

For Lease

# Northeast Heights Dance Studio

PERFECTLY SIZED AT 1,461 SF



4520 Lower Terrace Circle NE | Albuquerque, NM 87111

*NEQ Montgomery & Eubank Blvds. NE*



## AVAILABLE

Suite B: ±1,461 SF



## LEASE RATE

\$16.00/SF Modified Gross  
(\$1,948/Mo. + Utilities)

- 32' x 29' dance floor, 9'-7" ceiling heights
- Located just across from Fishback Dance Studio
- Lots of natural light throughout

**NA**SunVista

got space™

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# For Lease

## NORTHEAST HEIGHTS DANCE STUDIO

4520 Lower Terrace Circle NE | Albuquerque, NM 87111



### SITE

#### AVAILABLE

Suite B: ±1,461 SF

#### HIGHLIGHTS

- 32' x 29' dance floor
- 9' - 7" ceiling heights
- Reception, storage, and restroom with the option of having one additional private office
- Lots of natural light throughout
- Located just across the street from Fishback Dance Studio
- Near the northwest corner of Montgomery & Eubank Blvds.
- 8 parking spaces available during regular business
- 14 spaces outside regular business hours

#### IDO ZONING

- [MX-M](#) 

# For Lease

## NORTHEAST HEIGHTS DANCE STUDIO

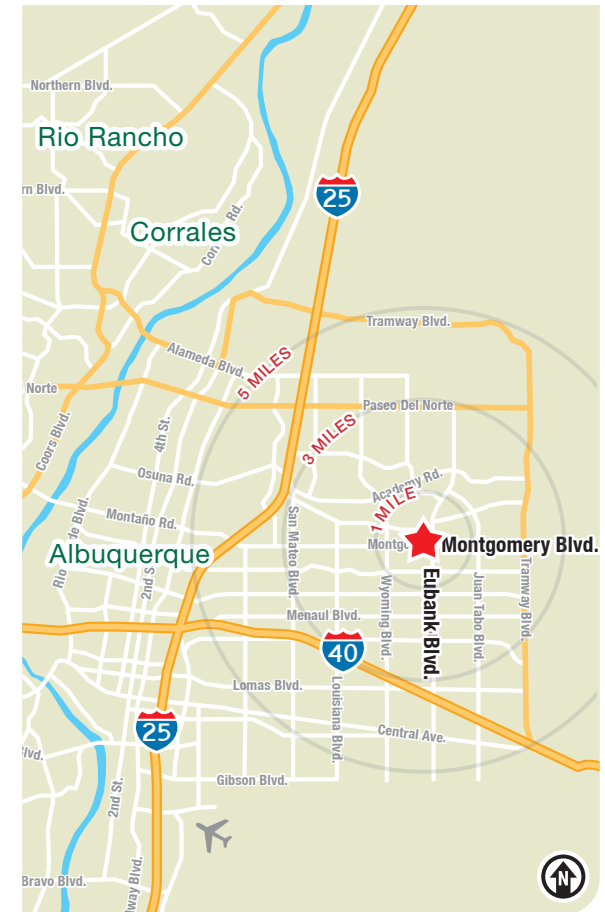
4520 Lower Terrace Circle NE | Albuquerque, NM 87111



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,131	134,047	273,048
Average HH Income	\$98,259	\$105,742	\$100,189
Daytime Employment	6,262	50,954	163,676

2024 Forecasted by Esri



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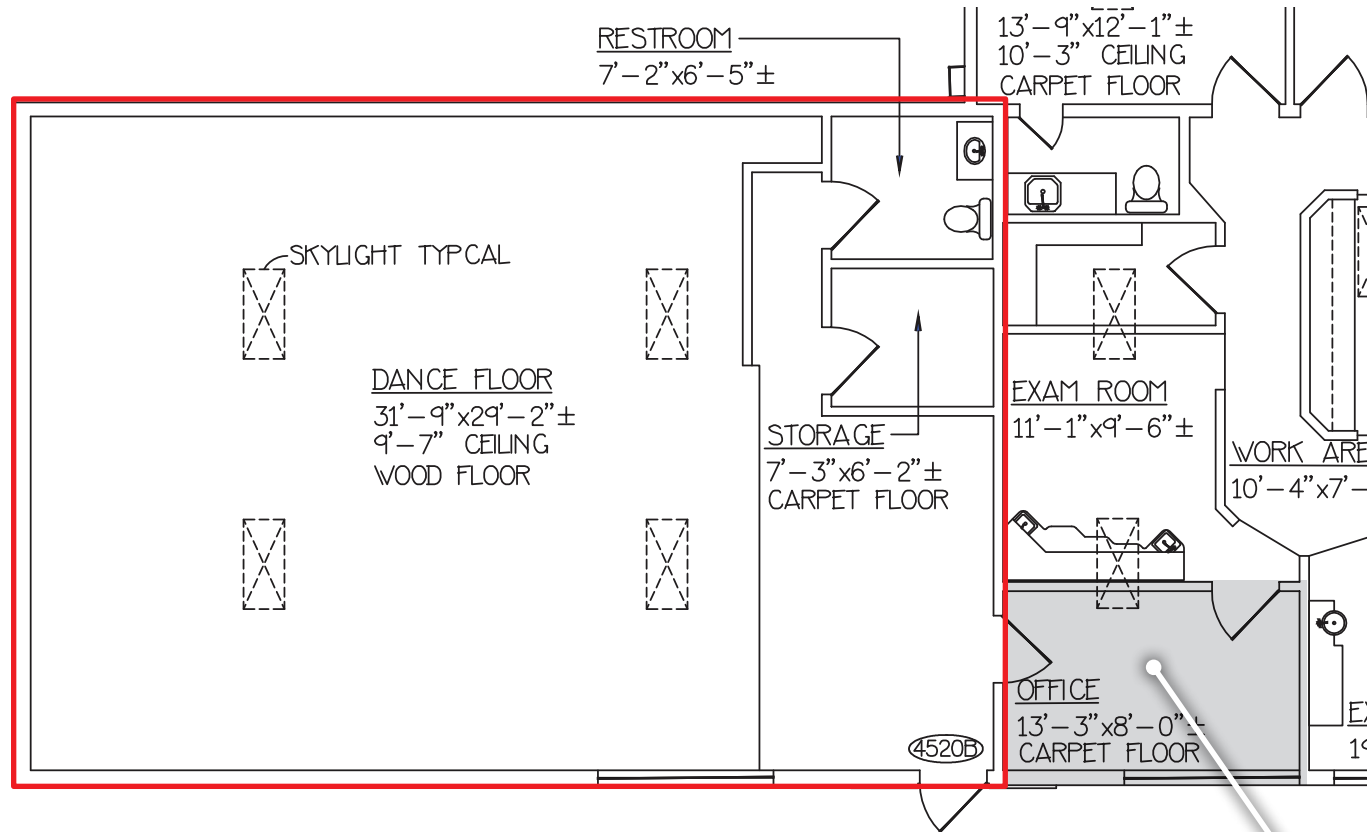
# NORTHEAST HEIGHTS DANCE STUDIO

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## FLOOR PLAN

### SUITE B

±1,461 SF



Additional ±105 SF  
Private Office:  
\$140/Month

