

For Lease

Move-In-Ready Northeast Heights Office

BEAUTIFUL OFFICE IN AN UPDATED COMPLEX



9201 Montgomery Blvd. NE | Bldg. 7 | Albuquerque, NM 87111

NWQ Montgomery Blvd. & Eubank Blvd. NE



AVAILABLE

Suite B: ±2,211 SF
(Available 10/1/2024)



LEASE RATE

\$22.00/SF Modified Gross
(\$4,053.50/Month)

- A premier office location in an updated complex
- Corner property with retail visibility to 34,600 cars per day
- On-building signage available

NASunVista

got space™

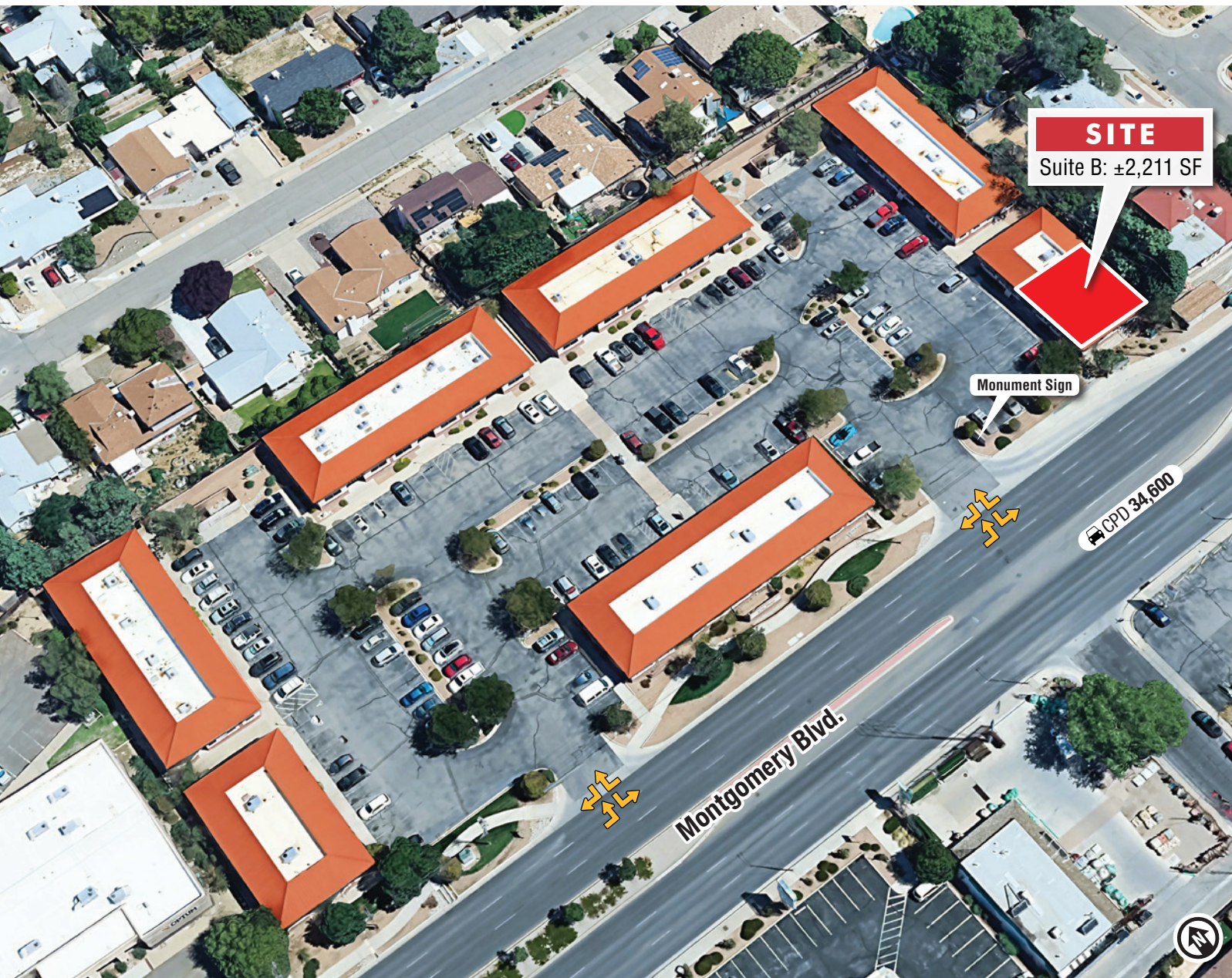
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PROPERTY

AVAILABLE

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LEASE RATE

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(\$4,053.50/Month)

HIGHLIGHTS

- A premier office location in an updated complex
- Corner property with retail visibility to 34,600 cars per day
- On-building signage available
- 5 offices, conference room, reception and break room
- Parking ratio of 4.5:1,000
- Monument and on-building signage available

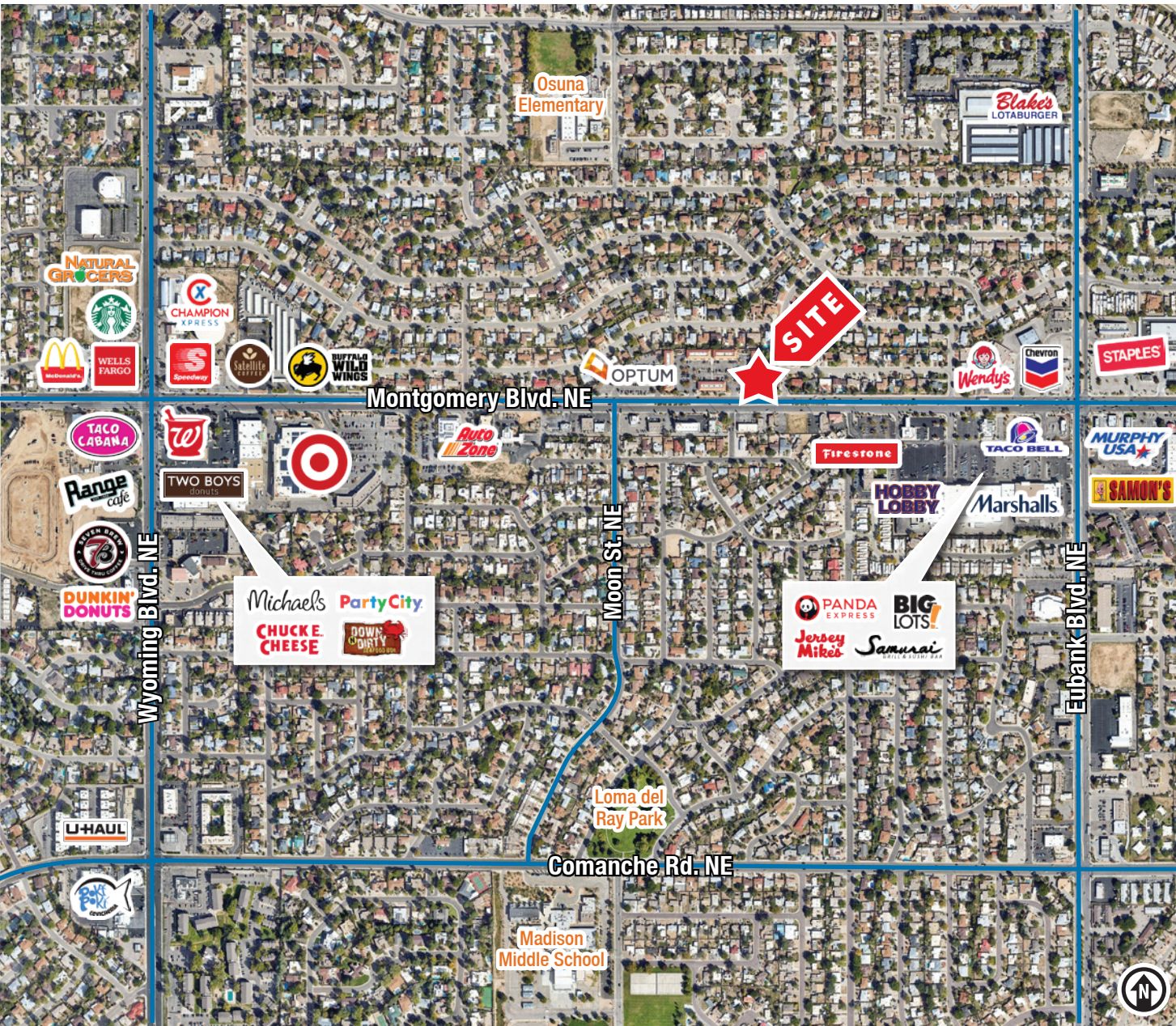
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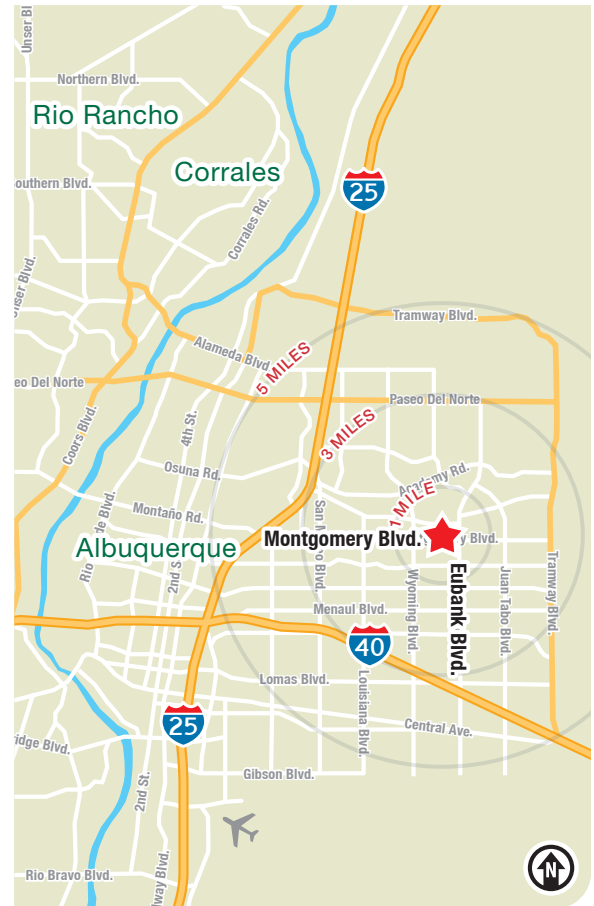
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,756	137,630	279,854
Average HH Income	\$97,459	\$101,368	\$100,157
Daytime Employment	5,735	58,594	159,969

2023 Forecasted by Esri



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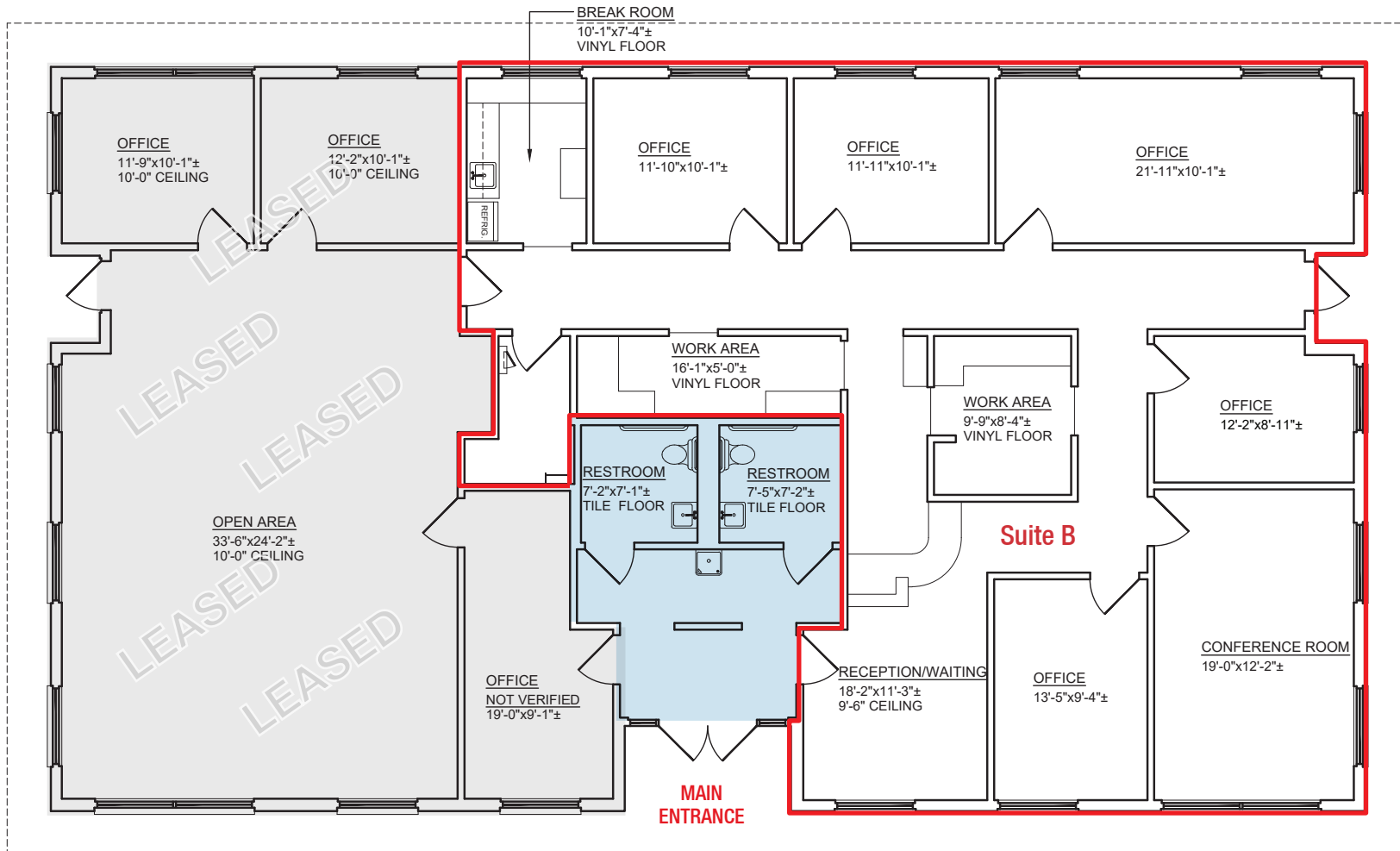
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FLOOR PLAN

Suite B: ±2,211 SF



Available Leased Common Area

Montgomery Blvd.

