

**For
Lease**



Newly-Remodeled NE Heights Office

PERFECTLY SIZED AT 1,406 SF



4520 Lower Terrace Circle NE | Albuquerque, NM 87111

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1,406 SF Available

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

For Lease

NEWLY-REMODELED NE HEIGHTS OFFICE

4520 Lower Terrace Circle NE | Albuquerque, NM 87111



PROPERTY

AVAILABLE

Suite B: ±1,406 SF

LEASE RATE

\$2,345/Mo. Full Service
(Less Janitorial)

HIGHLIGHTS

- Near the northwest corner of Montgomery & Eubank Blvds.
- 4 offices, conference room, reception/waiting area, break room and restroom
- Lots of natural light throughout
- Located just across the street from Fishback Dance Studio
- 8 parking spaces available during regular business
- 14 spaces outside regular business hours

ZONING [MX-M](#)

LOCATION

NEQ Montgomery & Eubank Blvds. NE

For Lease

NEWLY-REMODELED NE HEIGHTS OFFICE

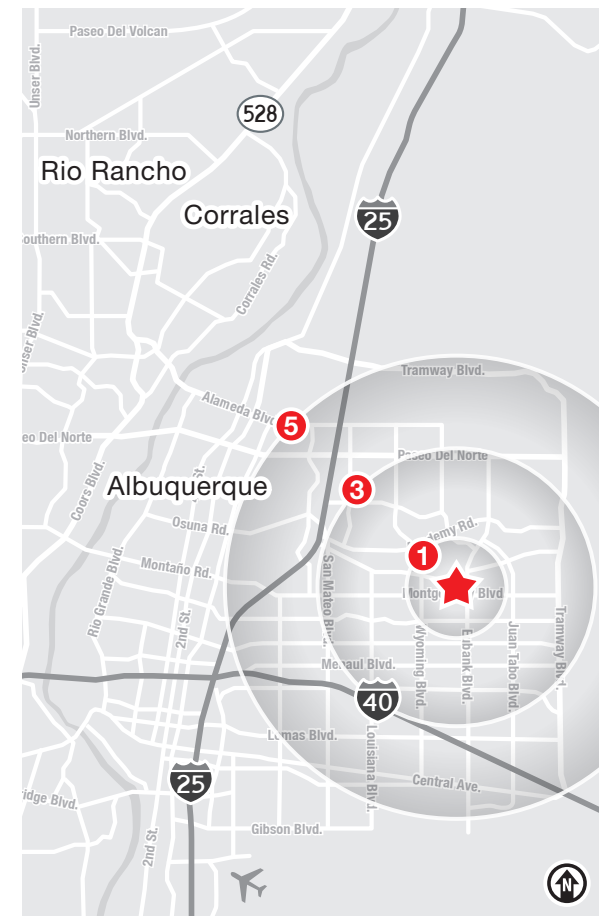
4520 Lower Terrace Circle NE | Albuquerque, NM 87111



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



NAI SunVista

505 878 0001 | sunvista.com | [f](#) [X](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

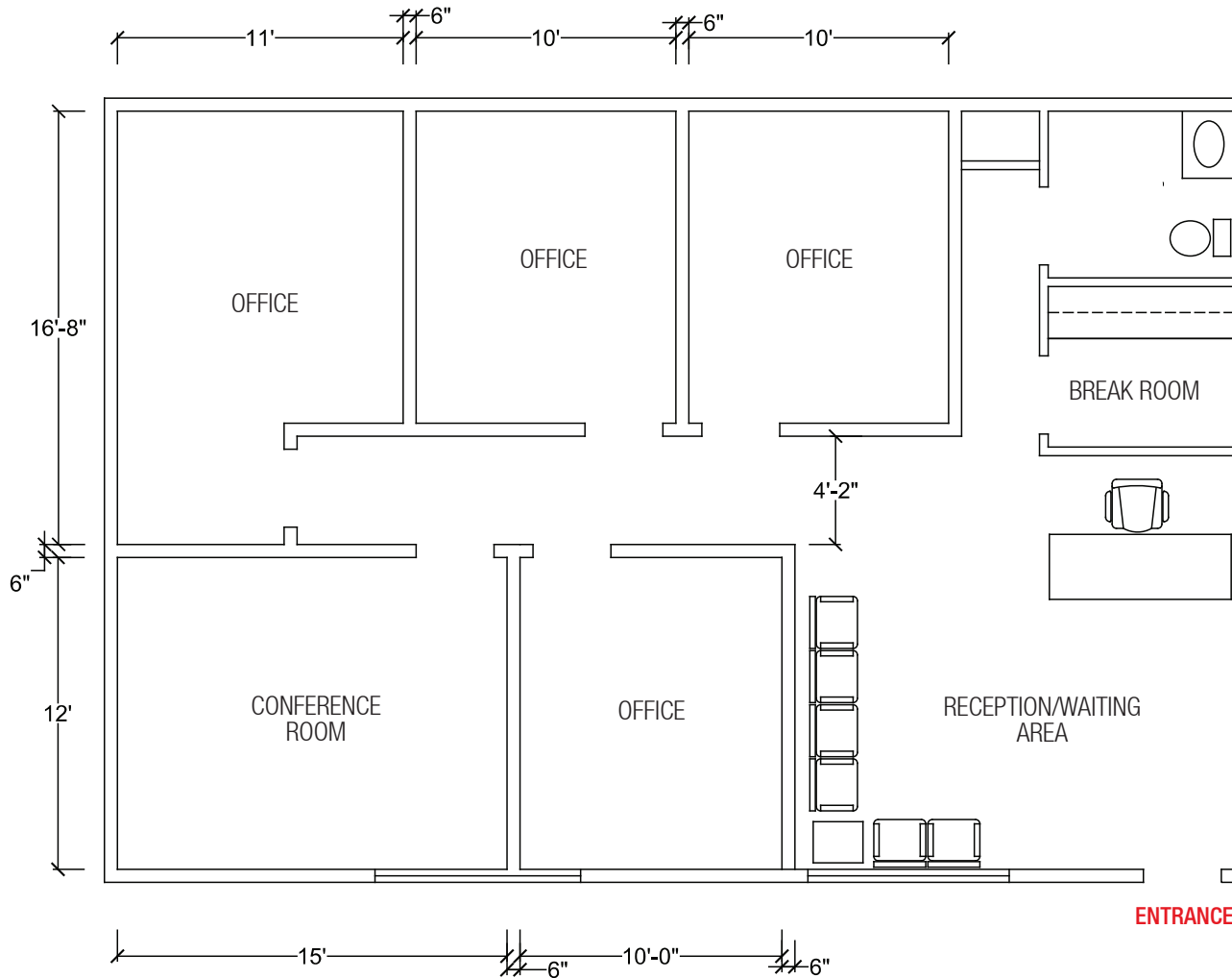
Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

NEWLY-REMODELED NE HEIGHTS OFFICE

4520 Lower Terrace Circle NE | Albuquerque, NM 87111

FLOOR PLAN



AVAILABLE

Suite B: ±1,406 SF