

For Lease

# 3,000 SF Budget-Friendly Office

CLOSE TO HOME IN THE NORTHEAST HEIGHTS



2901 Juan Tabo Blvd. NE | Albuquerque, NM 87112

*SWQ Juan Tabo Blvd. & Candelaria Rd. NE*



## AVAILABLE

Suite 208: ±3,000 SF



## LEASE RATE

\$13.00/SF Full Service  
(\$3,250/Month)

- Lease rate includes 5-day per week in-suite janitorial services
- Generously-sized office with natural light
- Easy commute from anywhere in the Northeast Heights

**NA** SunVista

got space™

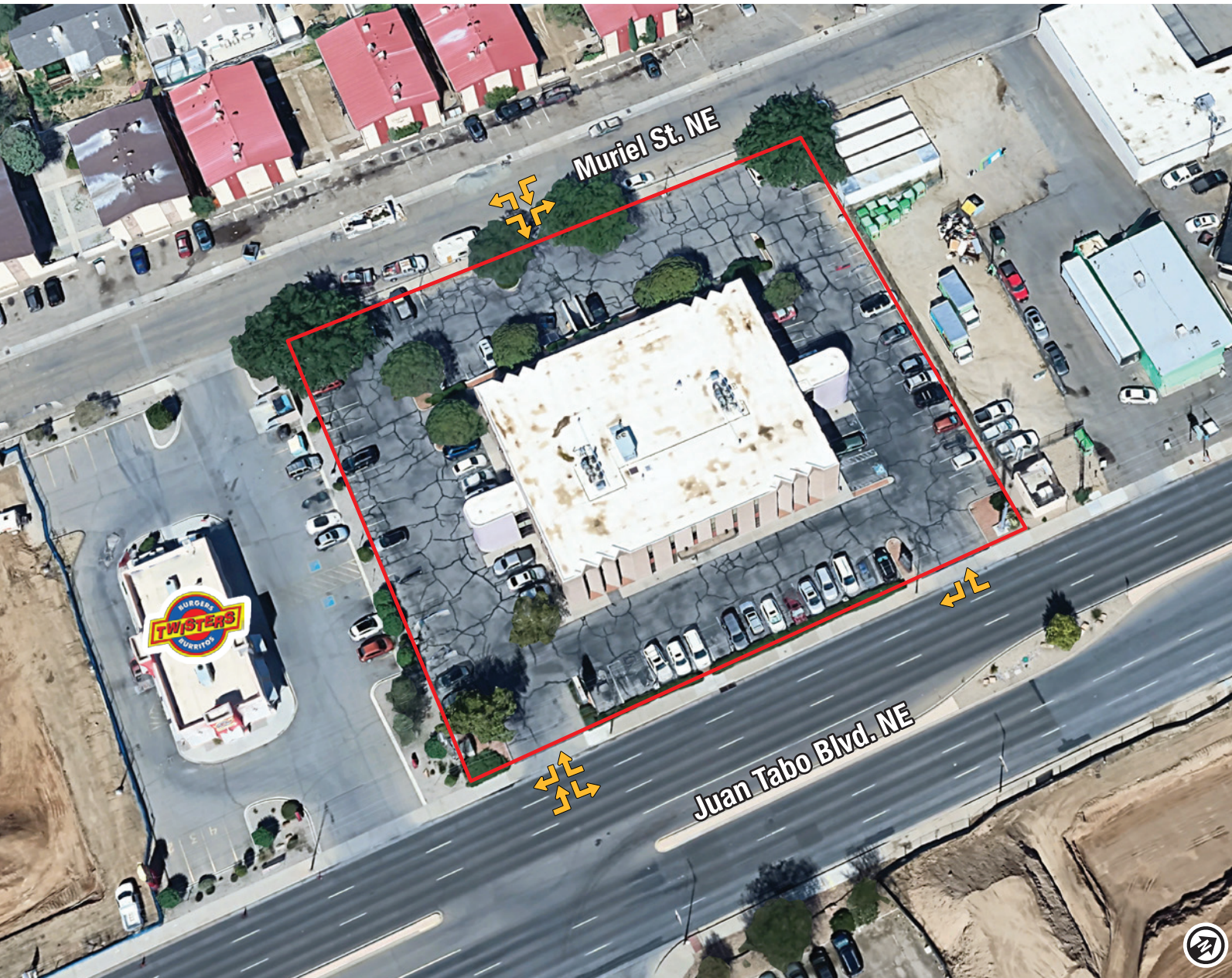
**Todd Strickland**  
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### SITE

#### AVAILABLE

Suite 208: ±3,000 SF

#### HIGHLIGHTS

- Easy commute from anywhere in the Northeast Heights
- Six generously-sized offices with natural light
- Reception area
- Conference room
- Break room
- Elevator access to the 2nd floor
- Generous parking at a 6:1,000 ratio
- Located near the intersection of Juan Tabo Blvd. & Candelaria Rd.
- Lease rate includes all utilities plus 5-day per week in-suite janitorial services

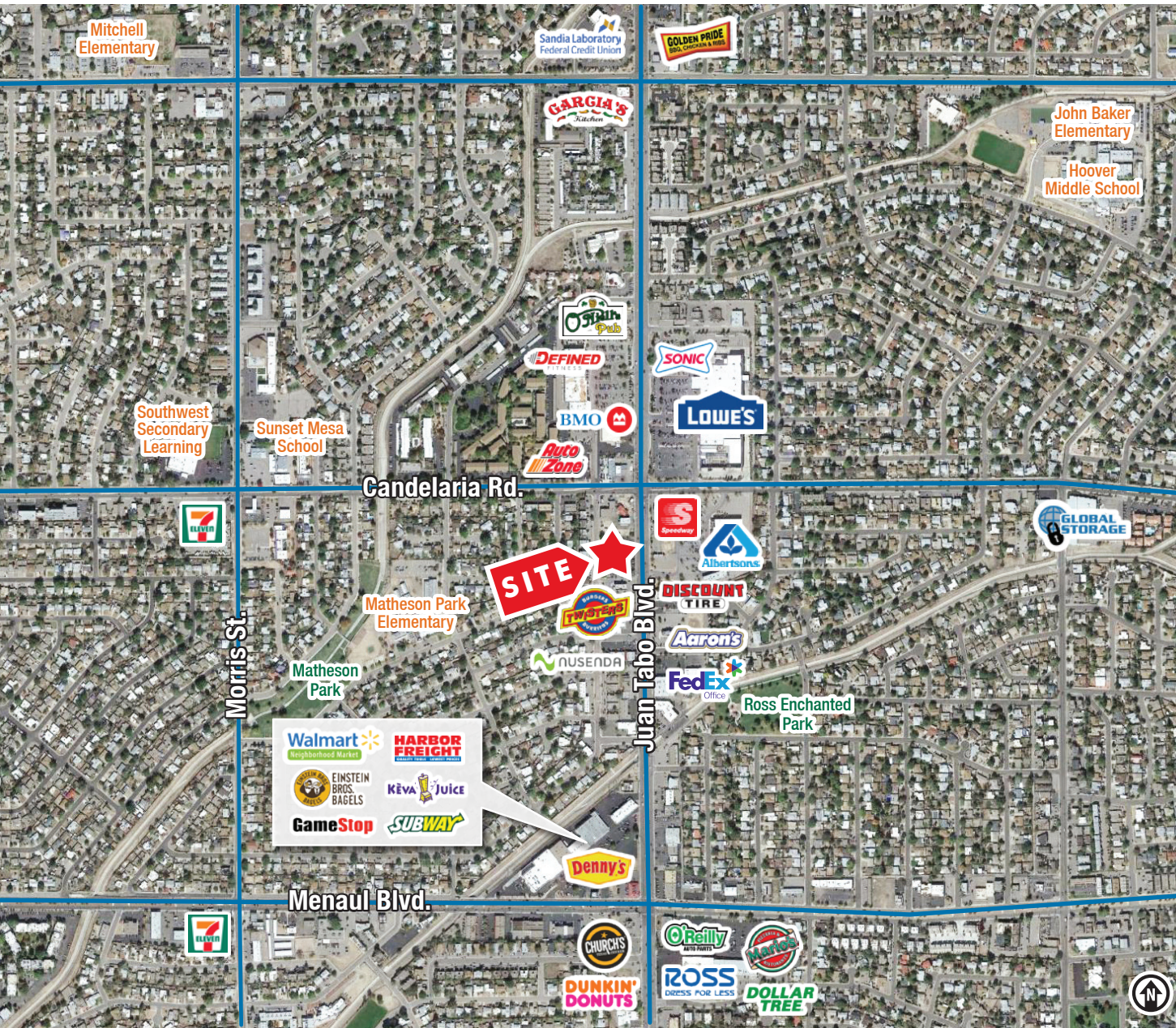
#### IDO ZONING

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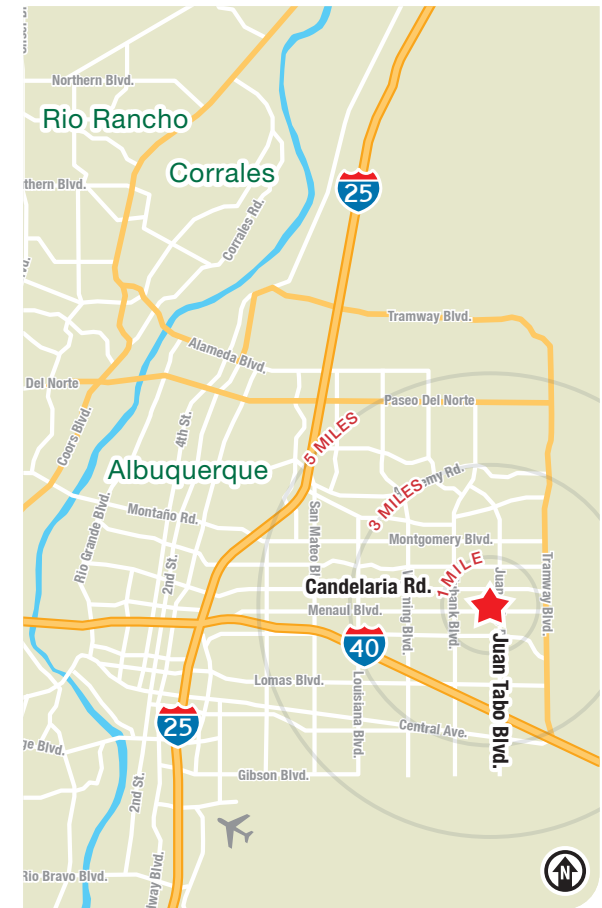
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,039	123,318	258,880
Average HH Income	\$92,572	\$102,037	\$98,623
Daytime Employment	4,773	39,056	116,373

2024 Forecasted by Esri



**NAI SunVista**

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### FLOOR PLAN

Suite 208: ±3,000 SF

- Available
- Common Area

