

For
Sublease

Small Plug & Play Office Suite

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6721 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



AVAILABLE

Suite A: ±1,125 SF



LEASE RATE

\$2,000/Month
+ Utilities

- Turn-key space with furniture available
- Three offices and break area
- Private entrance to suite
- Easy access to I-25
- Plenty of parking (4.5:1,000)
- Sublease expiration: July 31, 2027

NA SunVista

got space™

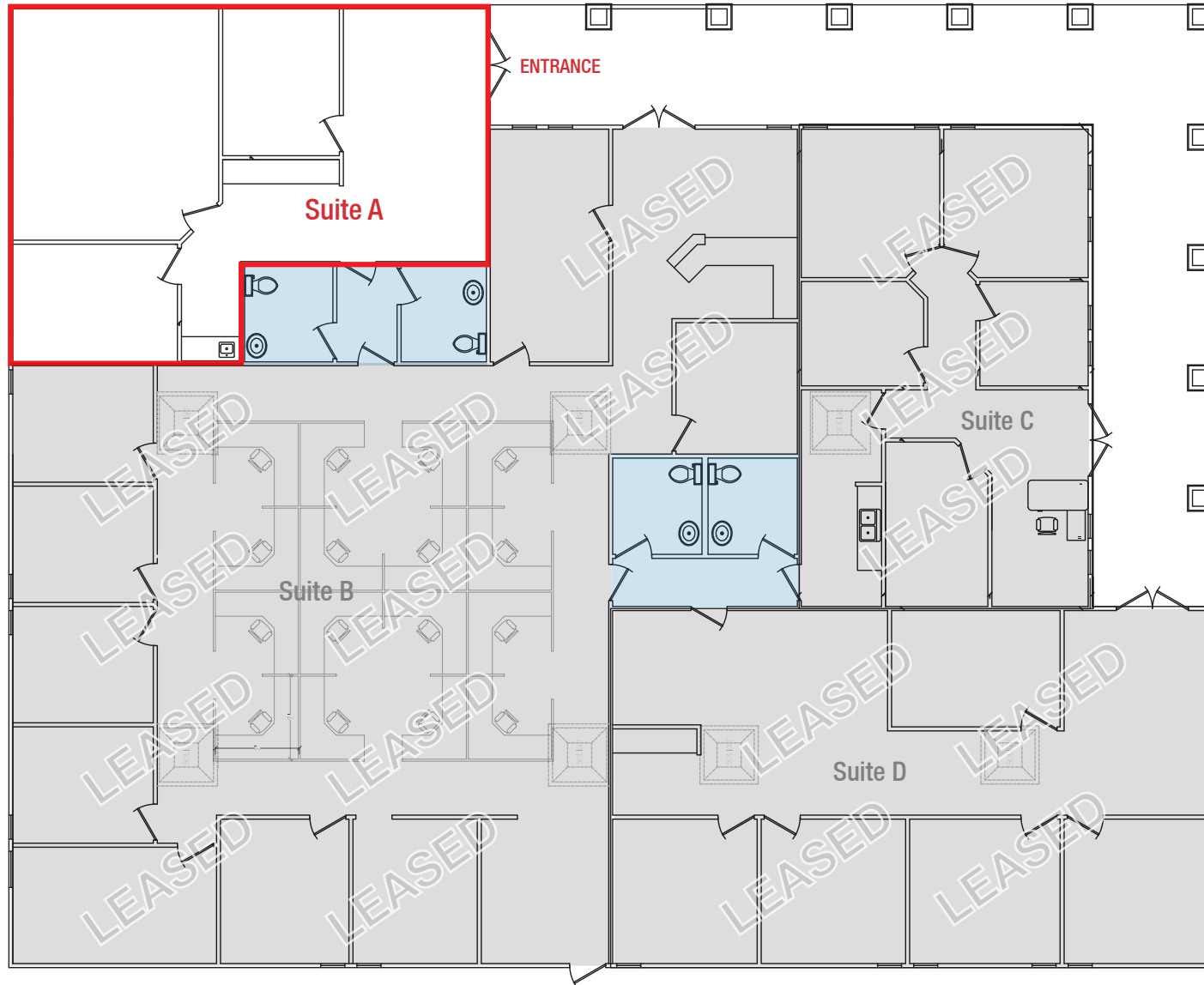
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FLOOR PLAN

Suite A: ±1,125 SF

- Available
- Leased
- Common Area



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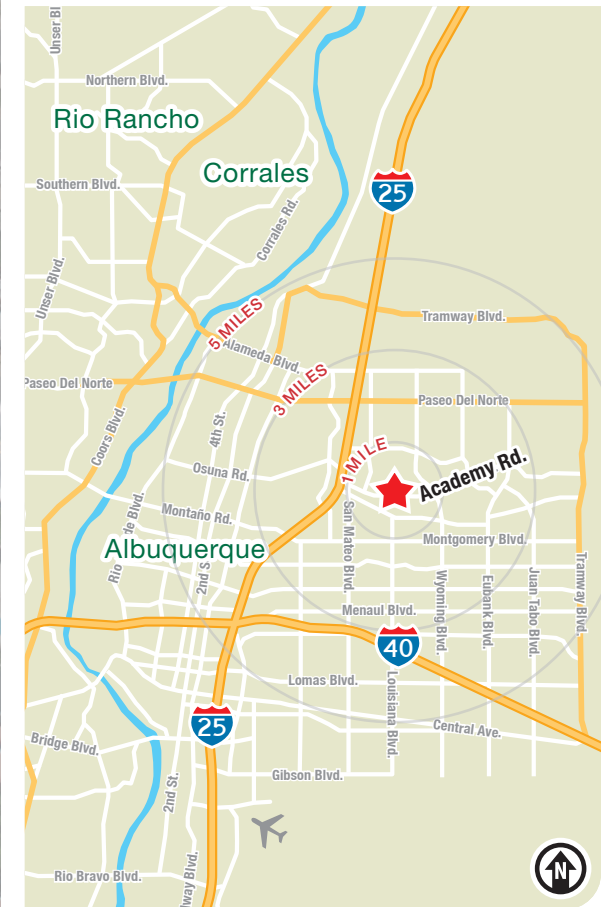
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,191	120,370	253,295
Average HH Income	\$93,365	\$98,575	\$103,483
Daytime Employment	6,919	95,670	177,425

2024 Forecasted by Esri



505 878 0001 | sunvista.com

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

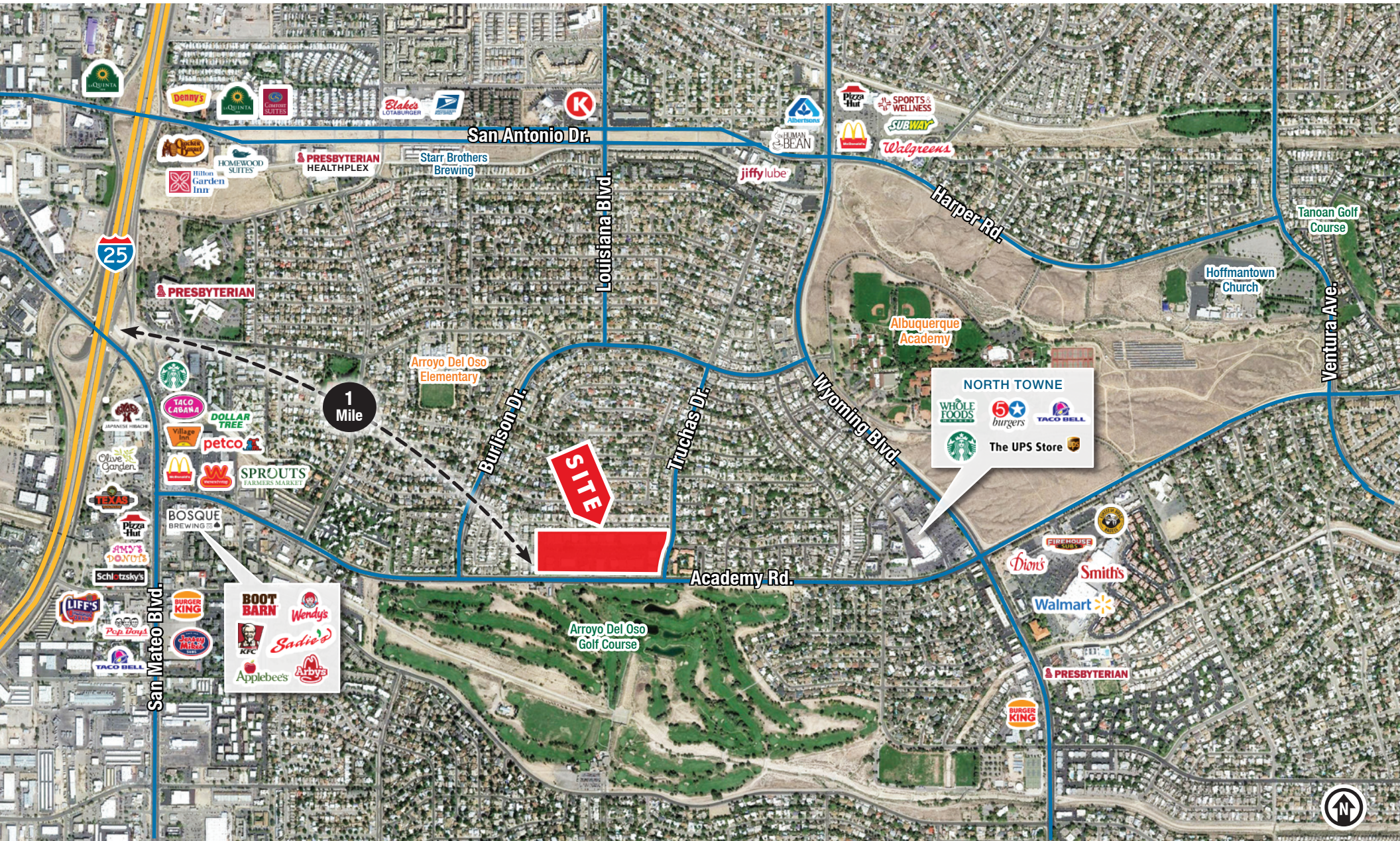
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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. 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.

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