

MEDICAL OFFICE CONDO FOR LEASE

10151 Montgomery Blvd NE, Bldg 3 Suite B | Albuquerque, NM
FOR LEASE



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THE SPACE

Location	10151 Montgomery Blvd NE, Bldg 3 Suite B Albuquerque, NM 87111
County	Bernalillo
Submarket	NE Heights
Size	6,827 SF
Space	10151 Montgomery Bldg 3
Lease Rate	\$17.50 PSF (Yearly)
Lease Type	NNN

Notes 5+ year term

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
18,162	125,076	262,830

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$96,187	\$112,936	\$102,324

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
8,779	57,096	118,875

PROPERTY FEATURES

TOTAL TENANTS	2
BUILDING SF	8,827
YEAR BUILT	1998
YEAR RENOVATED	2020
ZONING TYPE	MX-T
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
PARKING RATIO	6:1
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	YES
FIRE SPRINKLERS	NO
ELECTRICAL / POWER	PNM

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Steel
EXTERIOR	Stucco
PARKING SURFACE	Paved
LANDSCAPING	Xeriscaping

TENANT INFORMATION

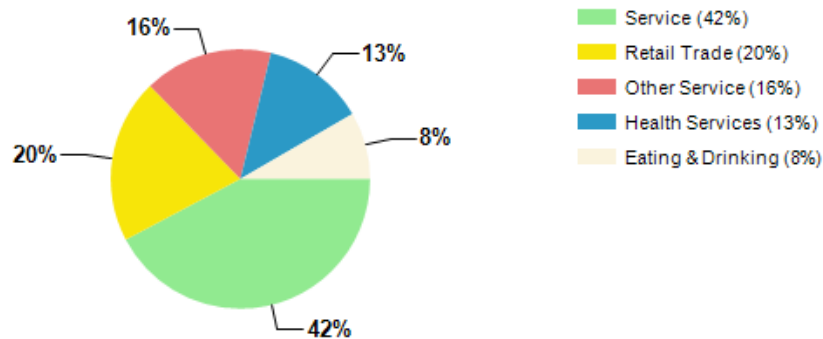
LEASE TYPE	NNN
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NE Albuquerque

- Located in the Northeast Heights of Albuquerque along Montgomery Boulevard, the Bear Canyon Professional Center is a well-established medical and dental office condominium community serving the surrounding residential neighborhoods. The complex is home to a variety of specialty healthcare providers, including dermatology clinics, oral and maxillofacial surgery practices, periodontal specialists, and endodontic and general dental providers. The center offers a convenient cluster of specialized medical and dental services, creating a professional healthcare hub that serves patients from across the Northeast Heights and greater Albuquerque area

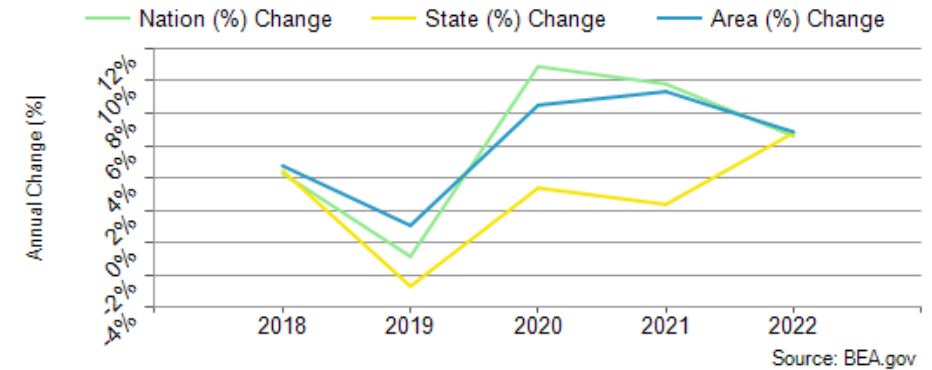
Major Industries by Employee Count



Largest Employers

Sandia National Laboratories	15,100
Kirtland Air Force Base	15,000
University of New Mexico	11,875
Presbyterian Healthcare Services	11,575
Albuquerque Public Schools	10,150
City of Albuquerque	5,800
Lovelace Health System	3,650
Intel Corporation	3,500

Bernalillo County GDP Trend

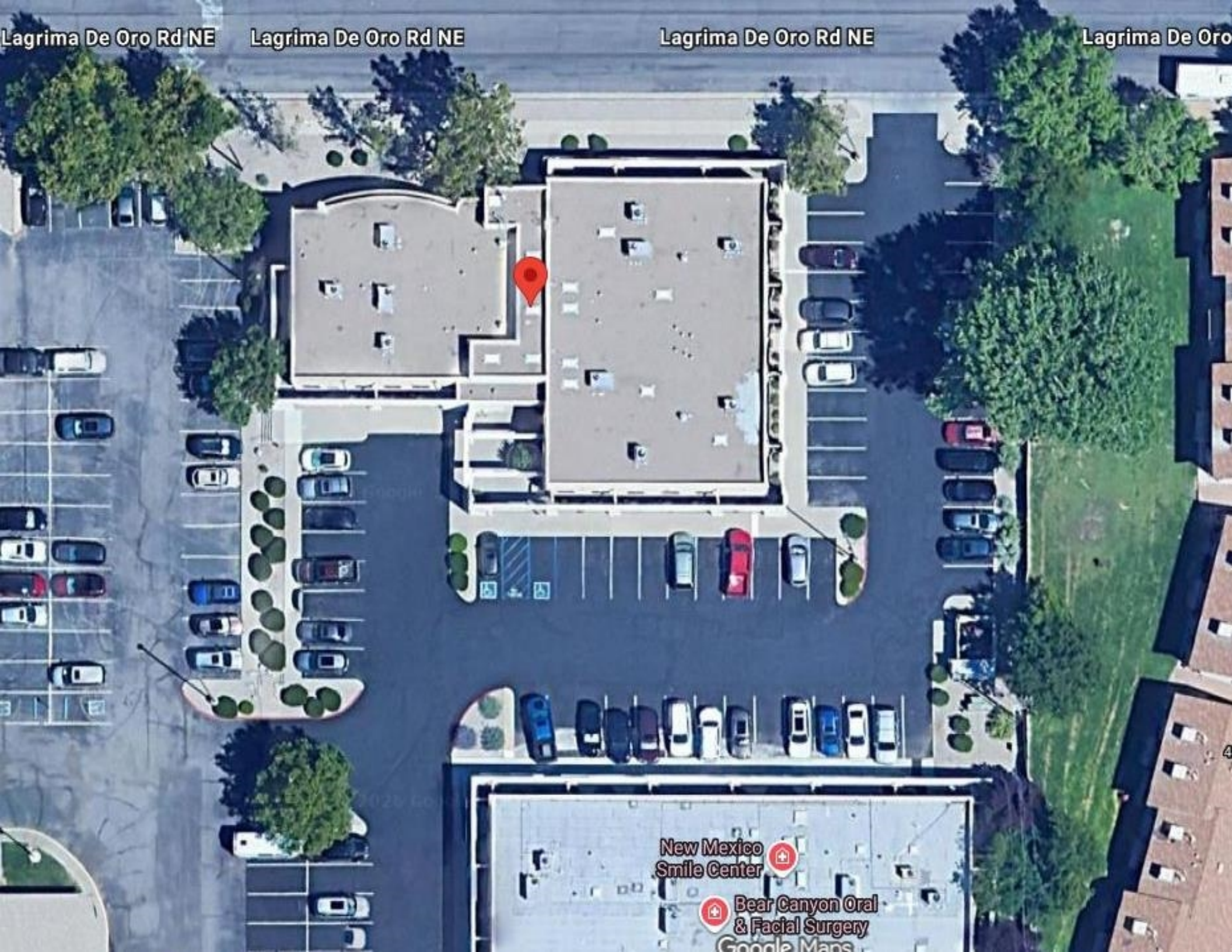


Lagrima De Oro Rd NE

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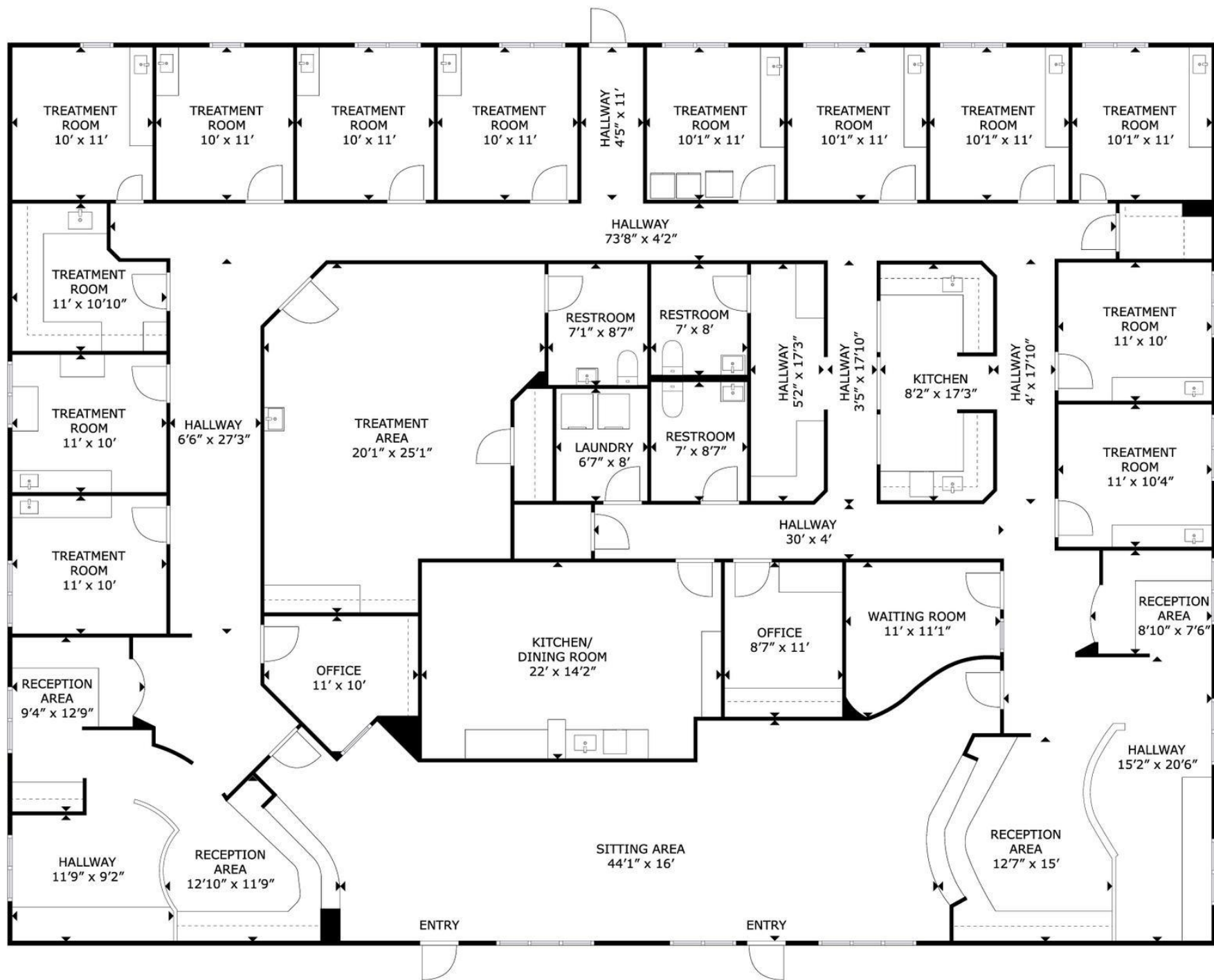
Lagrima De Oro



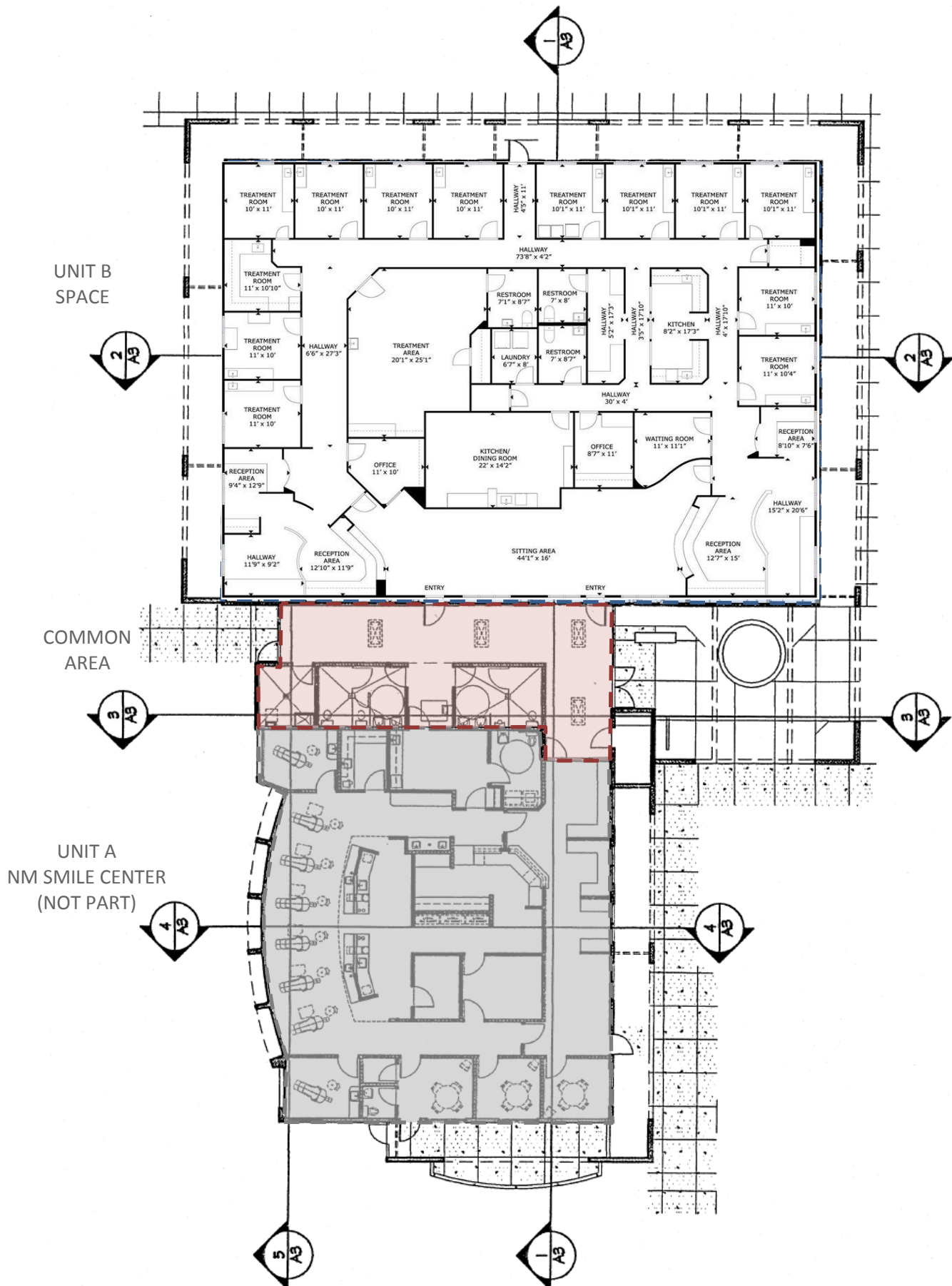
New Mexico
Smile Center

Bear Canyon Oral
& Facial Surgery

Google Maps



10151 Montgomery Blvd, Unit Bldg3, Ste B, Albuquerque, NM, 87111



DE
TS

EAGLE POINT
APARTMENTS

LA GRIMA DE ORO RD

SITE

MORRIS STREET

ExtraSpace
Storage

66

VCA
Animal Hospitals

FIRST
CHRISTIAN CHURCH

MONTGOMERY BLVD

SHUG
Parlor

SONIC

MARBLE

COMFORT FOODS

SITE

NM Endodontic
Specialists

Buen Salud Inc

New Mexico Smile Center
Cosmetic & Dental Services

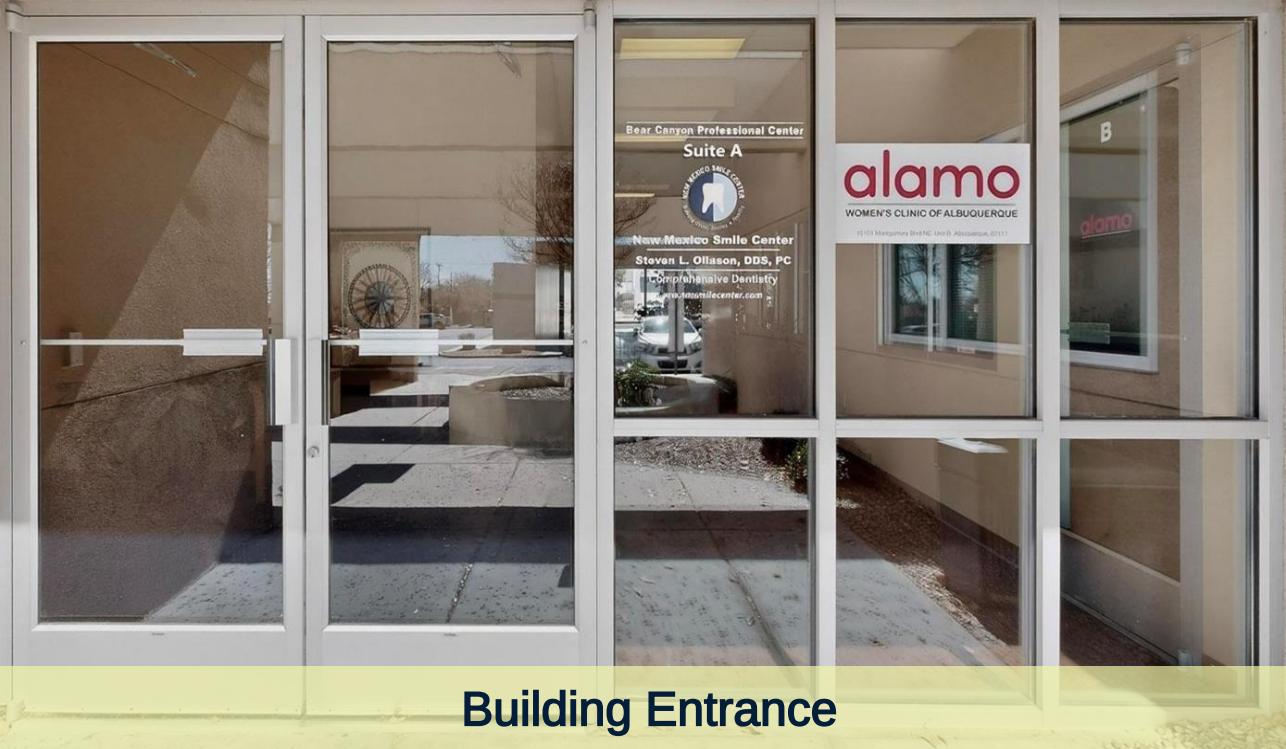
Western
DERMATOLOGY
Associates

BEAR CANYON
Oral & Maxillofacial Surgery

FIRST
CHRISTIAN CHURCH

LAGRIMA DE ORO RD.

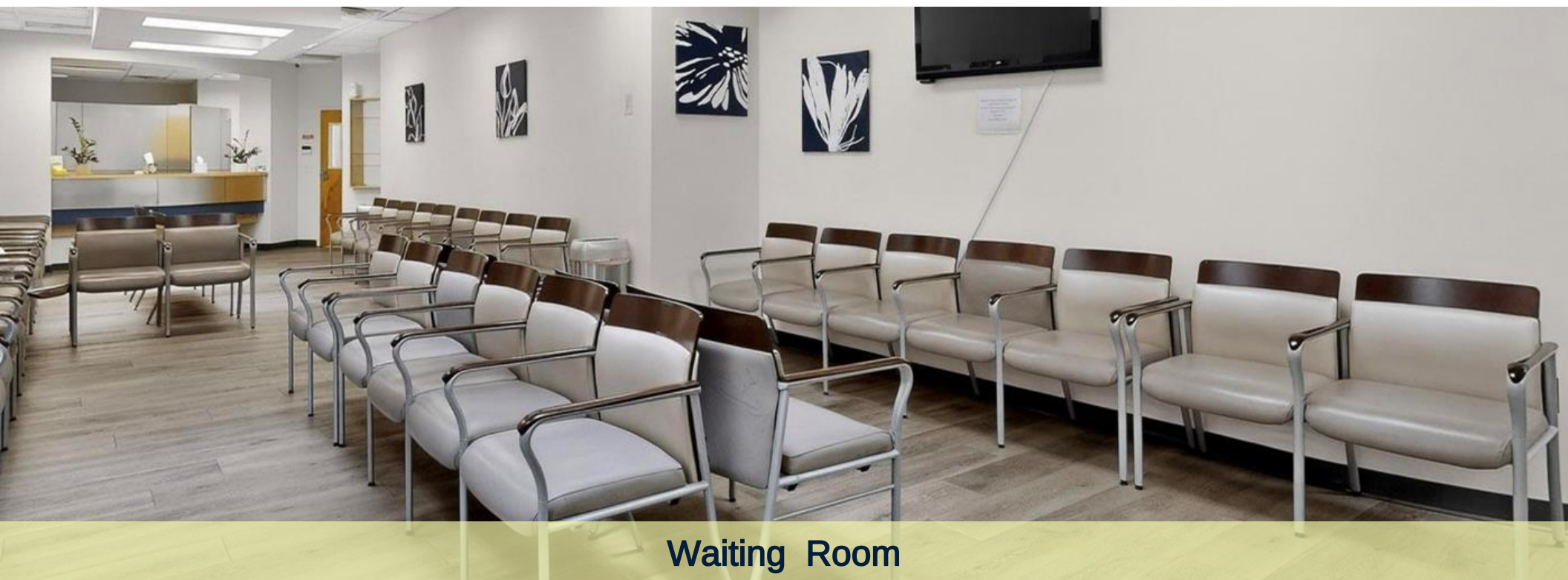
MONTGOMERY BLVD (30,600 CPD)



Building Entrance



Building Hallway



Waiting Room



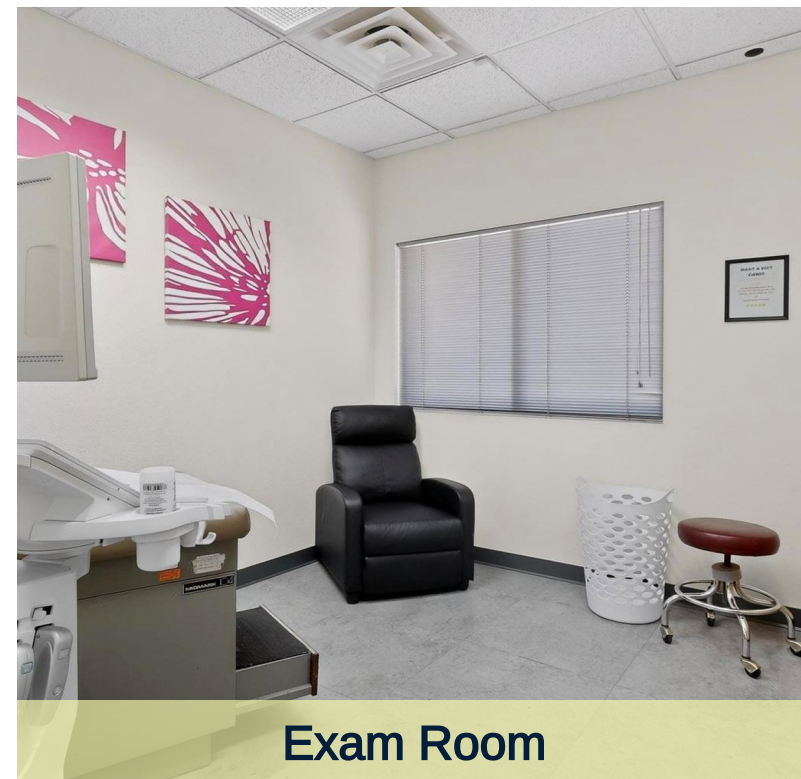
Staff Office



Reception



Reception Storage



Exam Room



Exam Room



Exam Room



Equipment Room



Lab Area



Dr. Office



Dr. Office



Breakroom



Laundry Room

Medical Office Condo for Lease

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

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The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed By



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