

For Sale
or Lease

Beautiful Northeast Heights Office Space

FLEXIBLE FOR TENANT, INVESTOR, OR OWNER/USER



9201 Montgomery Blvd. NE | Bldg. 7 | Albuquerque, NM 87109

NWQ Montgomery Blvd. & Eubank Blvd. NE



FOR SALE

Building: ±3,570 SF
Land: ±0.08 Acres

SALE PRICE

\$821,000



FOR LEASE

Suite A:
±1,359 SF

LEASE RATE

\$22.00/SF Modified Gross
(\$2,491.50/Month)

- A premier office location in updated complex
- Retail visibility to 34,600 cars per day
- Flexible floor plan

NASunVista

got space™

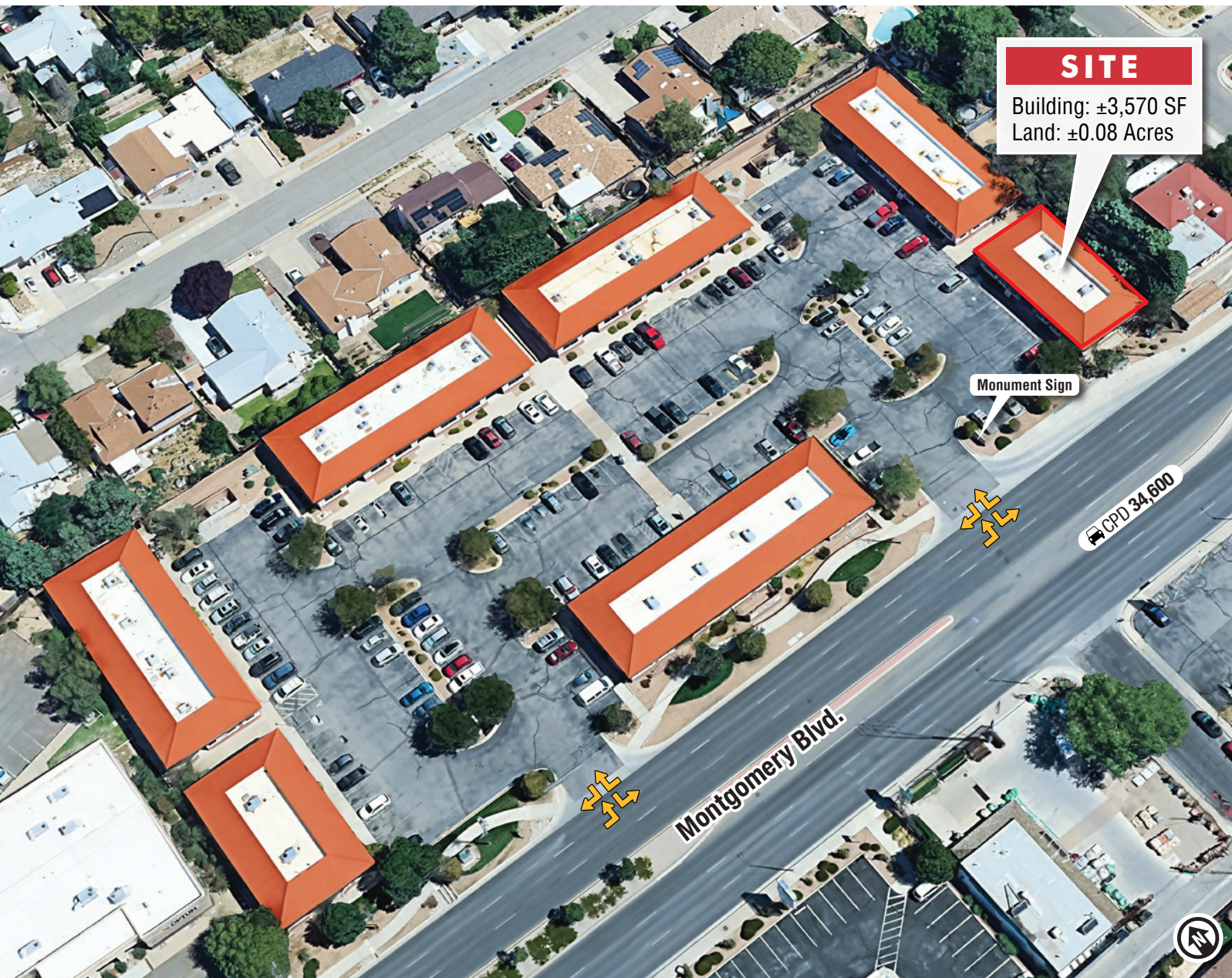
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For Sale or Lease

BEAUTIFUL NORTHEAST HEIGHTS OFFICE SPACE

9201 Montgomery Blvd. NE | Bldg. 7 | Albuquerque, NM 87109



PROPERTY

FOR SALE

Building: ±3,570 SF
Land: ±0.08 Acres
\$821,000

FOR LEASE

Suite A: ±1,359 SF
\$22.00/SF Modified Gross
(\$2,491.50/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
- Parking ratio of 4.5:1,000
- Flexible floor plan
- Monument and on-building signage available
- Currently demised into two suites

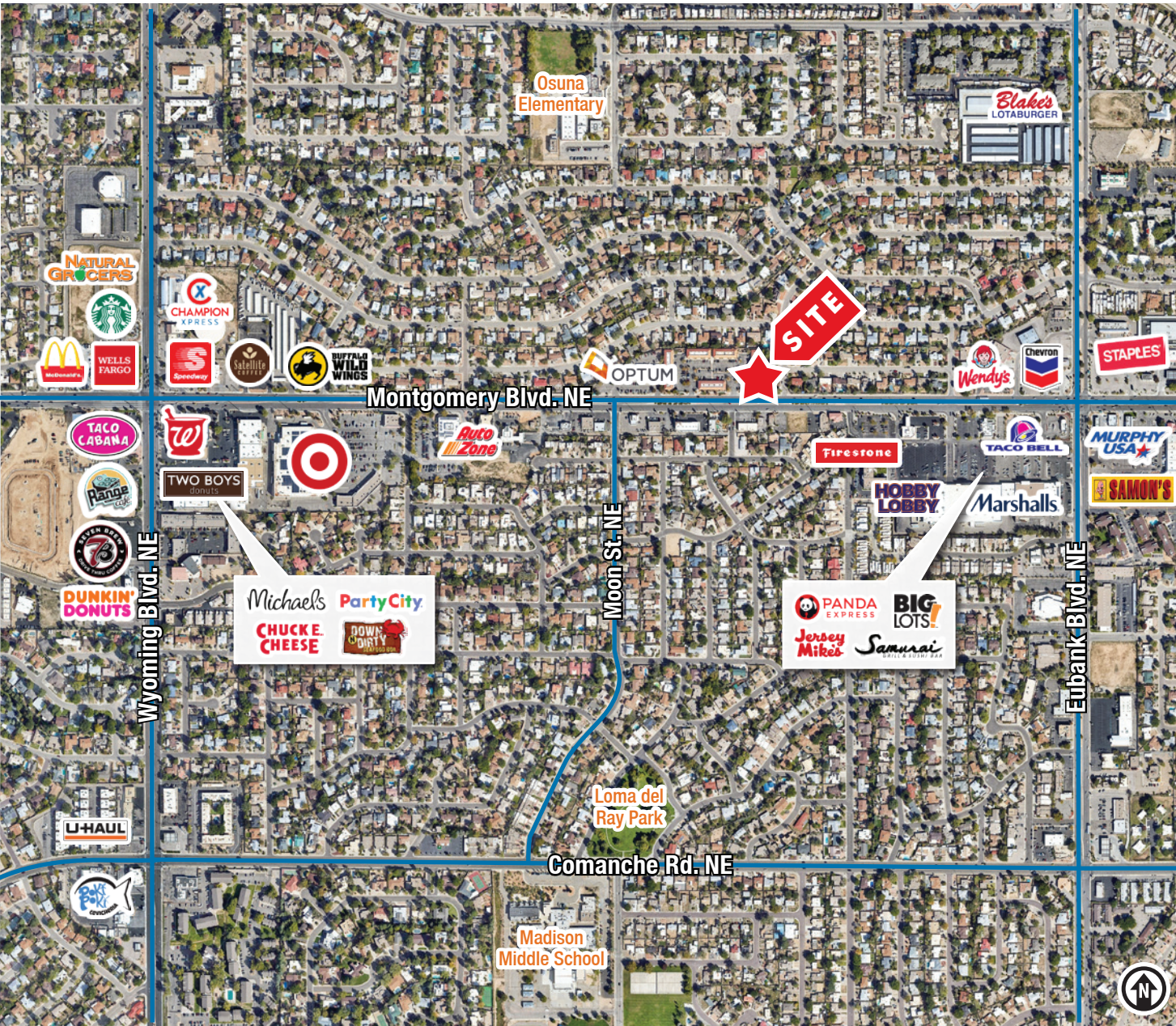
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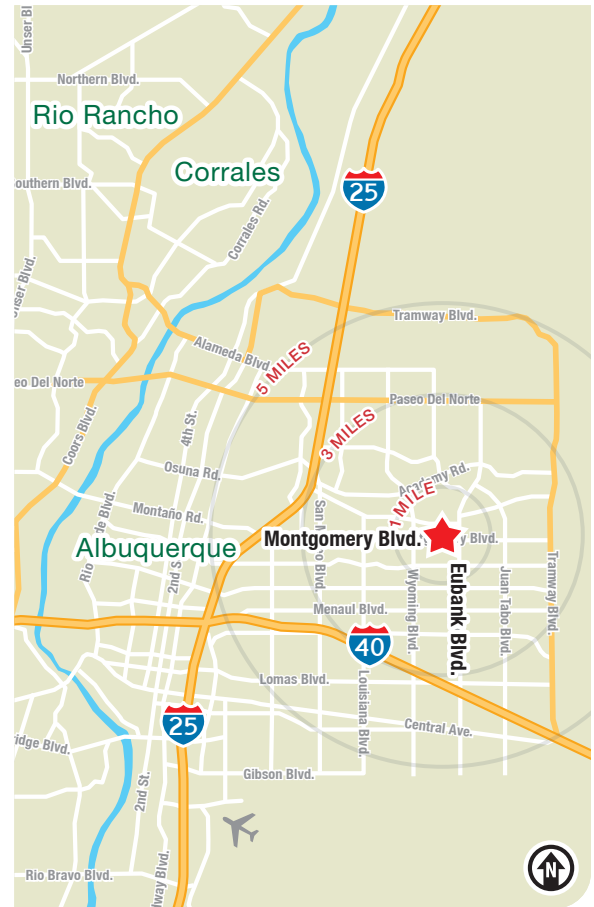
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LOCATION

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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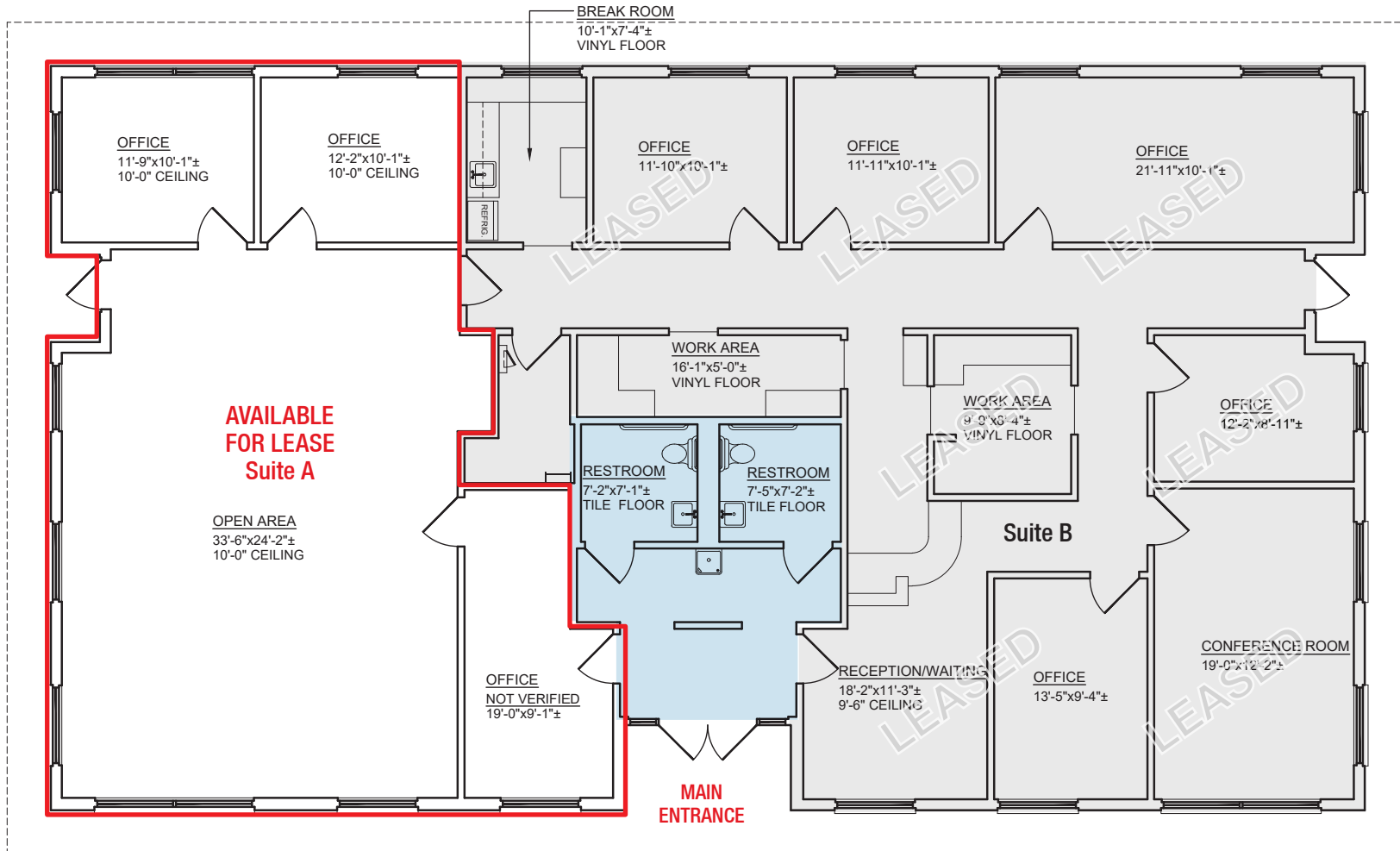
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CURRENT FLOOR PLAN

Building: ±3,570 SF

Suite A: ±1,359 SF



□ Available ■ Leased ■ Common Area

Montgomery Blvd.



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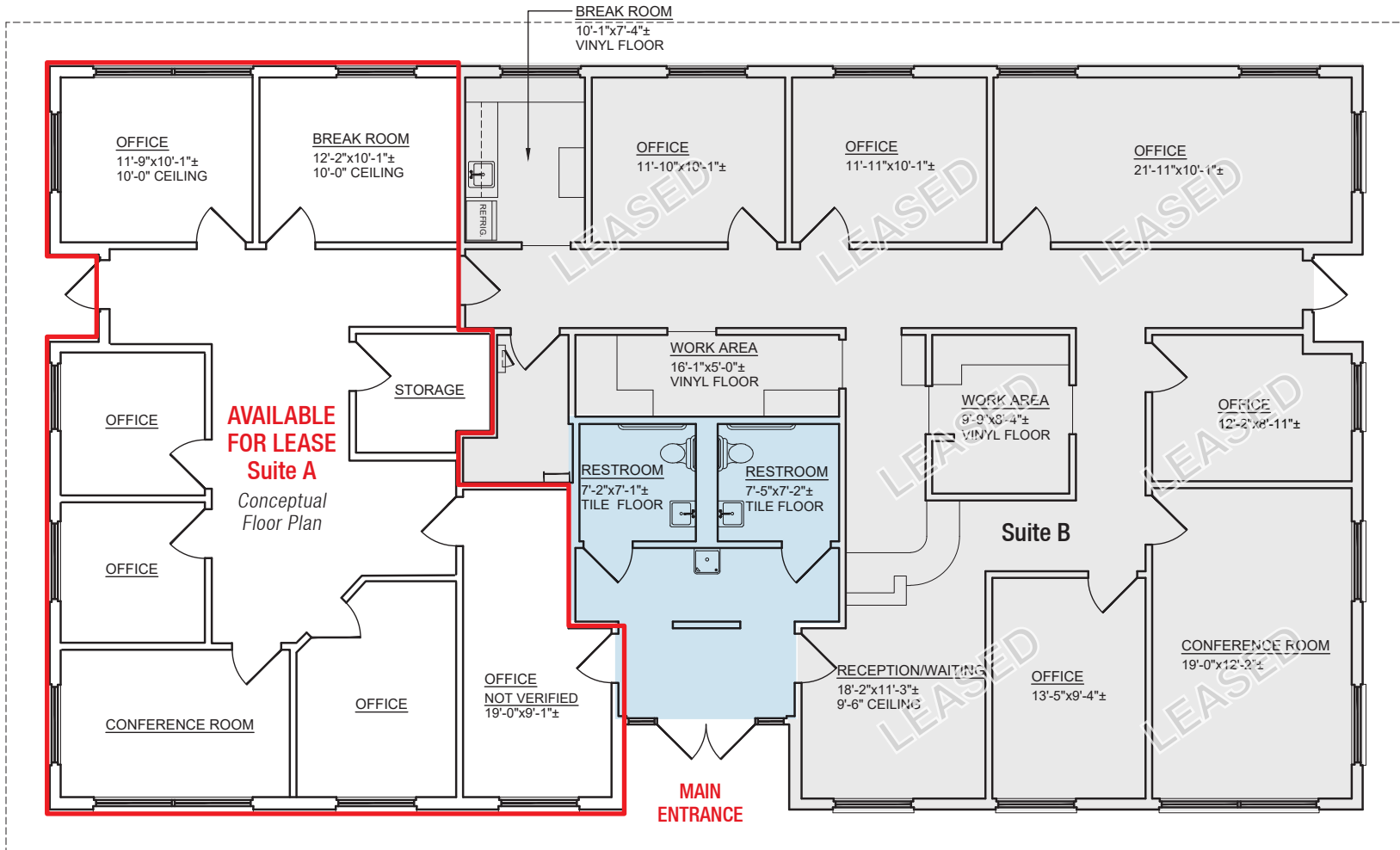
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CONCEPTUAL FLOOR PLAN

Building: ±3,570 SF

Suite A: ±1,359 SF



Montgomery Blvd.

