Newly-Remodeled NE Heights Office

PERFECTLY SIZED AT 1,406 SF



4520 Lower Terrace Circle NE | Albuquerque, NM 87111

Na ISunVista Got Space

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Opening the Door to Commercial Real Estate Excellence

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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





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LOCATION 3 mile 5 mile Demographics 1 mile Total Population 18,131 134,047 273,048 Average HH Income \$98,259 \$105,742 \$100,189 Daytime

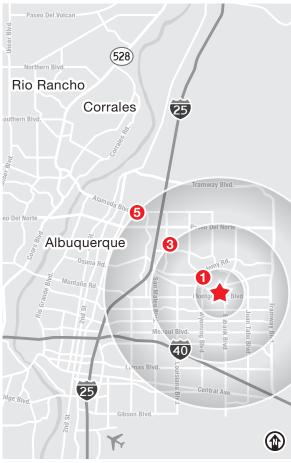
6,262

50,954

163,676

2024 Forecasted by Esri

Employment





Todd Strickland

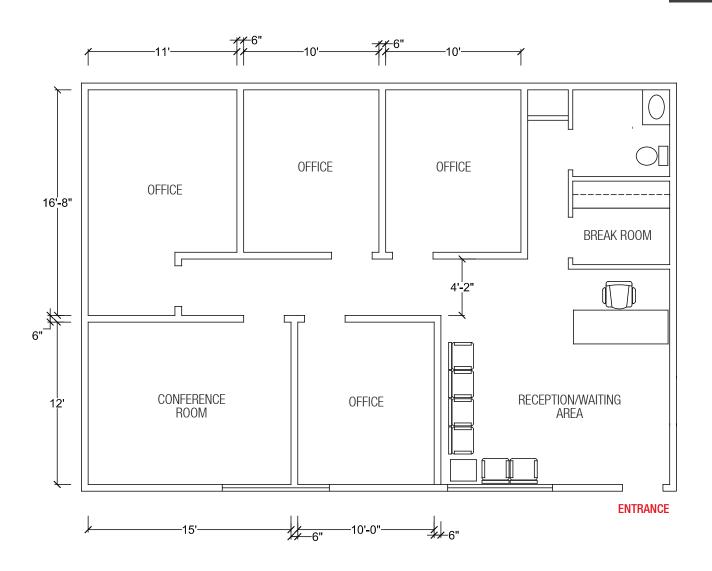
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FLOOR PLAN



The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a

careful independent investigation of the property to determine that it is suitable to your needs.

AVAILABLE

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