

**For
Lease**



Move-In-Ready NE Heights Office

BEAUTIFUL OFFICE IN AN UPDATED COMPLEX



±2,211 SF Available

9201 Montgomery Blvd. NE | Bldg. 7 | Albuquerque, NM 87111

Todd Strickland

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Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite B: ±2,211 SF

LEASE RATE

\$20.00/SF Modified Gross
(\$3,685/Month)

HIGHLIGHTS

- A premier office location in an updated complex
- Corner property with retail visibility to 34,600 cars per day
- On-building signage available
- 5 offices, conference room, reception and break room
- Parking ratio of 4.5:1,000
- Monument and on-building signage available

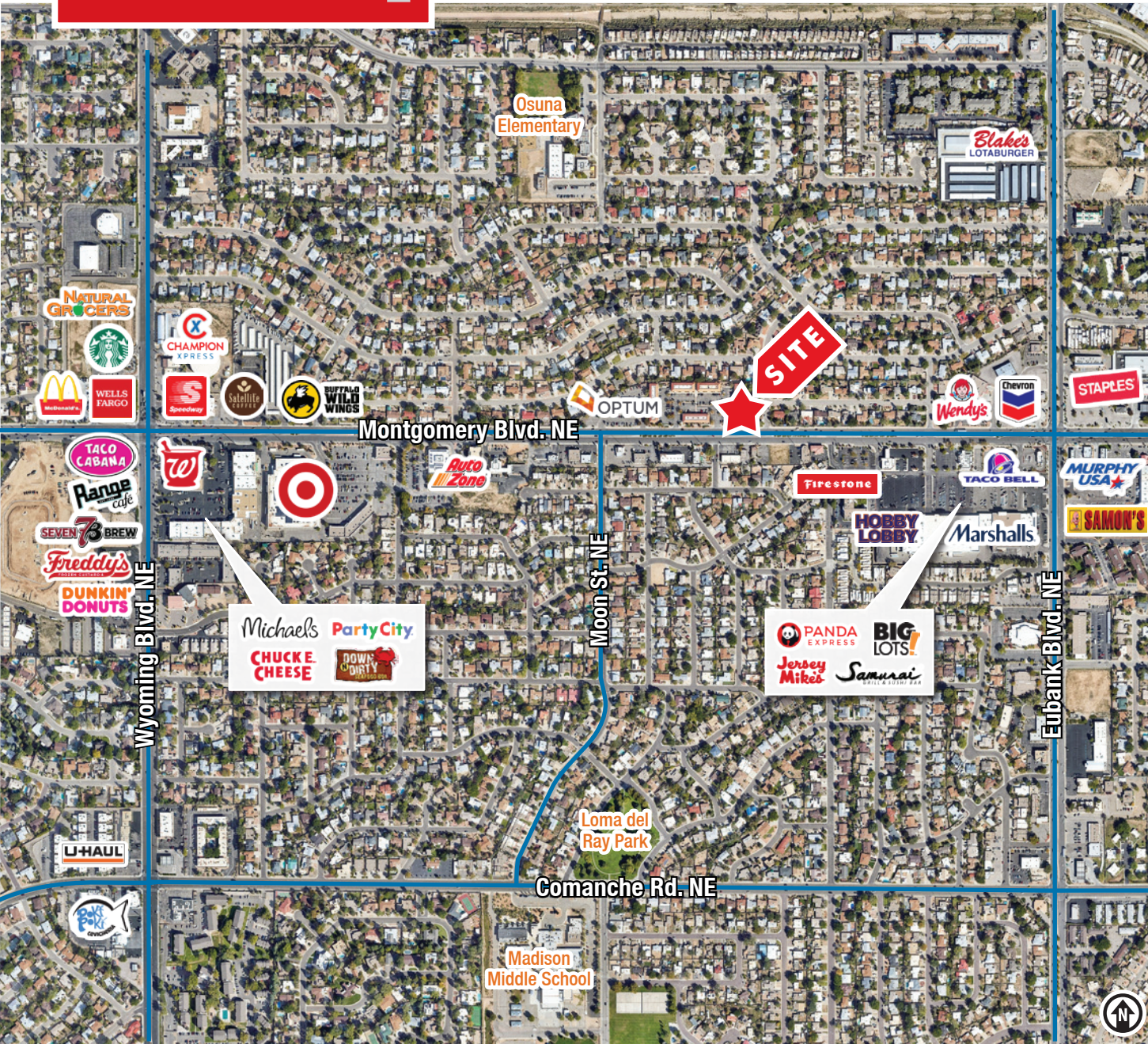
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LOCATION

NWQ Montgomery Blvd. &
Eubank Blvd. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,768	136,470	279,608
Average HH Income	\$96,636	\$101,296	\$100,113
Daytime Employment	5,789	58,727	163,940

2024 Forecasted by Esri



NAI SunVista

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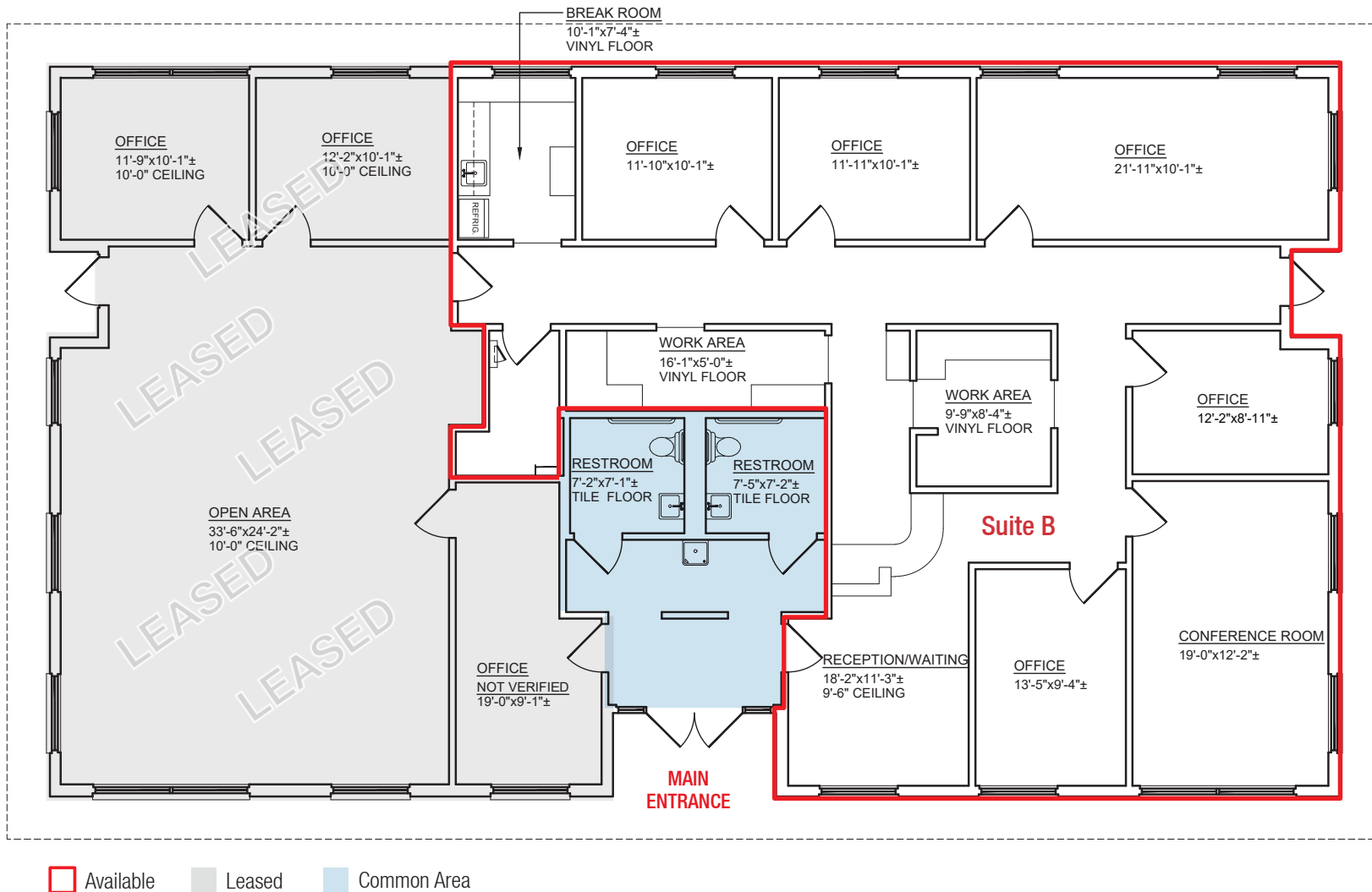
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FLOOR PLAN

Suite B: ±2,211 SF



Montgomery Blvd.