

**For  
Lease**



# Premier Suite in Highly Sought-After Location

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6751 Academy Rd. NE | Albuquerque, NM 87109

**±1,144 SF Available**

**Debbie Harms** CCIM, SIOR

Owner/Broker  
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**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suite B: ±1,144 SF

### LEASE RATE

\$19.50/SF + \$2.33/SF CAM

- 3-5 Year Lease Term
- Tenant pays gas, electric & janitorial

### HIGHLIGHTS

- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Three offices, reception area, conference room and break room
- Shared restrooms
- After-hours mag-lock entry
- Campus atmosphere with award-winning landscaping
- Easy access to I-25
- 4.5:1,000 parking ratio

**ZONING** PD 

### LOCATION

NWQ Academy Rd. &  
Truchas Dr. NE



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
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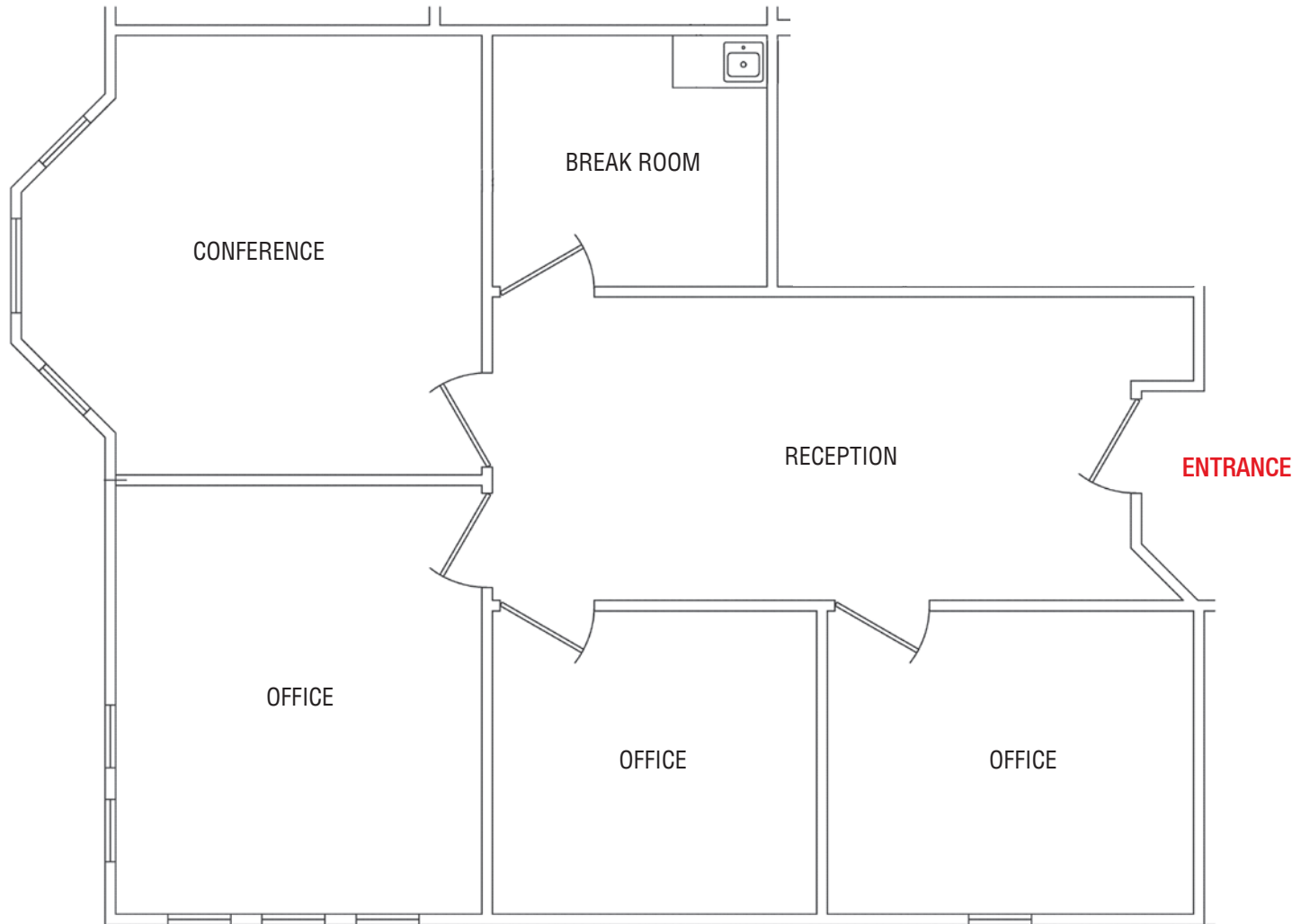
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**FLOOR PLAN**



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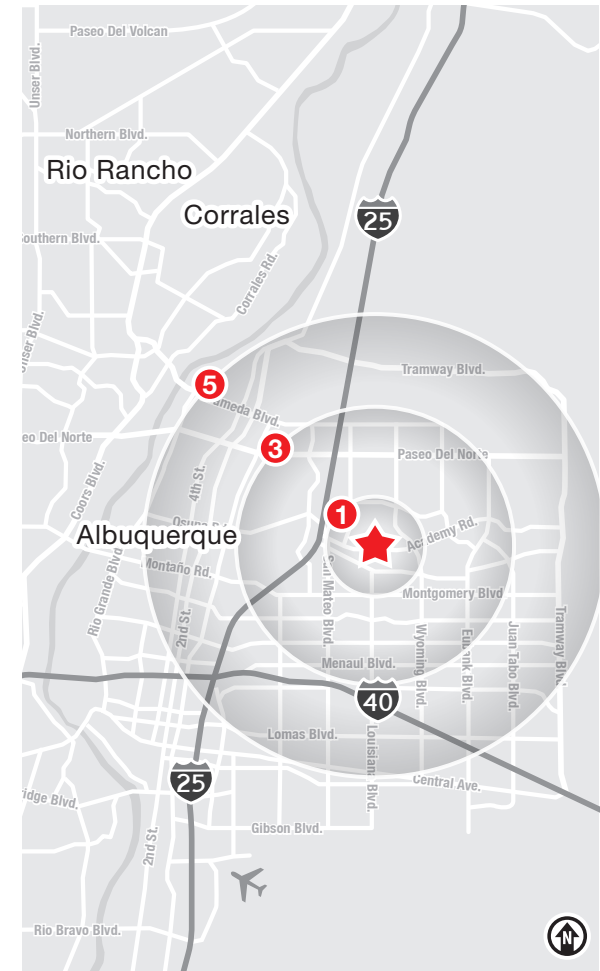
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,191	120,370	253,295
Average HH Income	\$93,365	\$98,575	\$103,483
Daytime Employment	6,919	95,670	177,425

2024 Forecasted by Esri



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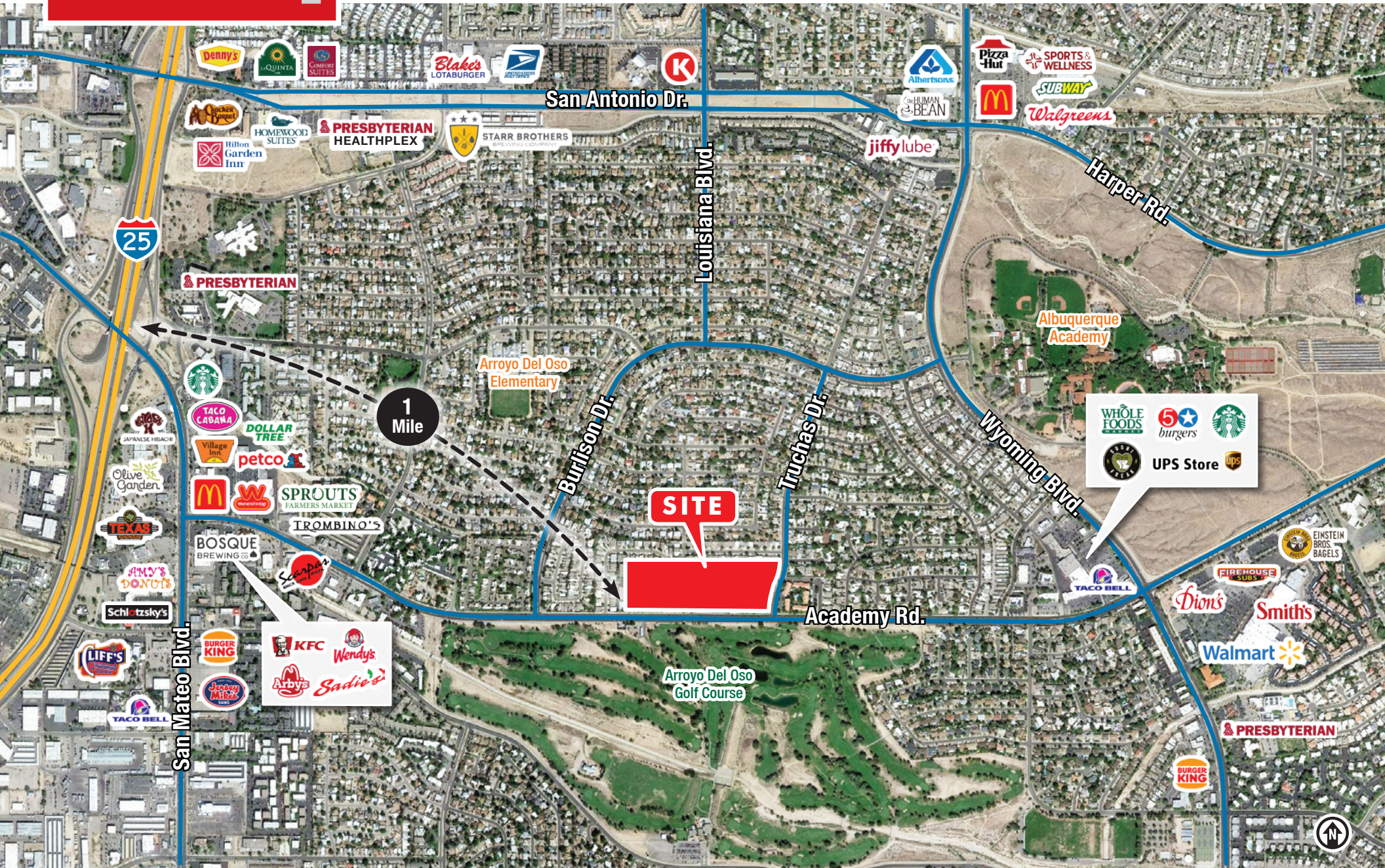
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