

**For
Lease**



North I-25 Small Office Suites

DESIRABLE LOCATION JUST TWO MINUTES FROM I-25



**±120 - 716 SF
Available**

6616 Gulton Ct. NE | Albuquerque, NM 87109

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Martha Carpenter

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PROPERTY

AVAILABLE

Suite 50: ±716 SF
\$15.00/SF Modified Gross

- Three offices and large reception area

Suite 32: ±120 SF Executive Suite
\$300/Month

HIGHLIGHTS

- Great location off of Osuna Rd. near I-25
- Close to restaurants, banks, hotels, and other amenities
- Common area restrooms
- Abundant parking
- Signage availability

ZONING NR-BP 

LOCATION

SEQ Gulton Ct. & Osuna Rd. NE



For Lease

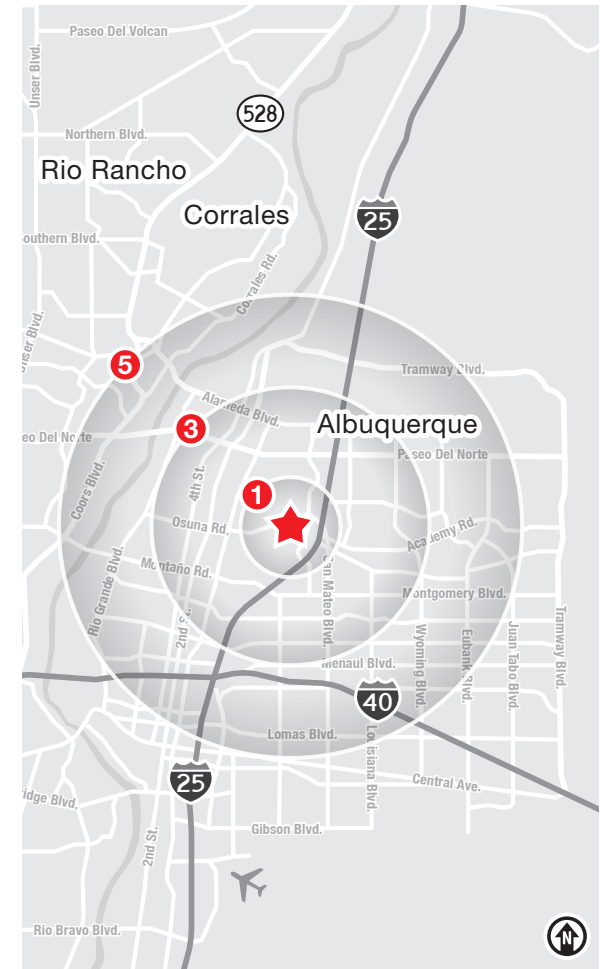
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,228	82,758	221,819
Average HH Income	\$109,505	\$92,208	\$103,867
Daytime Employment	19,550	91,404	175,048

2025 Forecasted by Esri



NAI SunVista

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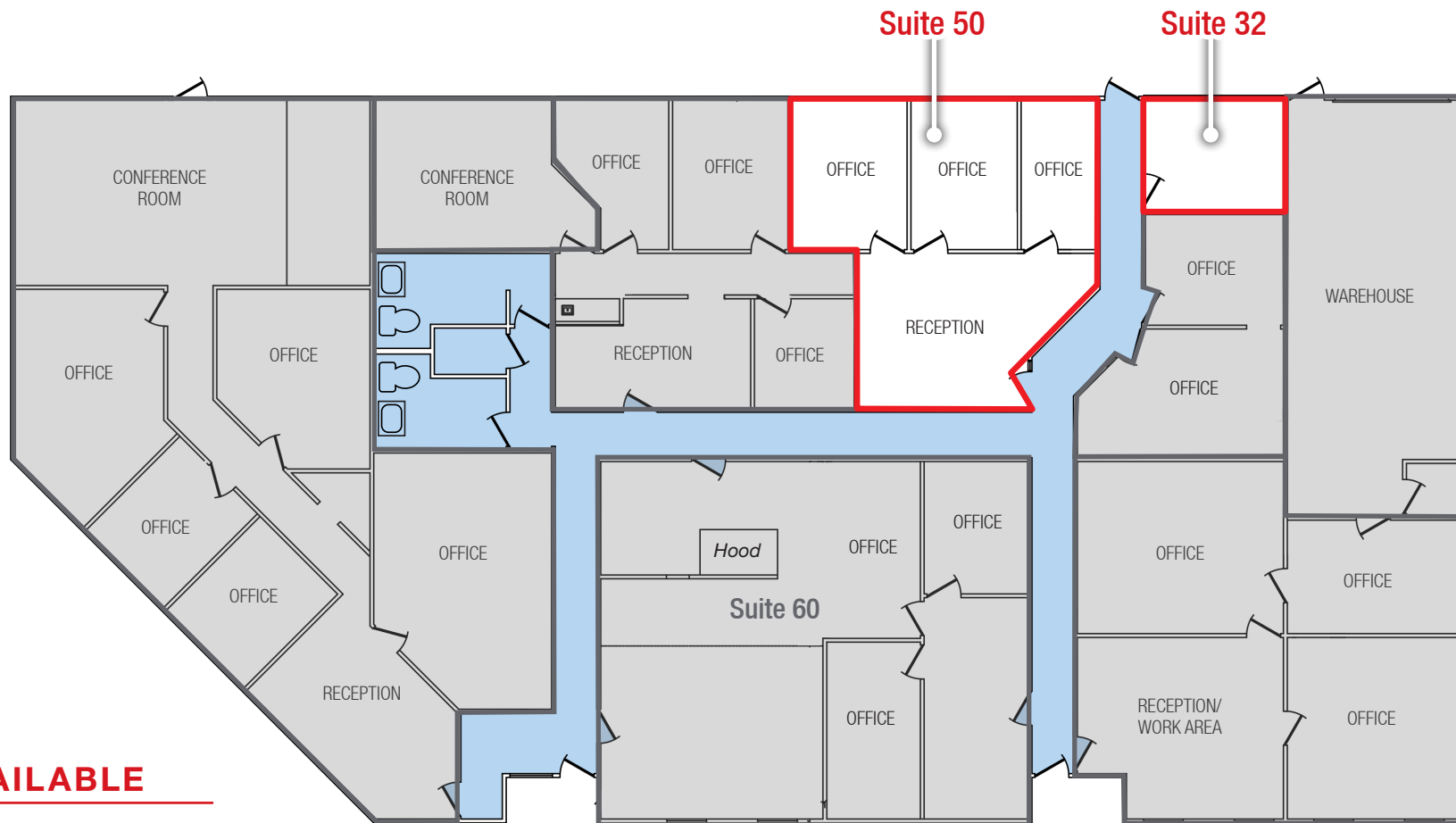
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FLOOR PLAN



AVAILABLE

Suite 50: ±716 SF

Suite 32: ±120 SF

Available Leased Common Area