

Far NE Heights Office

NWC MONTGOMERY & JUAN TABO
4425 JUAN TABO BLVD NE, #4320
ALBUQUERQUE, NM 87110

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



109,832
2023 POPULATION
3 MILE RADIUS



69,416
2023 DAYTIME POPULATION
3 MILE RADIUS



\$90,572
2023 AVERAGE INCOME
3 MILE RADIUS



27,117 VPD
MONTGOMERY BLVD NE

FOR LEASE

\$250 - \$2,295/mo
Full Service

AVAILABLE SPACE

Suite 100	1,500 RSF
Suite 103	600 RSF
Suite 105	325 RSF
Suite 205	180 RSF
Suite 230	450 RSF
Suite 240	1,450 RSF

PROPERTY HIGHLIGHTS

- Far NE Heights Location
- Near many restaurants and services
- Below market rents
- Common area patios, courtyard, foyer

TRAFFIC COUNT

Juan Tabo Blvd NE: 19,960 VPD
Montgomery Blvd NE: 27,117 VPD
(SitesUSA 2023)

AREA TRAFFIC GENERATORS



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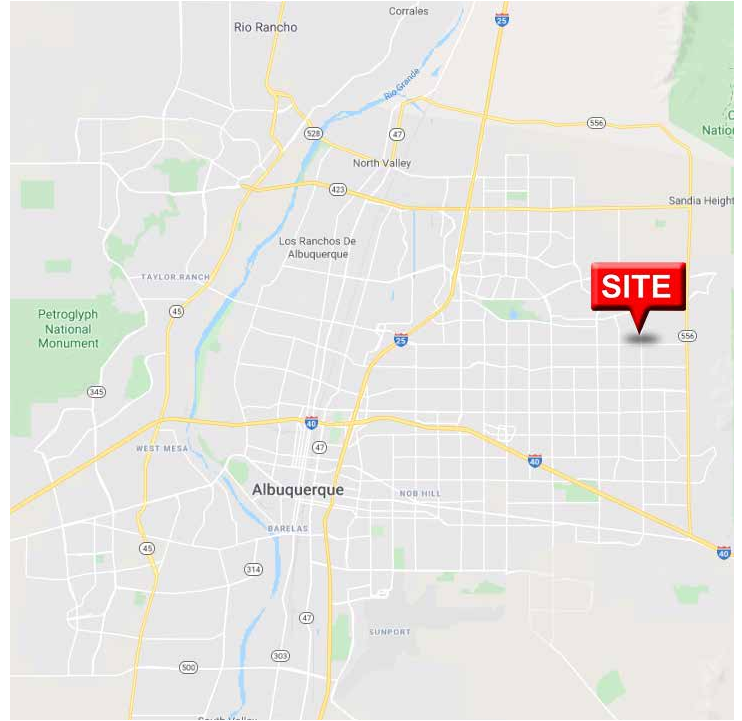
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PROPERTY OVERVIEW

Building Size: 16,000 SF

Availability & Pricing

Suite 100	1,500 RSF \$2,295/mo
Suite 103	600 RSF \$1,000/mo
Suite 105	325 RSF \$395/mo
Suite 205	180 RSF \$250/mo
Suite 230	450 RSF \$475/mo
Suite 240	1,450 RSF \$1,975/mo

Four Offices, Private Entrance, Conference Room

PROPERTY DESCRIPTION

4425 Juan Tabo is a multi tenant office building with the common area features of a large building with the amenities of a stand-alone building with private entrances. The property features exterior patio areas on both the first and second floors and views of the Sandia mountains. the property has common are lounge areas, common area restrooms, ample parking, and covered parking. This property is in the heart of the highest income demo in town while being well below market rents.

LOCATION OVERVIEW

4425 Juan Tabo is located in the Far NE Heights submarket near the corner of Juan Tabo and Montgomery. This property is one of the furthest north properties in the submarket and has the unique placement to serve business owners that want to be "close to home." The property is in one of the highest income areas with services surrounding the property.

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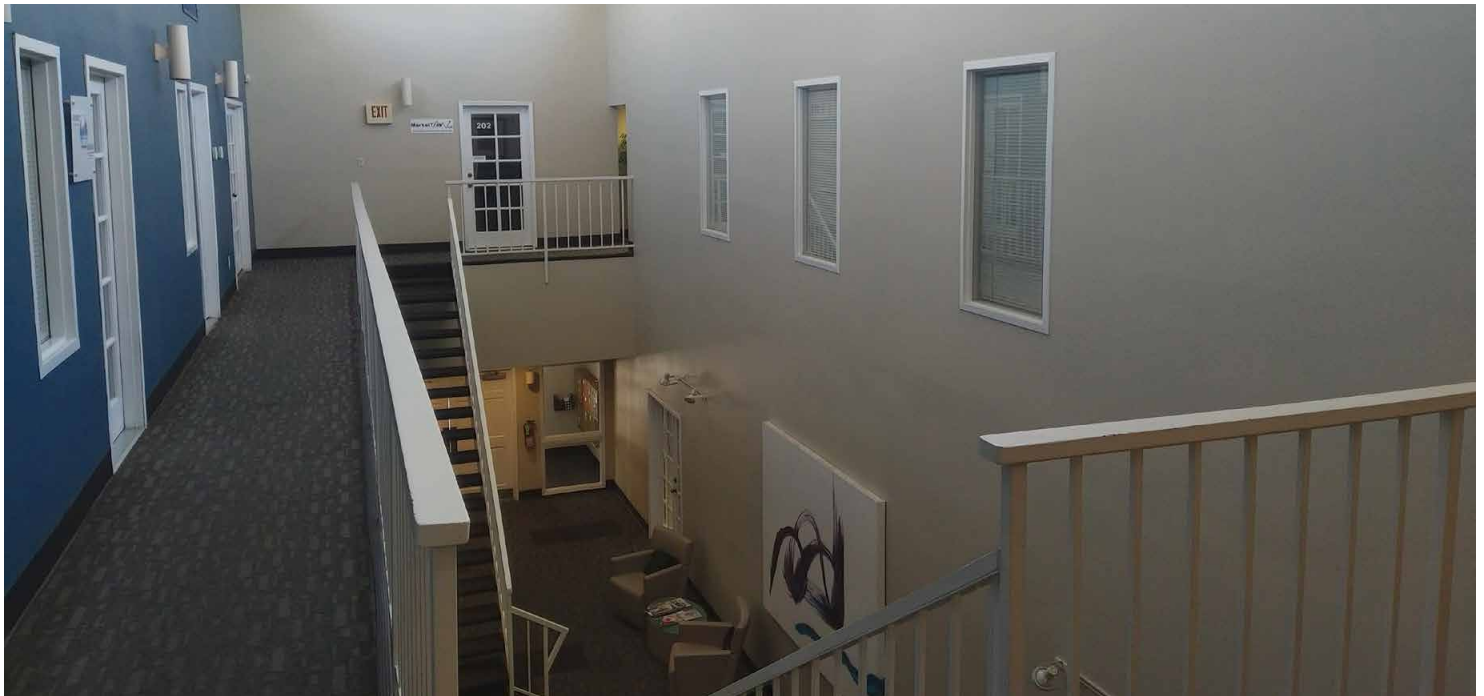
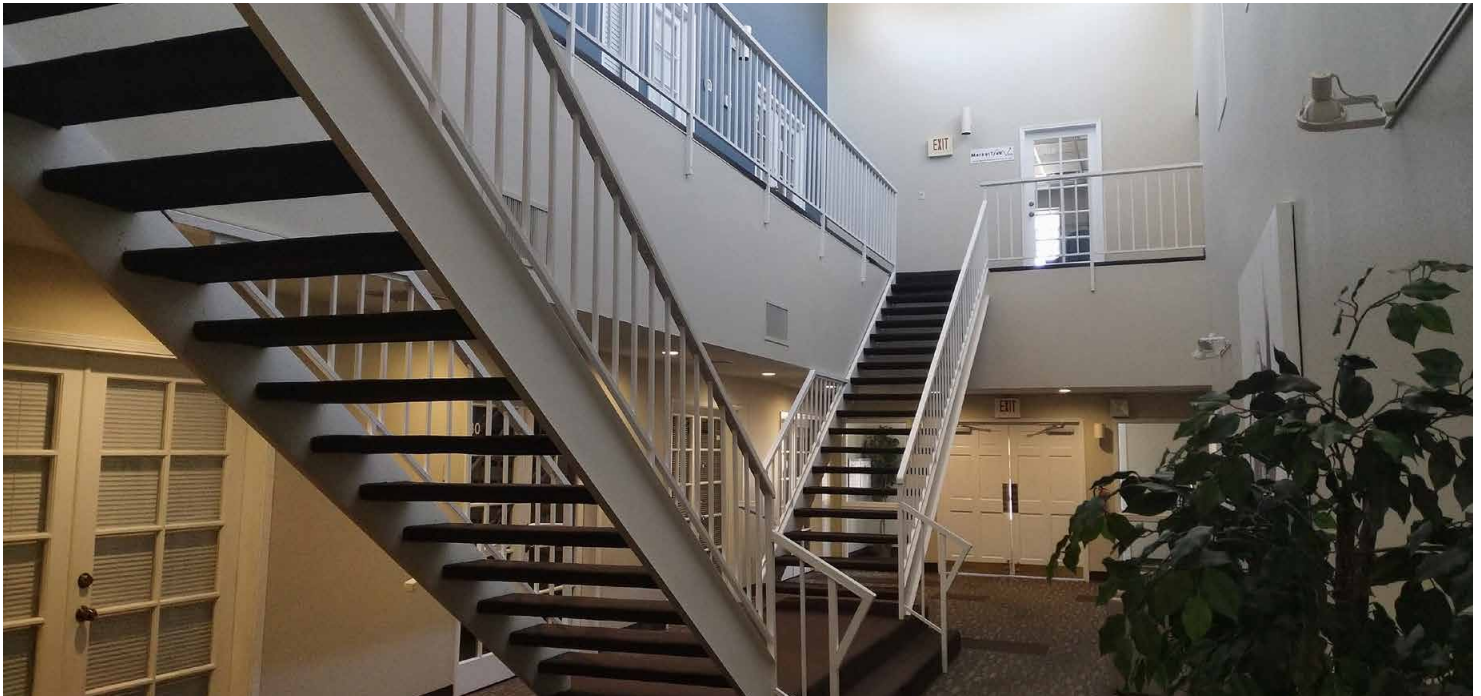


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Interior Photos



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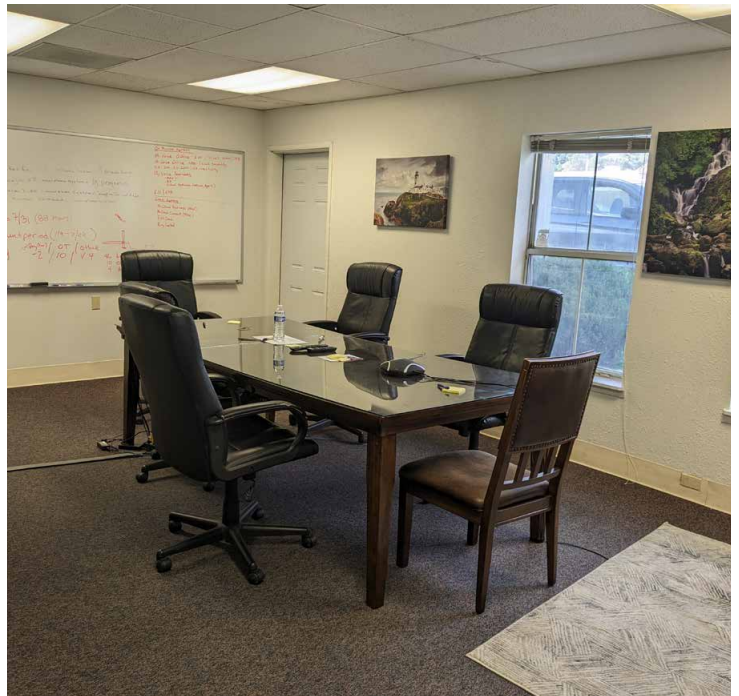
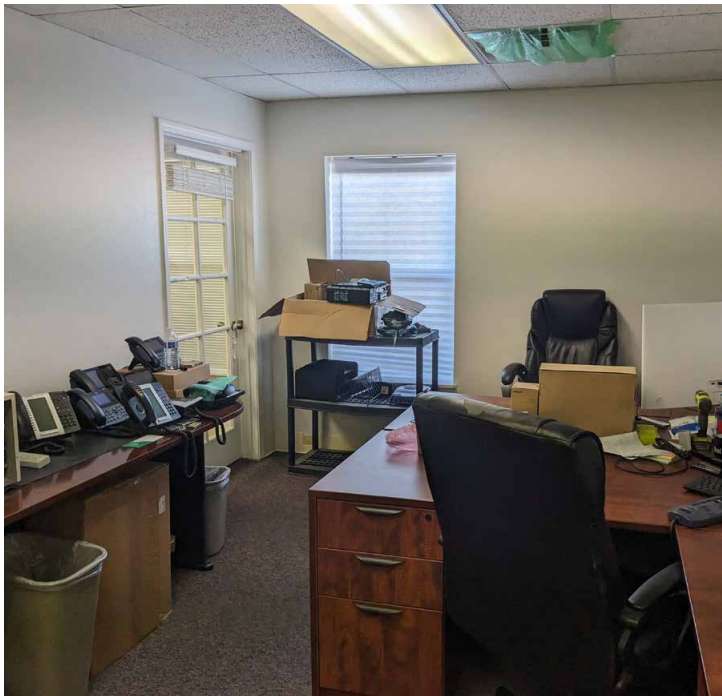


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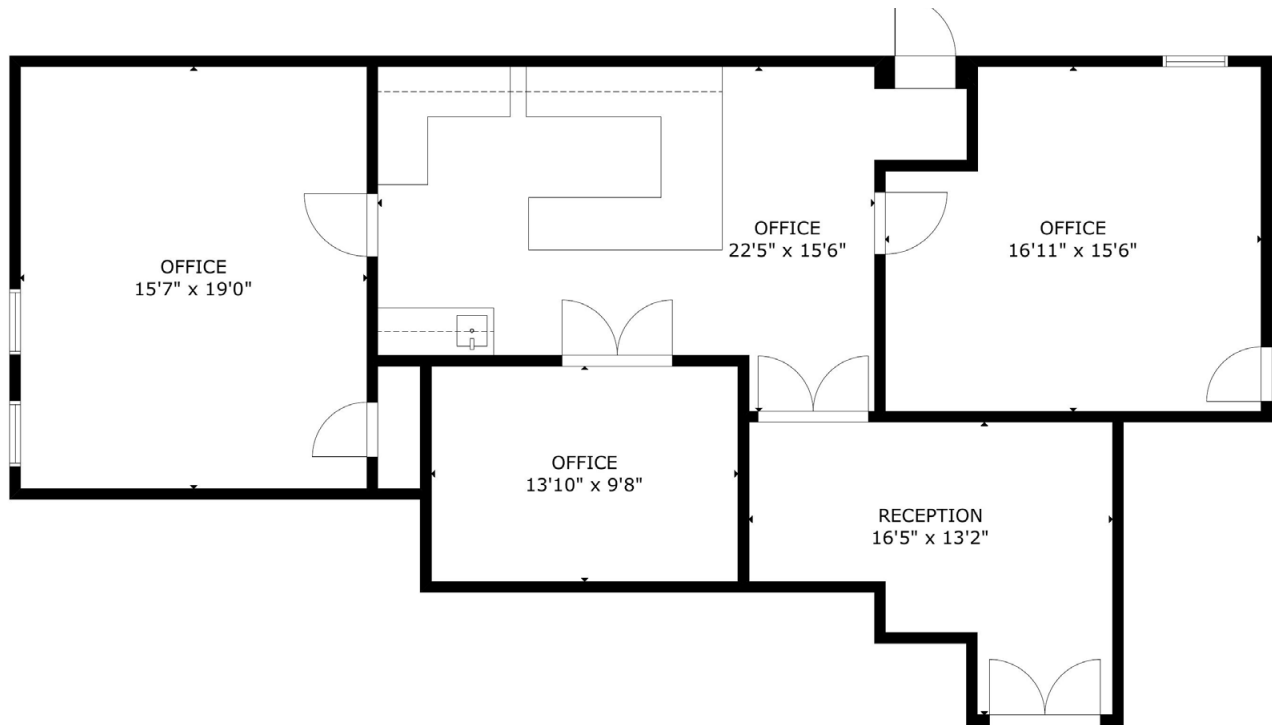
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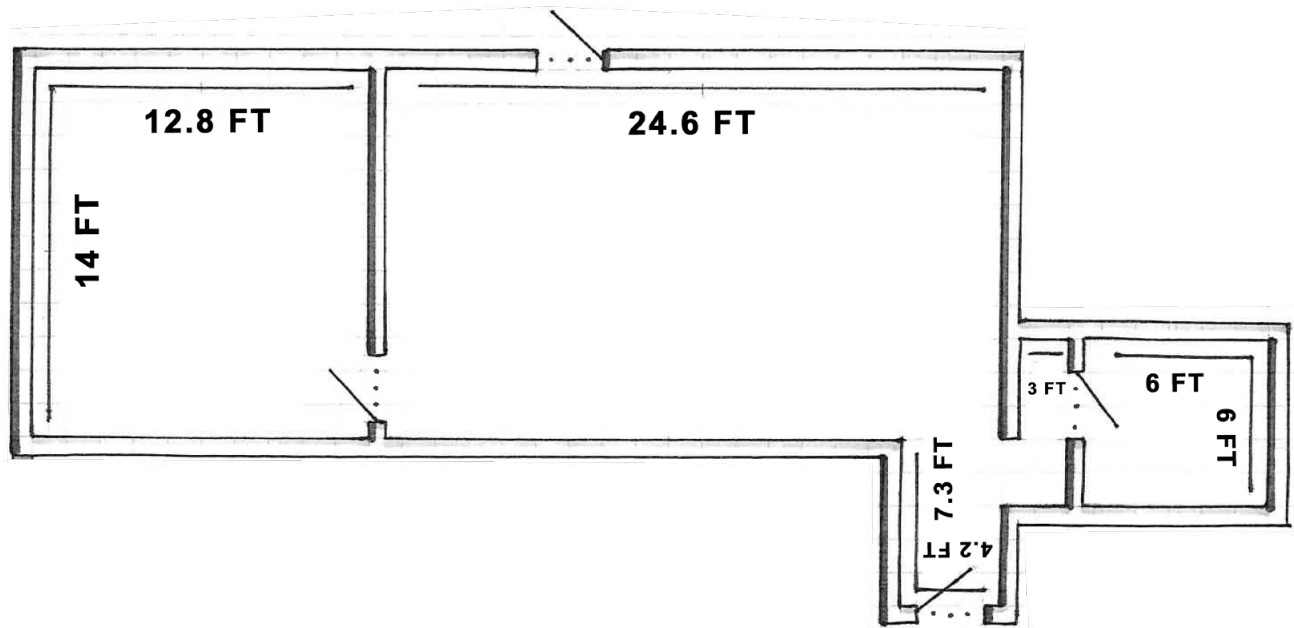


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Floor Plan - Suite 100



Floor Plan - Suite 103



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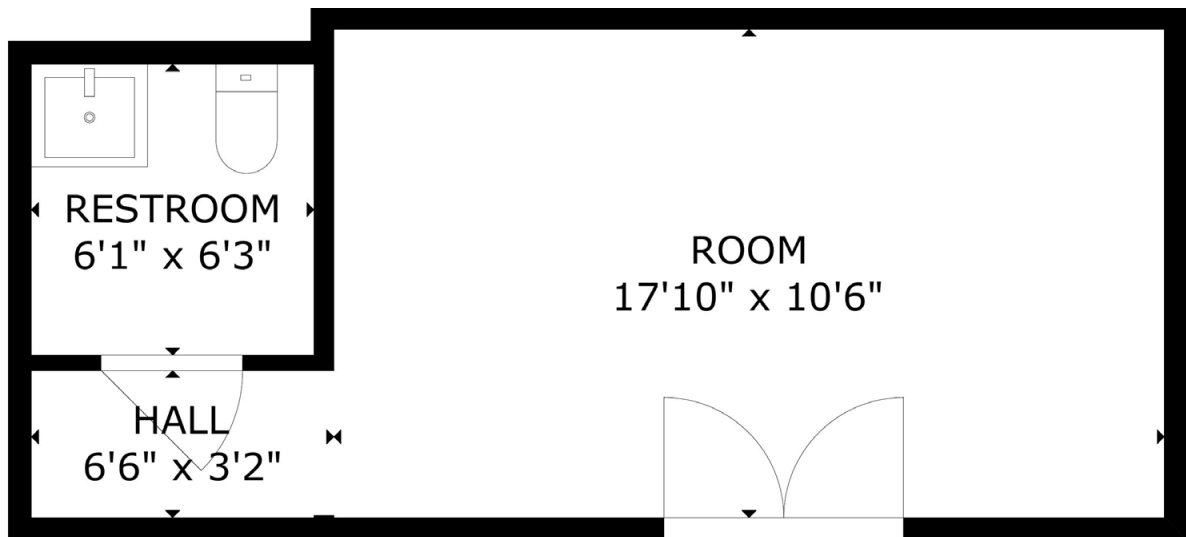
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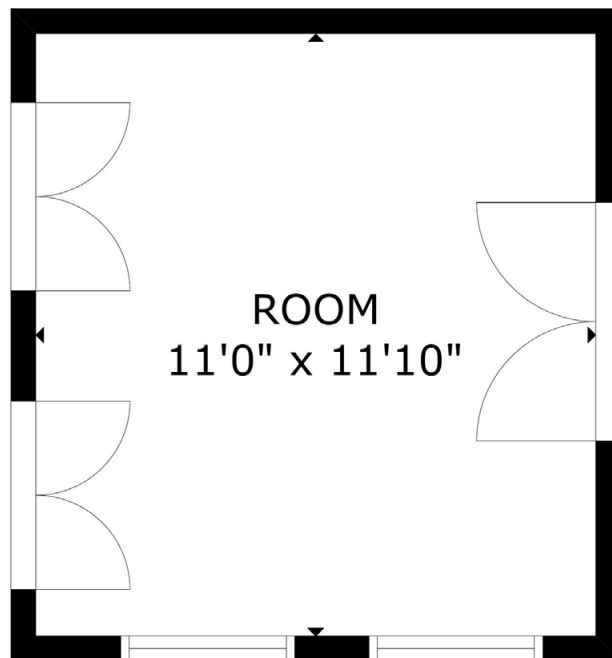


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Floor Plan - Suite 105



Floor Plan - Suite 205



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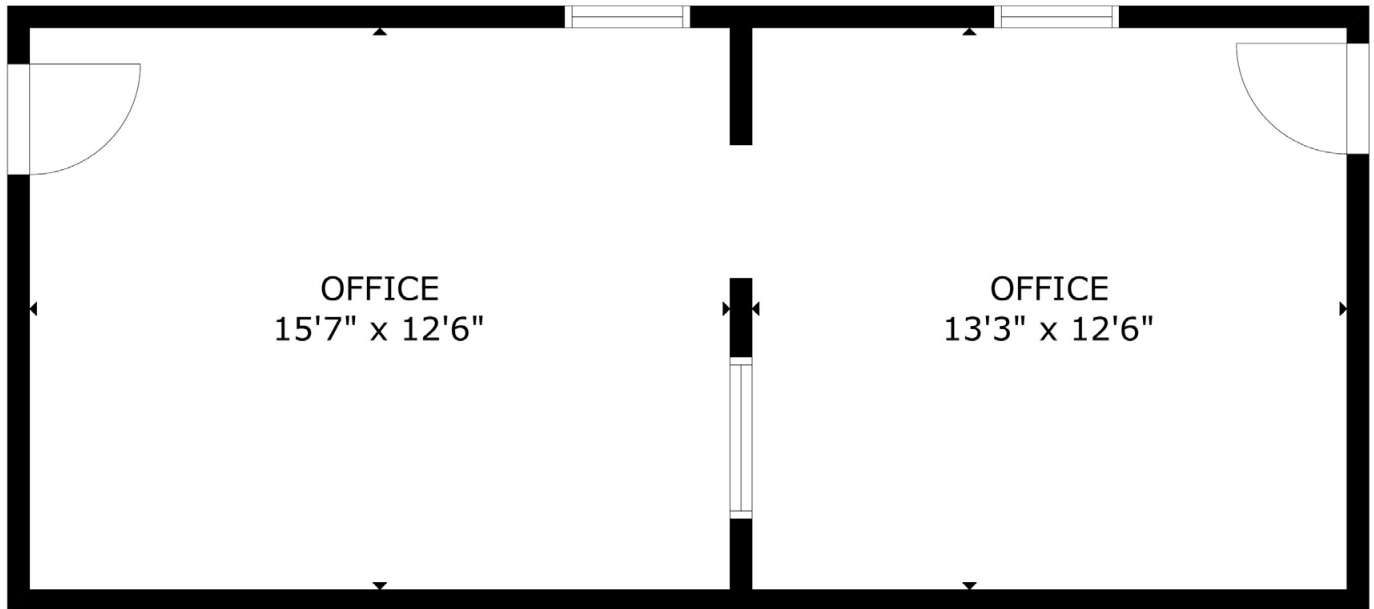
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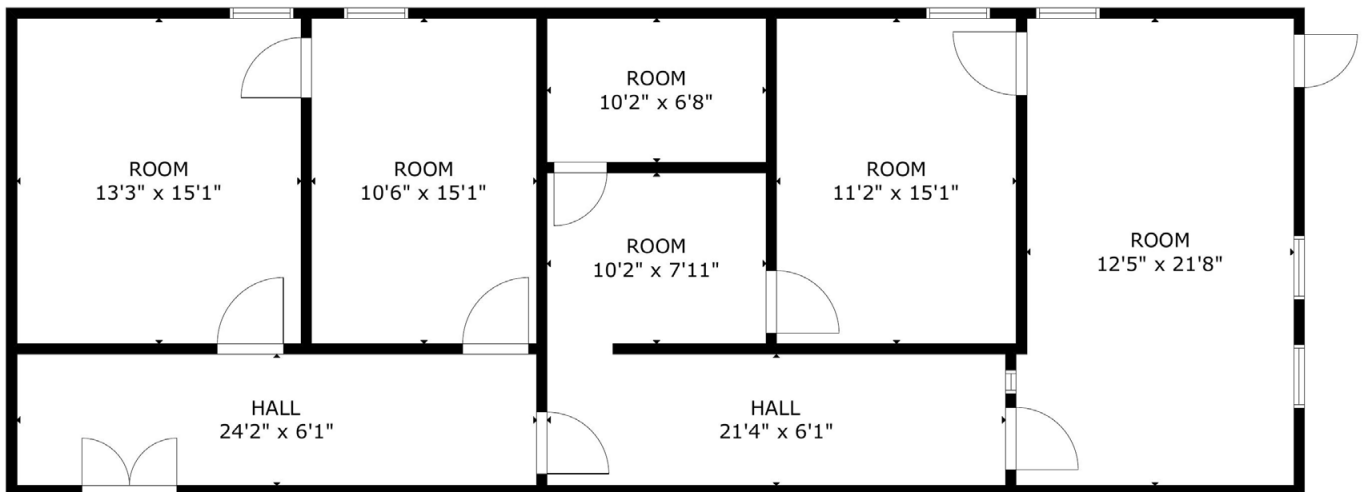


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Floor Plan - Suite 230



Floor Plan - Suite 240



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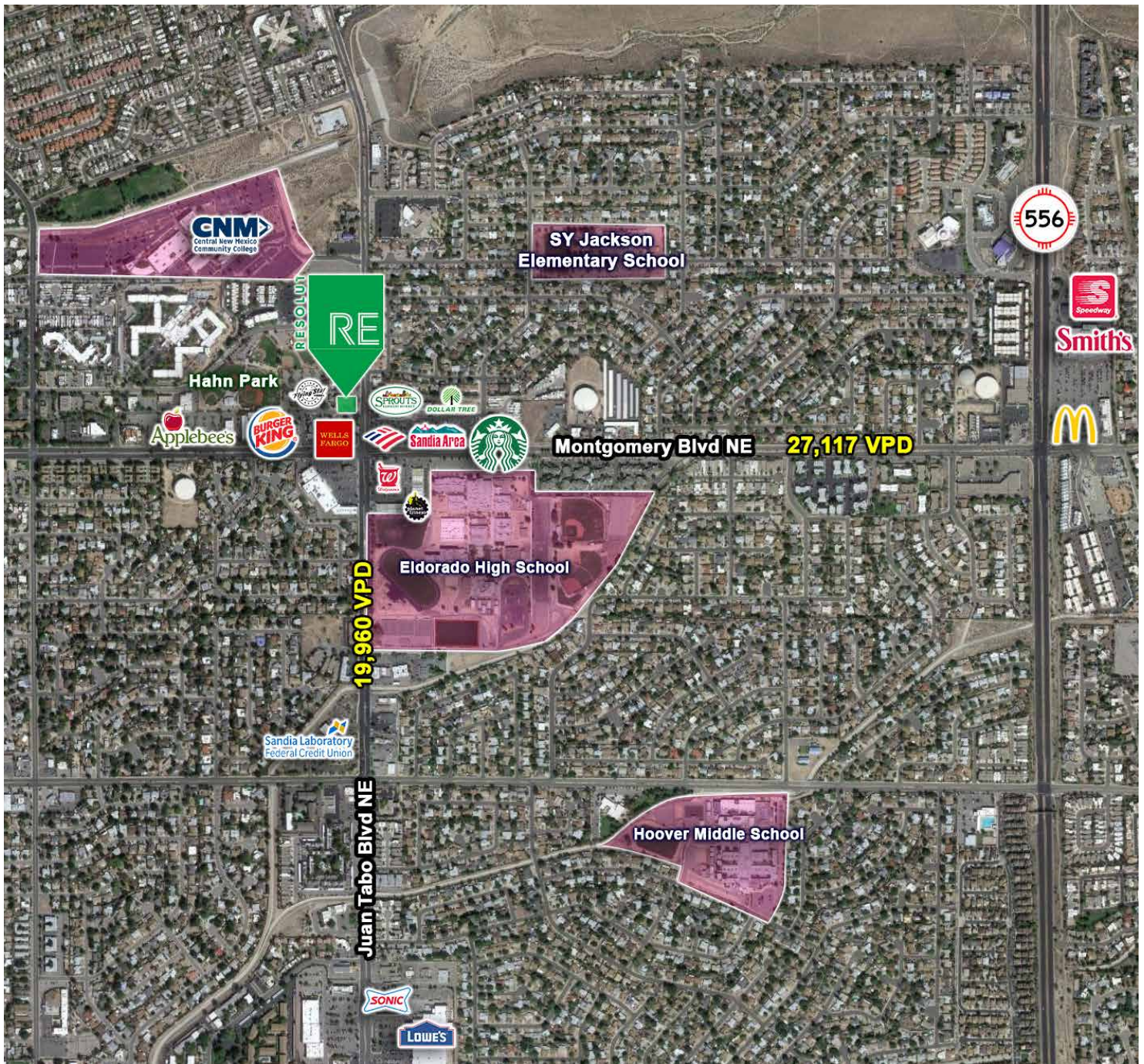
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