

For Lease]

Newly-Remodeled NE Heights Office

PERFECTLY SIZED AT 1,486 SF



4520 Lower Terrace Circle NE | Albuquerque, NM 87111

NEQ Montgomery & Eubank Blvds. NE



AVAILABLE

Suite B: ±1,486 SF



LEASE RATE

\$1,981.33/Mo. Modified Gross
(Tenant Pays Utilities)

- 32' x 29' dance floor, 9'-7" ceiling heights
- Located just across from Fishback Dance Studio
- Lots of natural light throughout

NA SunVista] Got Space™

Todd Strickland

todd@sunvista.com
505 450 1121

Rob Bridges CCIM

rob@sunvista.com
505 977 5094

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SITE

AVAILABLE

Suite B: ±1,486 SF

HIGHLIGHTS

- 32' x 29' dance floor
- 9' - 7" ceiling heights
- Reception, storage, and restroom and private office
- Office concept available with 5 offices, reception, break room, restroom and storage
- Lots of natural light throughout
- Located just across the street from Fishback Dance Studio
- Near the northwest corner of Montgomery & Eubank Blvds.
- 8 parking spaces available during regular business
- 14 spaces outside regular business hours

IDO ZONING

- [MX-M](#) 



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NEWLY-REMODELED NE HEIGHTS OFFICE

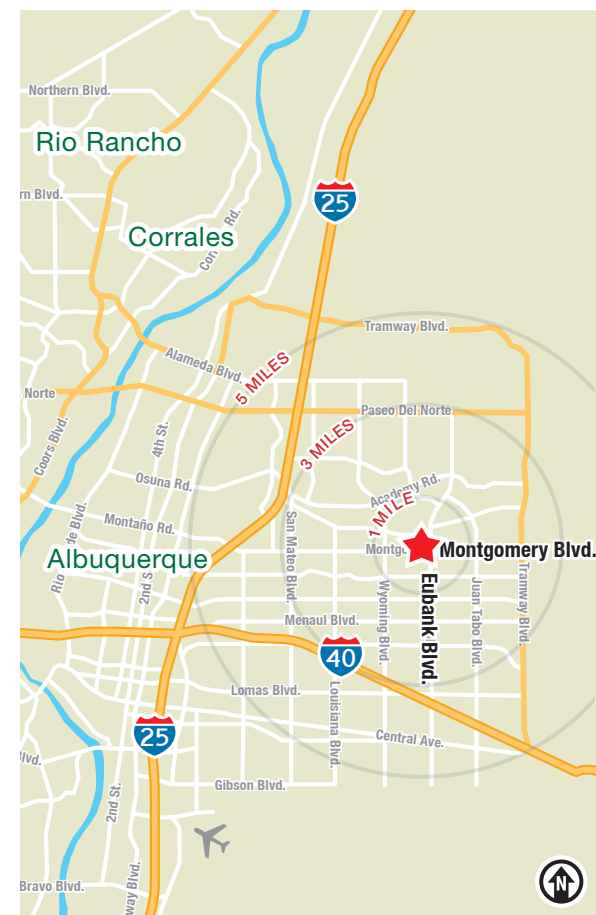
4520 Lower Terrace Circle NE | Albuquerque, NM 87111



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

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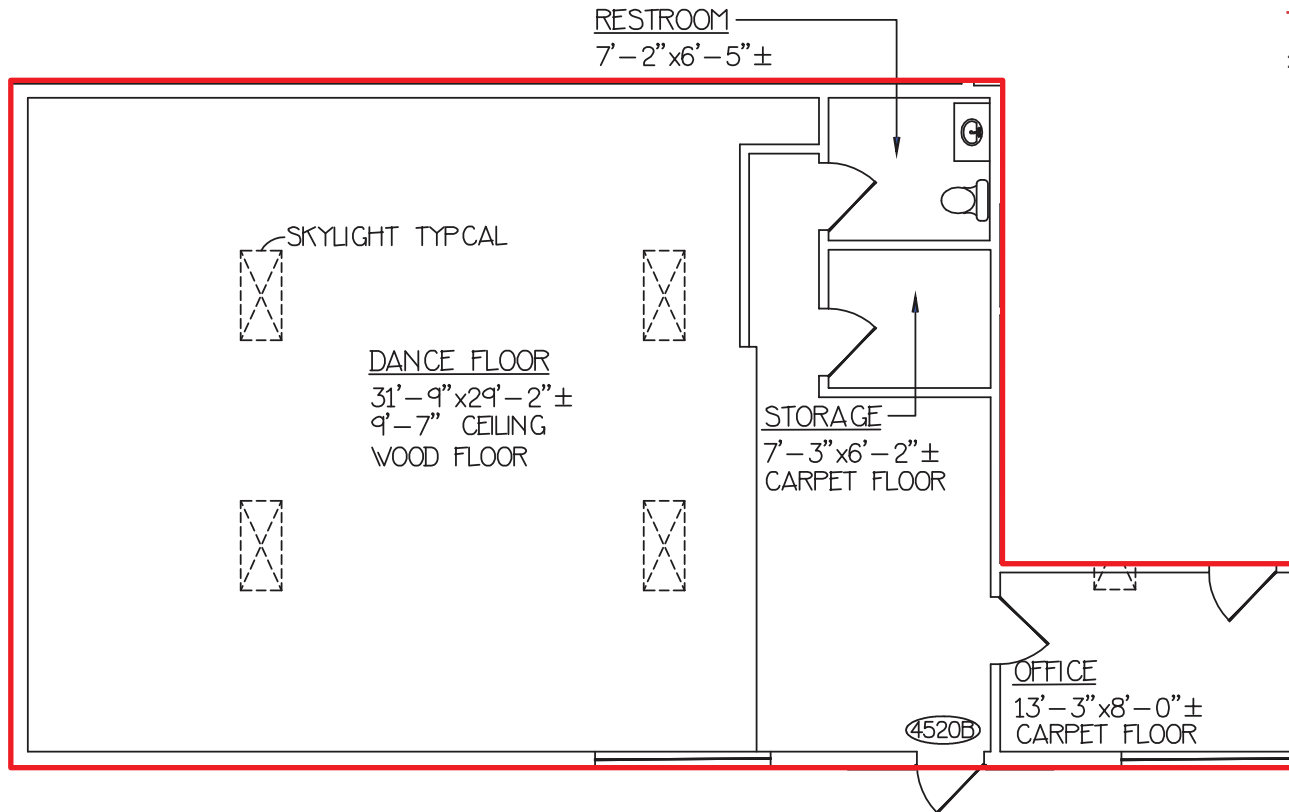
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FLOOR PLAN

SUITE B CURRENT BUILDOUT

±1,486 SF



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SUITE B OFFICE CONCEPT

±1,486 SF

- Ready as soon as March 1, 2025

