



SLEEK MONTGOMERY OFFICE SPACE

FOR LEASE 4520 Montgomery Blvd. NE, Albuquerque NM 87109

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LEASE PRICE: \$18.00 PSF
Full Service

BUILDING SIZE +/- 12,477 SF

LAND SIZE +/- 0.6047

AVAILABILITY +/- 885 SF

FEATURES

- Located directly across from Lovelace Woman's Hospital
- Centralized location in the North I-25 Submarket; minutes from I-25
- Easy access at signalized intersection on Montgomery Blvd.
- Monument signage on Montgomery Blvd.
- Signalized Intersection

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA
505-489-8538
rita@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of 4520 Montgomery Blvd NE. This property is a fantastic +/- 12,477 multi-tenant office building on 0.6047 acres.

The building features includes shared bathrooms both upstairs and downstairs, open lobby area with staircase conveniently located in the middle of the lobby, High Speed Fiber connection, ample parking and excellent signage visible to both flows of traffic from Montgomery Blvd.

Suite 3 is downstairs with a large reception area and 4 offices. Easy access as you walk into the building. Coming soon Suite 7, upstairs +/-3,169 SF. 5 private offices, large reception area, conference room and open works space with lots of natural lighting.

The Property is conveniently located on Montgomery Blvd between Carlisle and San Mateo just off I-25 making it quick access from several directions. The trade area is one of Albuquerque's densest areas with approximately 301,544 people living within a 5-mile radius. The property has excellent visibility with easy ingress and egress to Montgomery Blvd. from the property.

Zoning is MX-H, High Intensity which allows for a wide variety of uses.



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PROPERTY SUMMARY

PROPERTY ADDRESS	4520 Montgomery Blvd. NE Albuquerque NM 87109
PROPERTY DESCRIPTION	2- Story Multi-Tenant Office Building
PROPERTY SIZE	+/- 0.6047 Acres
TOTAL BUILDING SIZE	+/-12,477
ZONING	MX-H, High Intensity
Suite Size	+/- 885 SF
VISIBILITY	Excellent
SIGNAGE	Monument

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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PROPERTY PHOTOS

Interior Photos Suite 3

Reception Area

Wide open



Office

Lots of Natural Light facing Montgomery



Office 2

Spacious office that can be used as work area as well

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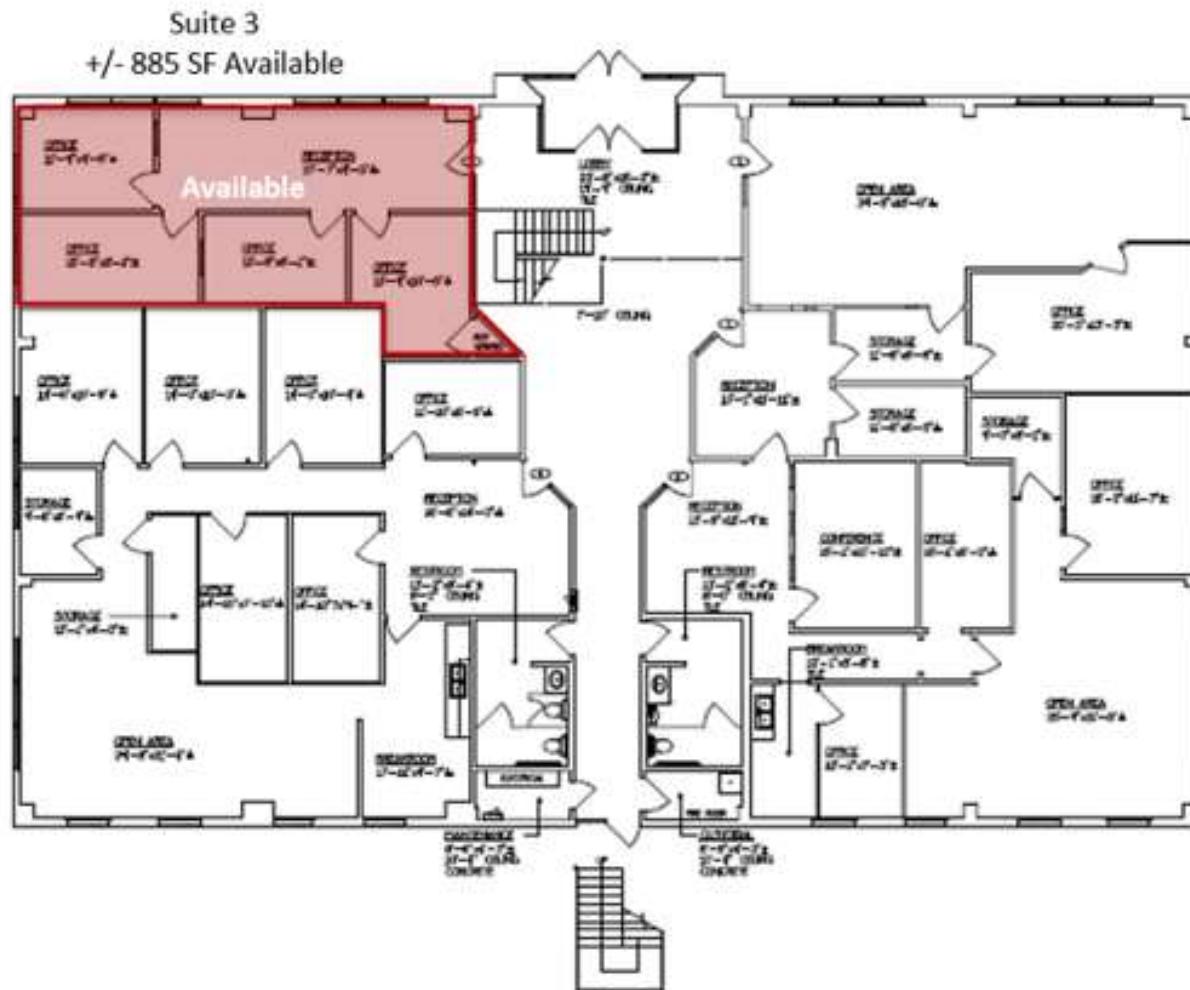
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FLOORPLAN

4520 Montgomery Bvd NE 1st Floor



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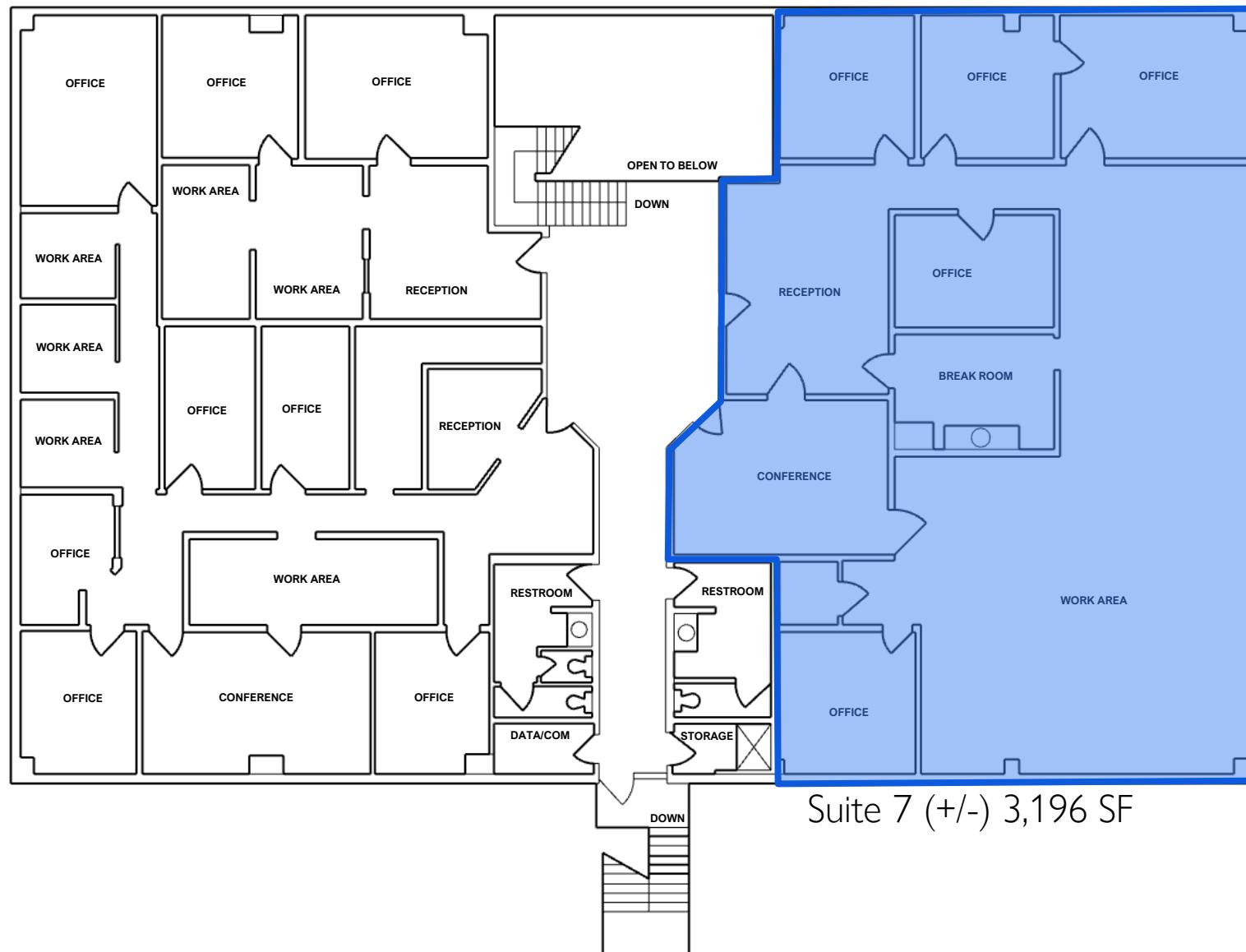
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FLOORPLAN

4520 Montgomery Blvd. NE 2nd Floor



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TRADE AREA

Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	23,396	125,992	368,040
Avg HH Income (2018)	\$46,305	\$58,655	\$61,668



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SITE CLOSE UP



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population



Growth Since 2020



Median HH Income

924,160

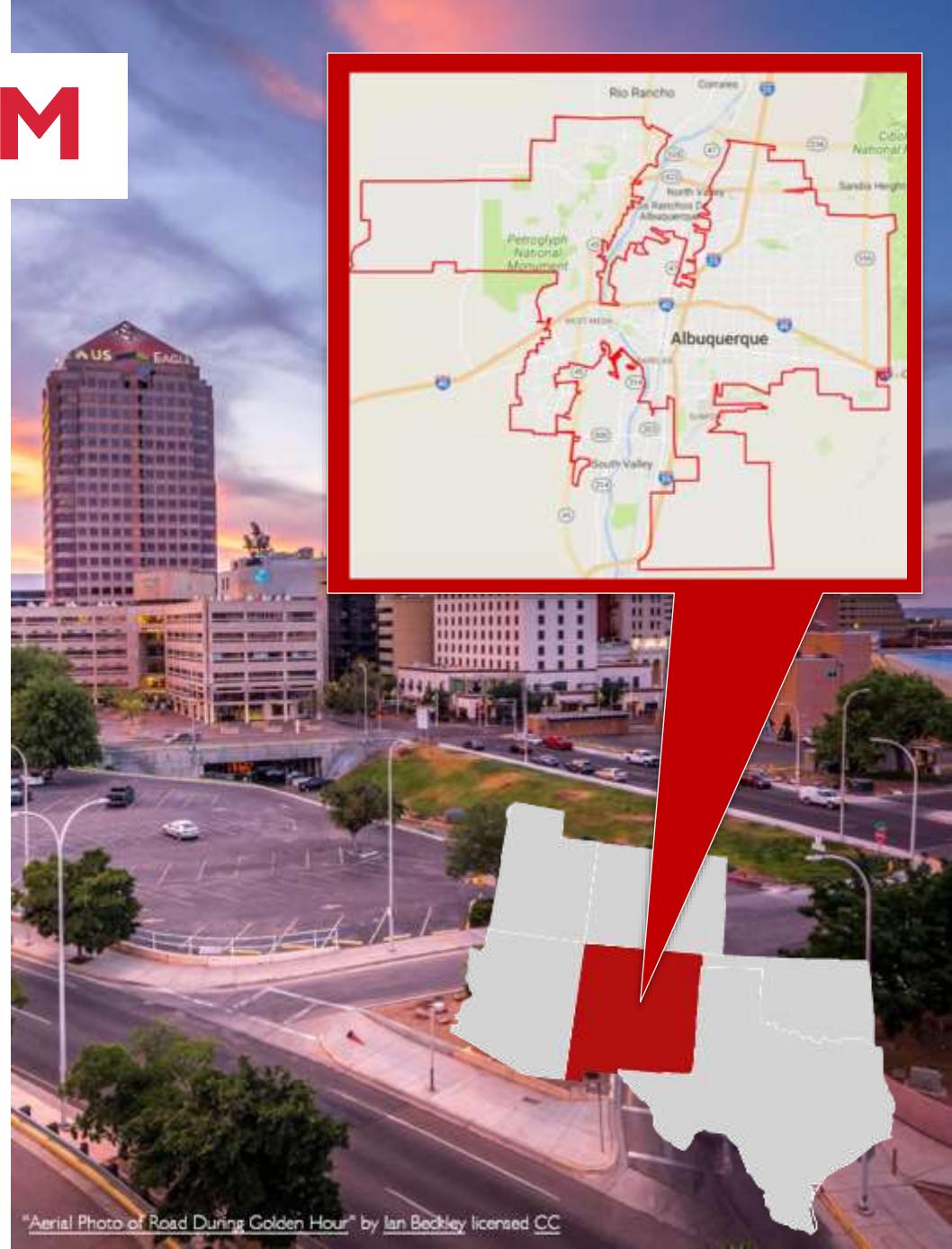
0.99%

\$53,936

2020 Estimates

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BROKERS



RITA CORDOVA

(505) 489-8538 / rita@go-absolute.net

Vice President

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.