For Lease

Freestanding Flex Building with Montano Frontage

POTENTIAL FOR OFFICE, LEARNING, EVENTS, SHOWROOM AND CREATIVE



LEASE RATE
See Advisor

AVAILABLE
Building 1: ±12,626 SF

HIGHLIGHTS
- Gated access overnight
- Park-like campus with picnic areas
- Reverse commute with 28,400 cars per day
- Covered parking available
- Open parking (3.5:1,000)
- Building and monument signage available
- Minutes from Coors Blvd. and 4th St.
- On walking and bike trails

ZONING
- C-1, Los Ranchos (Commercial use)

LOCATION
SEQ Montaño Rd. &
Rio Grande Blvd. NW

Visit Our YouTube Channel to View this Property Video

1776 Montaño Rd. NW | Los Ranchos de Albuquerque, NM 87107

Building 1:
±12,626 SF Available

Kate Potter
k.potter@sunvista.com | 505 998 1571

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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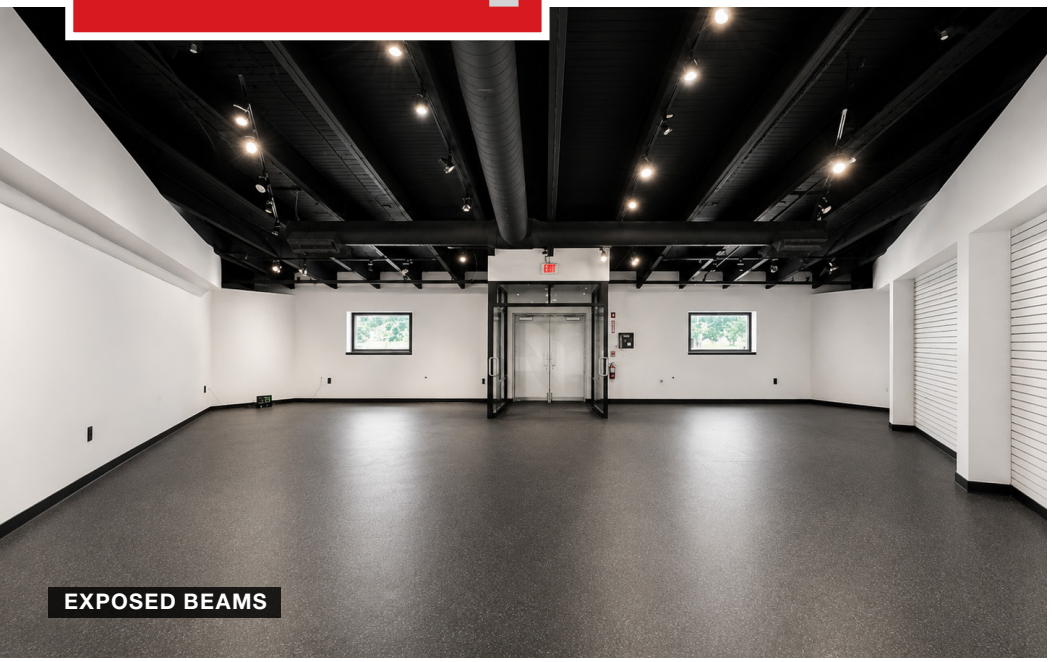
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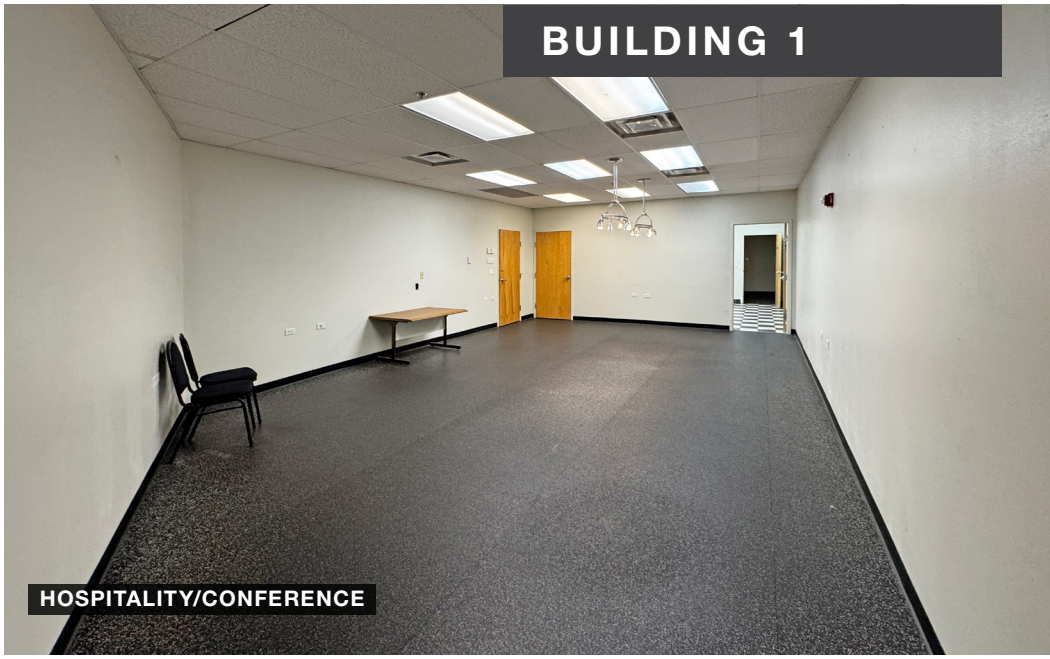
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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EXPOSED BEAMS


BUILDING 1

HOSPITALITY/CONFERENCE


WINDOWS AND SKYLIGHTS CAN BE ADDED



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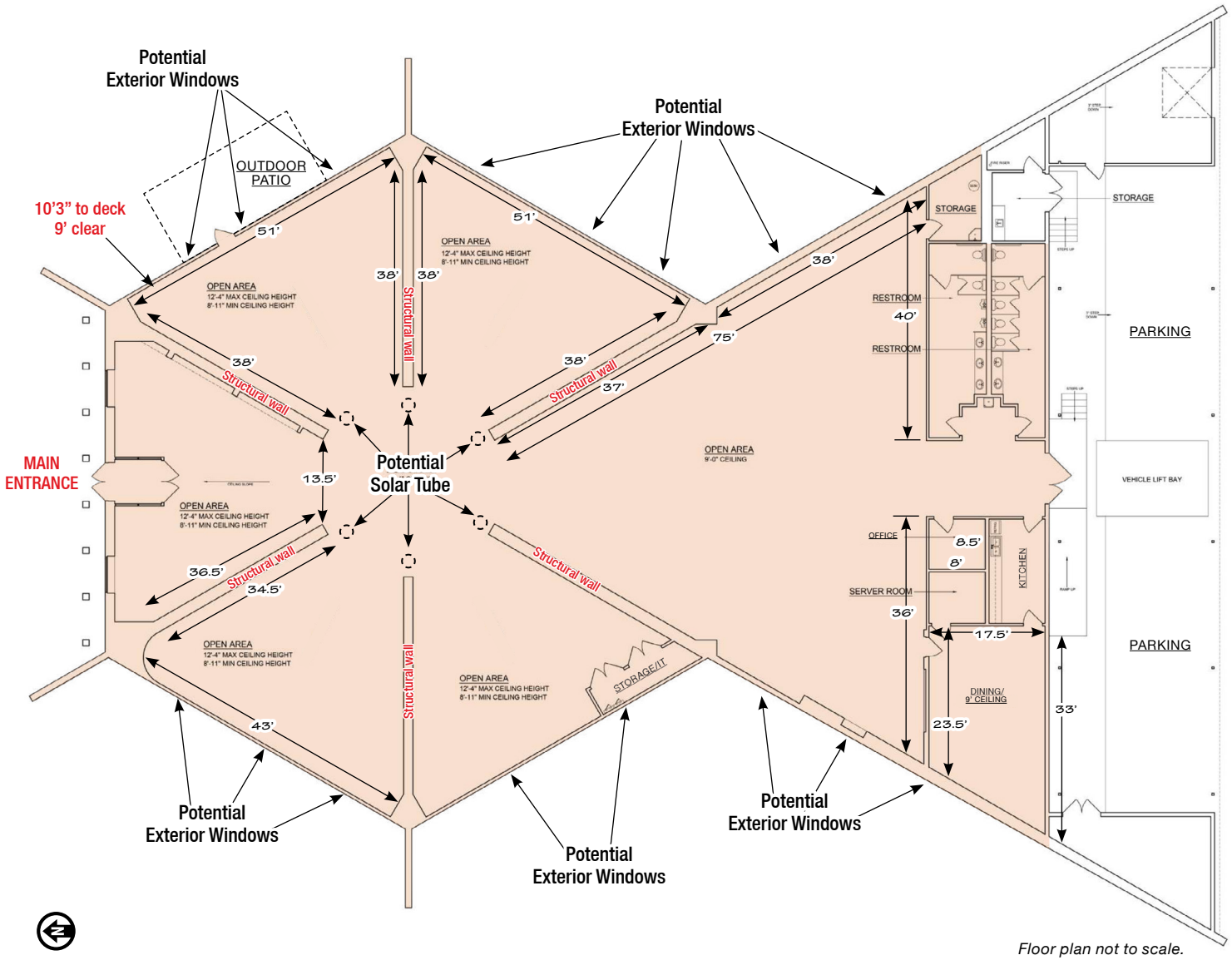
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BUILDING 1



Floor plan not to scale.

AVAILABLE

±12,626 SF

- Large open areas around central core
- Windows and skylights can be added
- Exposed beams (9'-12'4" deck)
- Building and monument signage
- 36' - 50' wall spans
- Hard rubber floors
- Large kitchen + hospitality area
- Private entry
- LED and modern track lighting
- Storage and office
- Restrooms
- Vehicle lift bay

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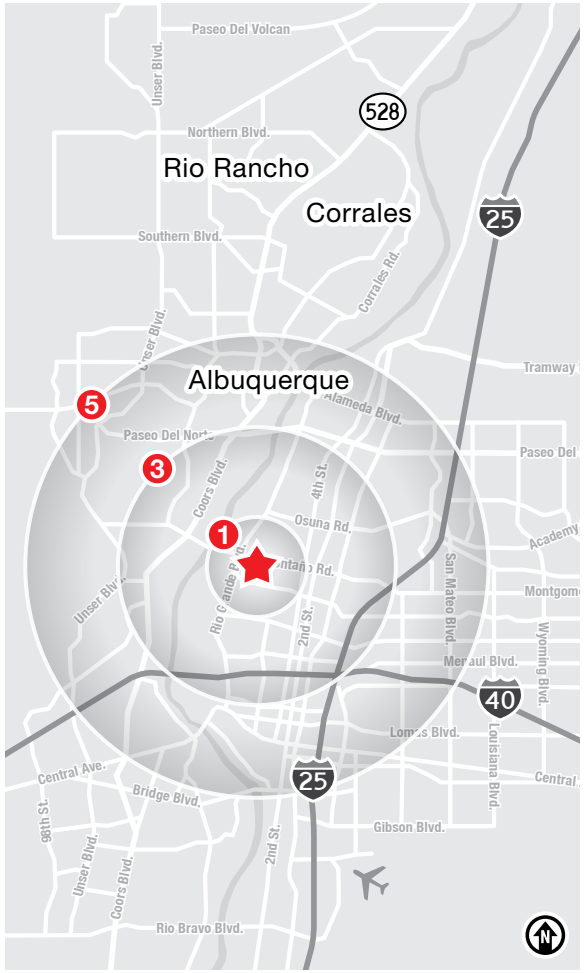
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,964	70,212	220,665
Average HH Income	$122,728	$104,414	$92,966
Daytime Employment	1,287	40,710	177,084

2025 Forecasted by Esri



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