

Freestanding Northeast Heights Office

IN THE DESIRABLE ACADEMY OFFICE PARK

For Sale



6715 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



AVAILABLE

Building: ±11,800 SF
Land: ±1.07 Acres



SALE PRICE

\$2,060,000

- A premier office location within the metro area with easy access to I-25
- Attractive office space with flexible floor plan and modern fixtures
- Award-winning, beautifully-landscaped grounds

NASunVista

got space™

John Algermissen
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

For Sale

FREESTANDING NORTHEAST HEIGHTS OFFICE

6715 Academy Rd. NE | Albuquerque, NM 87109



HIGHLIGHTS

- A premier office location within the metro area
- Convenient access to I-25
- Award-winning, beautifully-landscaped grounds/common area
- Building signage available
- Parking ratio of 4.5:1,000
- Corner property that looks onto the office campus
- Attractive office space with modern finishes
- Flexible floor plan
- Currently demised into two occupied suites (Leases expiring early 2025):
 - Suite A: ±8,120 SF
 - Suite B: ±3,680 SF
- IDO Zoning: PD



NAISunVista

505 878 0001 | sunvista.com    

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

John Algermissen

johna@sunvista.com

505 998 5734

Genieve Posen

genieve@sunvista.com

505 998 1568

For Sale

FREESTANDING NORTHEAST HEIGHTS OFFICE

6715 Academy Rd. NE | Albuquerque, NM 87109



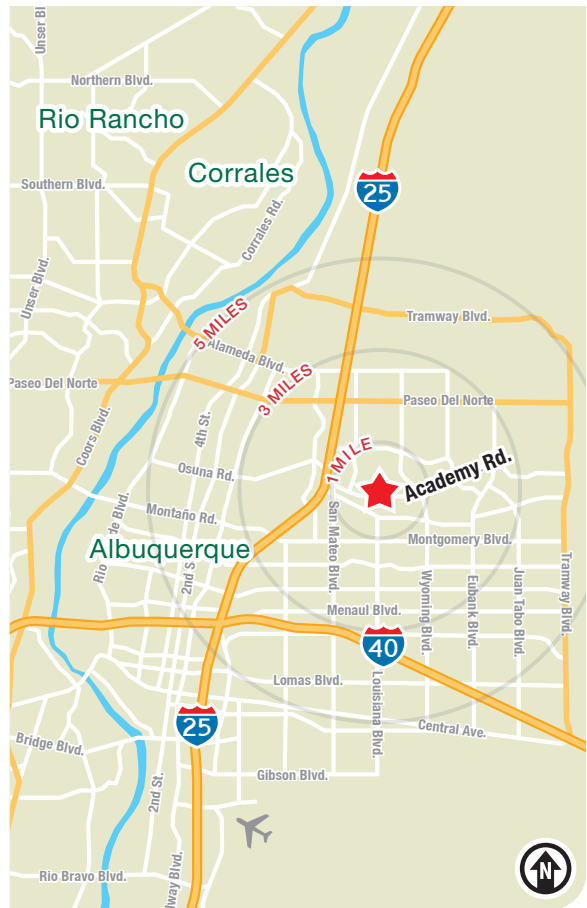
SITE

- Building: ±11,800 SF
- Land: ±1.07 Acres

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



For Sale

FREESTANDING NORTHEAST HEIGHTS OFFICE

6715 Academy Rd. NE | Albuquerque, NM 87109



ARROYO DEL OSO
GOLF COURSE

NAISunVista

505 878 0001 | sunvista.com | [f](#) [X](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

John Algermissen
johna@sunvista.com
505 998 5734

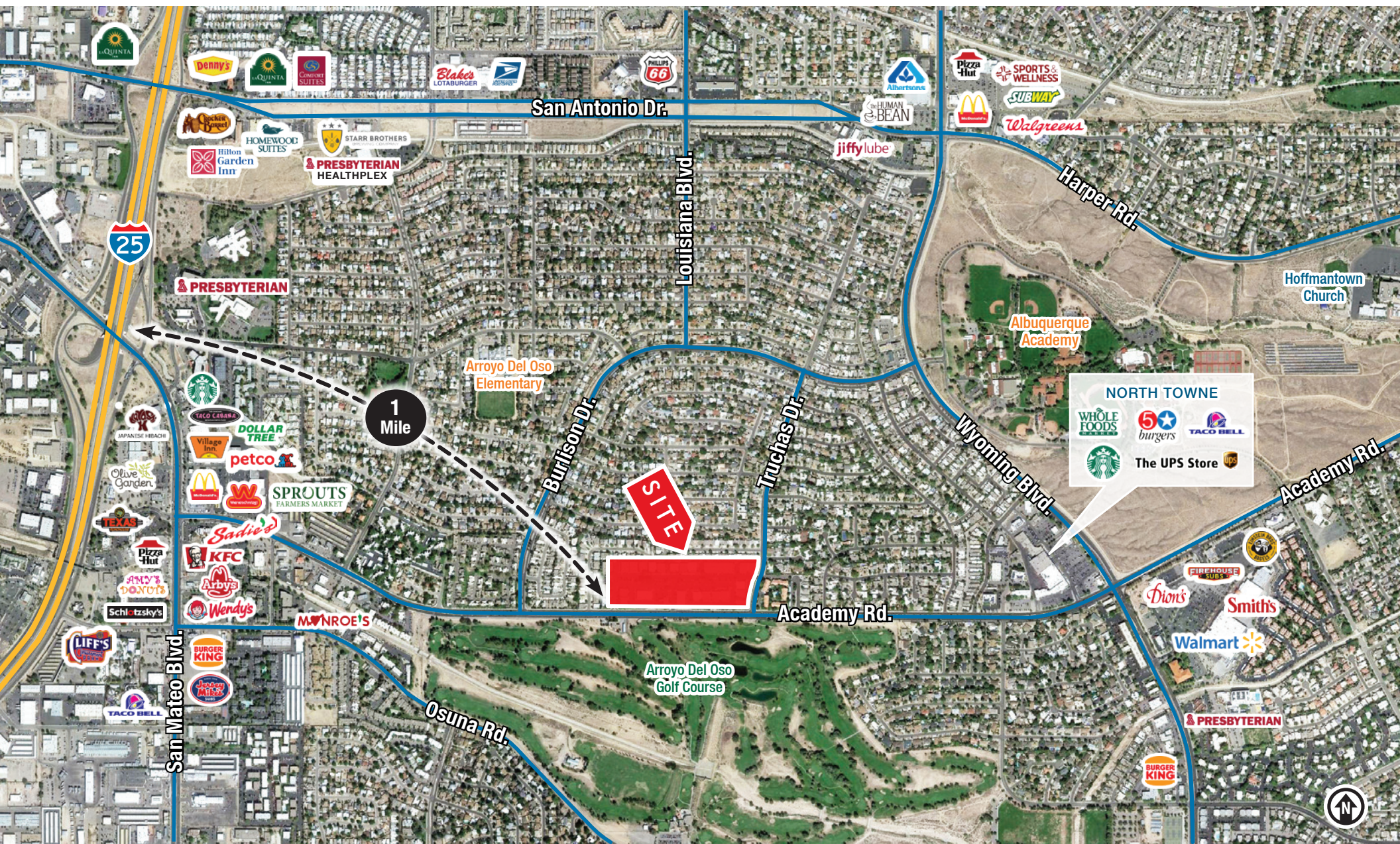
Genieve Posen
genieve@sunvista.com
505 998 1568



For Sale

FREESTANDING NORTHEAST HEIGHTS OFFICE

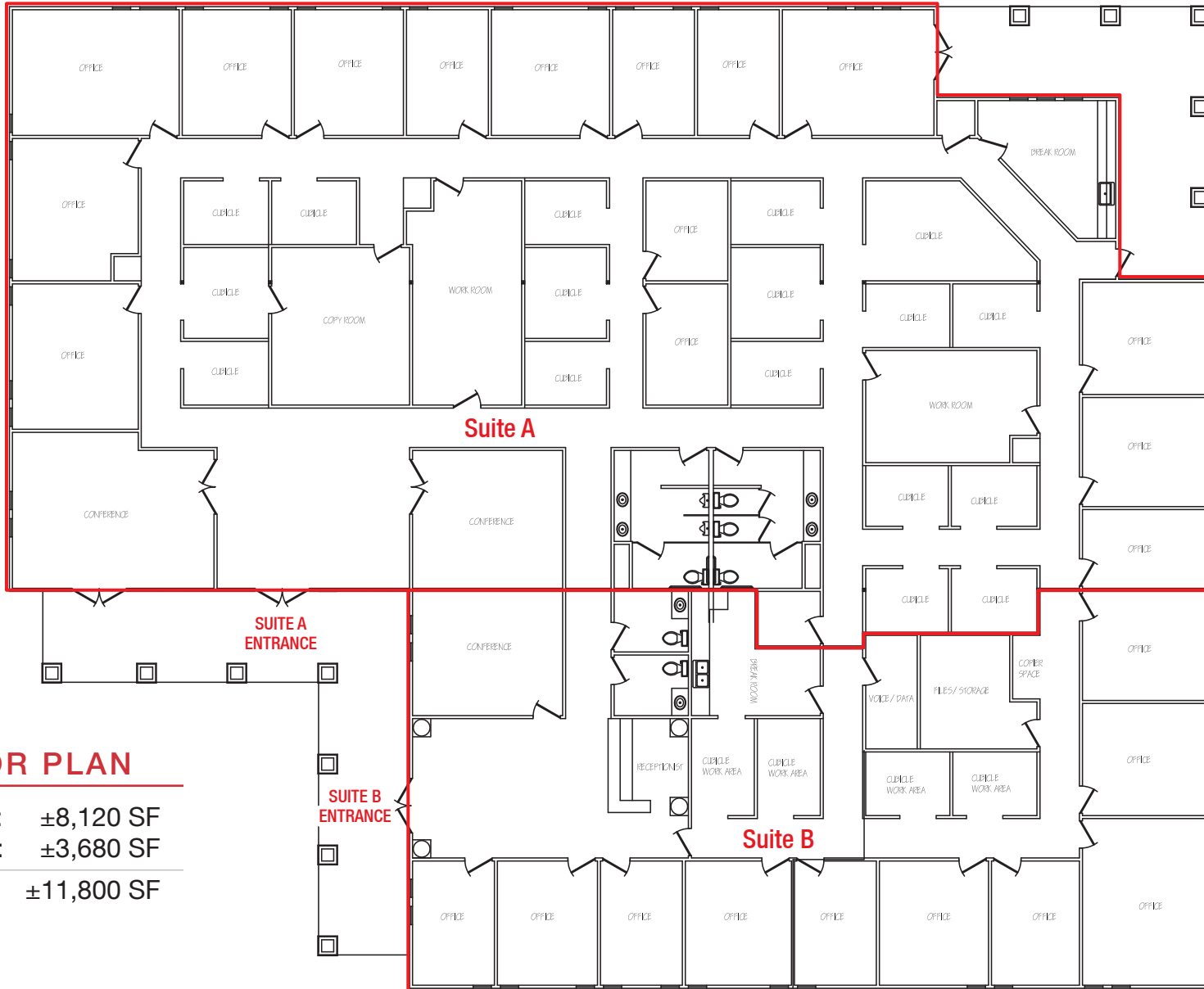
6715 Academy Rd. NE | Albuquerque, NM 87109



For Sale

FREESTANDING NORTHEAST HEIGHTS OFFICE

6715 Academy Rd. NE | Albuquerque, NM 87109



FLOOR PLAN

Suite A: ±8,120 SF

Suite B: ±3,680 SF

Total: ±11,800 SF

