

**For
Lease**



Far Northeast Heights Office Suites

PENN-MONT OFFICE BUILDING



**±1,892 - 2,280 SF
Available**

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

NASunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer

lisa@sunvista.com | 505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Suite 201: $\pm 1,892$ SF
Suite 203: $\pm 2,280$ SF

LEASE RATE

\$18.00/SF Full Service

HIGHLIGHTS

- Beautiful two-story building with elevator access
- Tenant mix of professional and medical users
- Plentiful parking on all sides of building
- Lobby with stunning atrium
- Building signage and monument signage available

ZONING

- MX-L

LOCATION

- SWQ Montgomery Blvd. & Pennsylvania St. NE

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

SUITE 203



NAISunVista

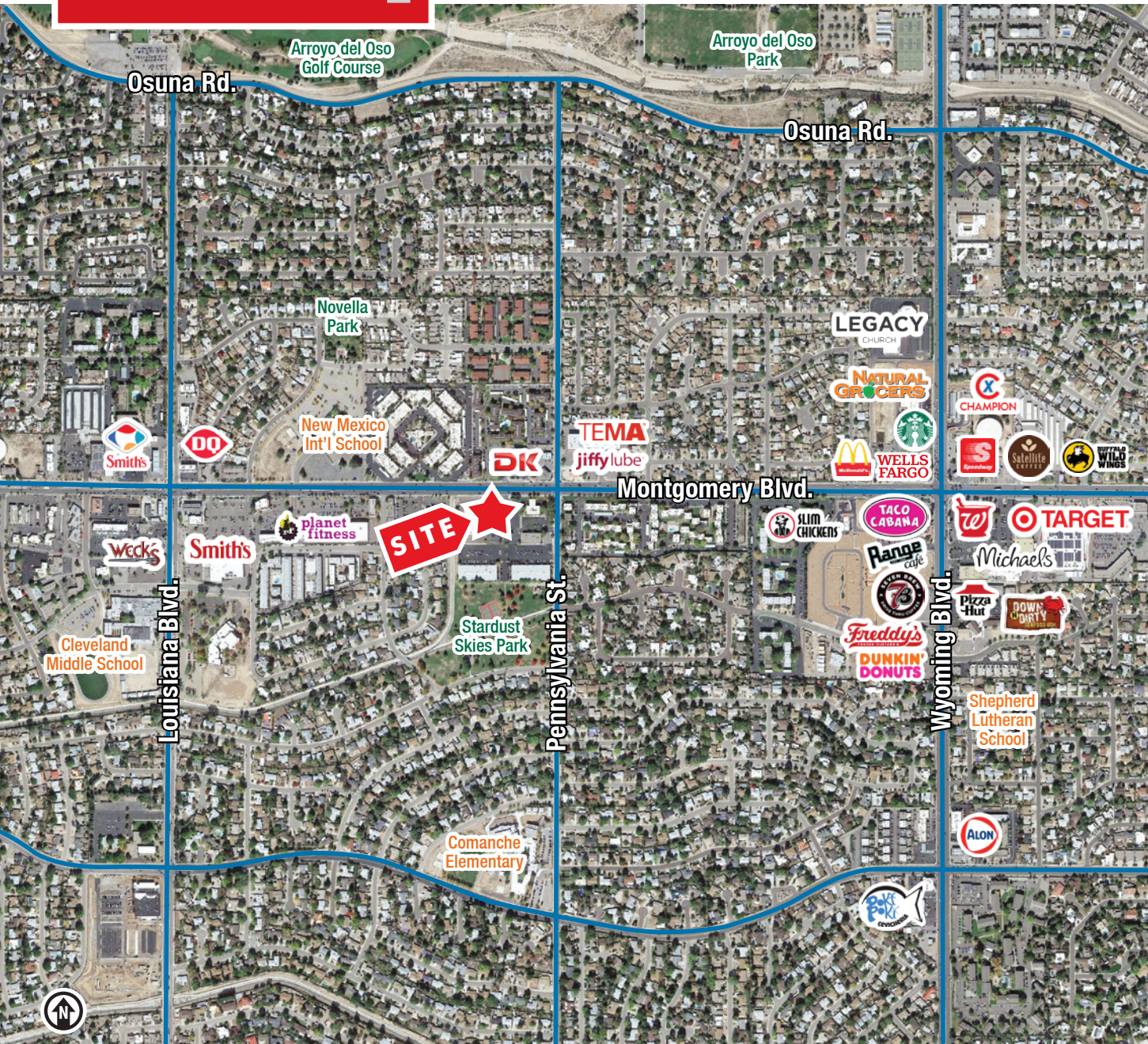
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,600	132,701	298,041
Average HH Income	\$105,666	\$88,699	\$97,401
Daytime Employment	4,367	89,837	193,869

2024 Forecasted by Esri



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

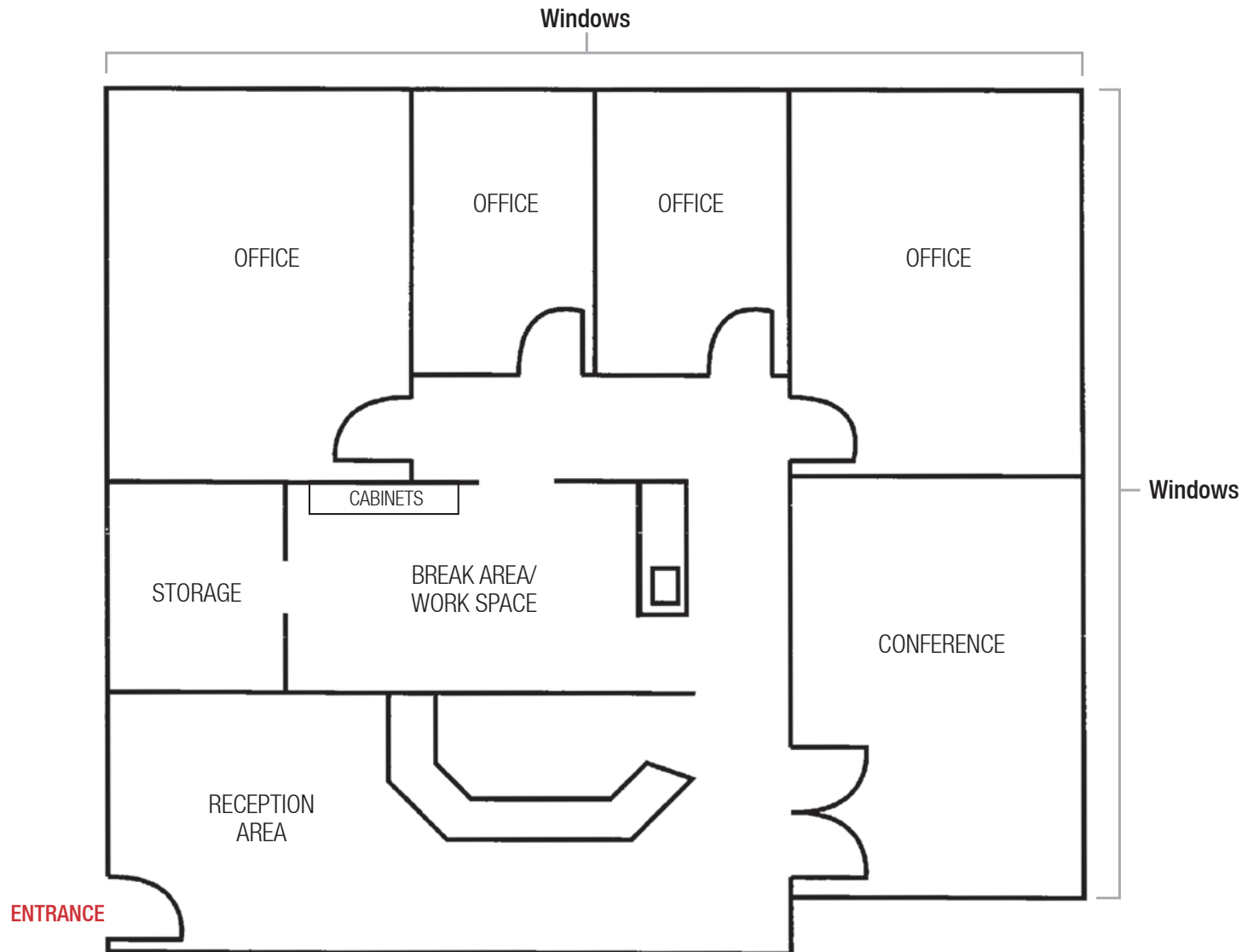
For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

SUITE 201

±1,892 SF



For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

SUITE 203

±2,280 SF

