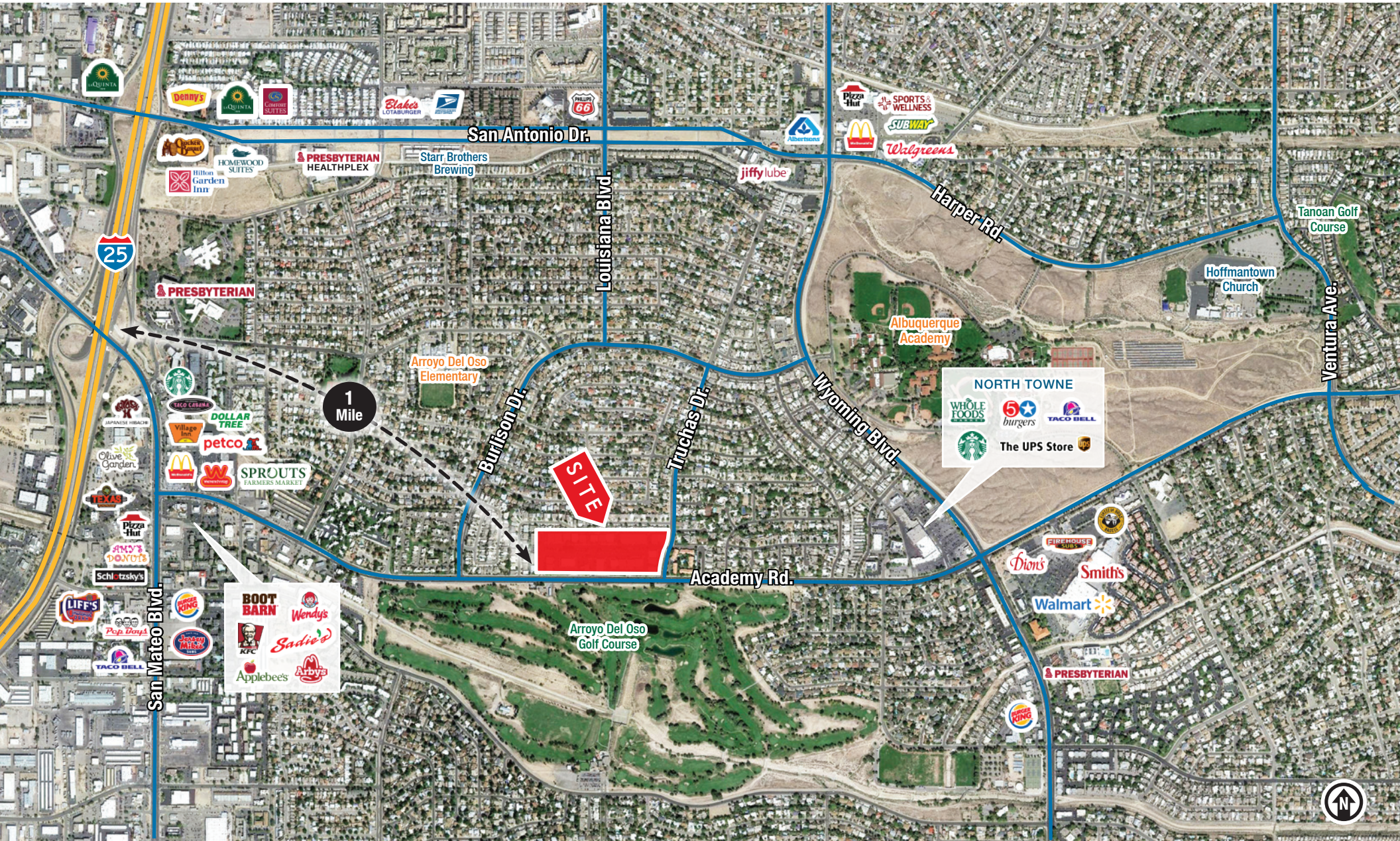
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FLOOR PLAN

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