

For  
Lease ]

# Modern Medical Suite with City Views

PREMIER MEDICAL COMPLEX NEAR HOSPITALS



±584 SF Available

717 Encino Place NE | Suite 11 | Albuquerque, NM 87102

**NAISunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

±584 SF

### LEASE RATE

\$19.00/SF Full Service  
(Less Janitorial)

### HIGHLIGHTS

- Medical users only
- 1 to 2 exam rooms and reception area
- Floor-to-ceiling windows with amazing views of the city
- Private outdoor patio
- Abundant shared parking
- Ideal for a 1 to 2 practitioner operation, wellness center, therapists, and more
- Conveniently located close to UNM, Lovelace and Presbyterian Hospitals
- Less than a mile from the "Big I" interchange with a short commute to all metro locations
- Easy access to I-25
- No cannabis

### ZONING MX-T

### LOCATION

SWQ I-25 & Lomas Blvd. NE

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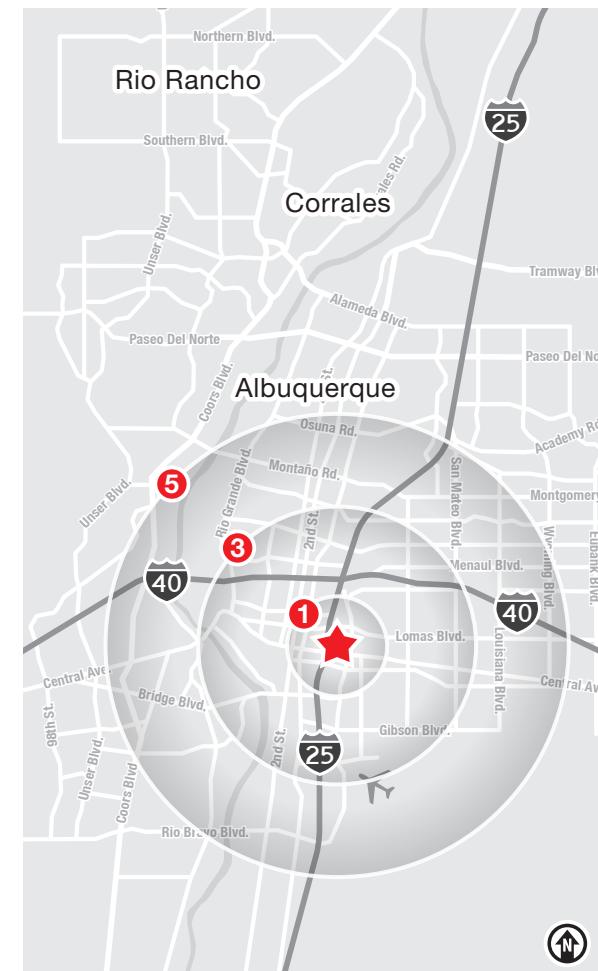
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,874	95,860	238,199
Average HH Income	\$64,191	\$81,289	\$78,134
Daytime Employment	26,152	105,266	190,446

2025 Forecasted by Esri



**NAI** SunVista

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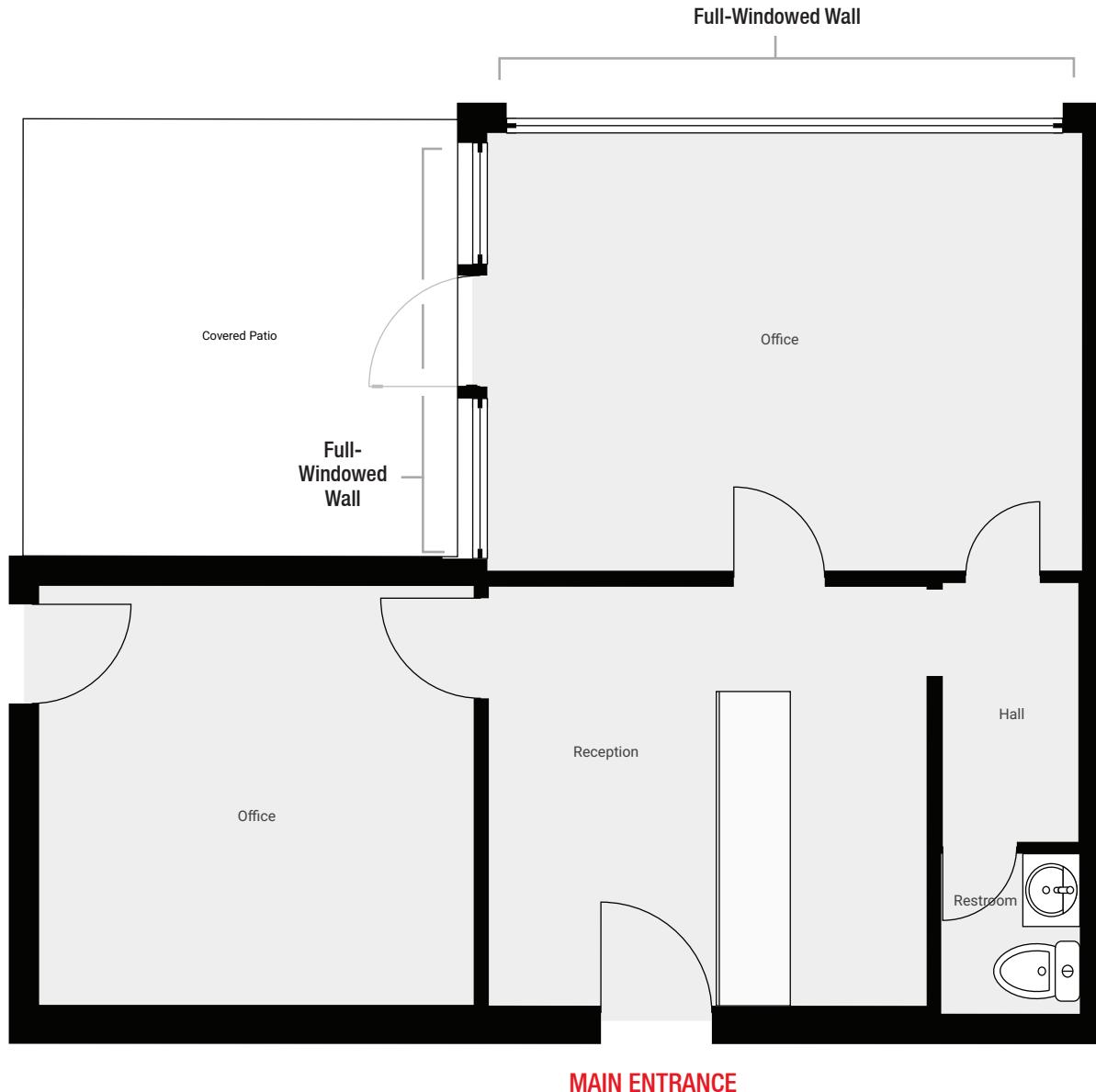
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## FLOOR PLAN



## AVAILABLE

Suites 11:  $\pm 584$  SF

*Floor plan not to scale.*



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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.

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