

For Lease



Northeast Heights Office Suites

BEAR CANYON PROFESSIONAL PARK II



5345 Wyoming Blvd. NE | Albuquerque, NM 87109

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±250 - 504 SF Available

Todd Strickland

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Rob Bridges CCIM

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Austin Famiglietta

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Bear Canyon Professional Park II



PROPERTY

AVAILABLE

Suite 107: ±504 SF
\$756/Mo. Full Service

Suite 201: ±250 SF
\$375/Mo. Full Service

HIGHLIGHTS

- Best value & most convenient location in Northeast Heights
- Just south of the intersection of Wyoming & Academy Blvds.
- Parking ratio: 4.2:1,000
- Near Walmart, Whole Foods and many other restaurants and amenities

ZONING

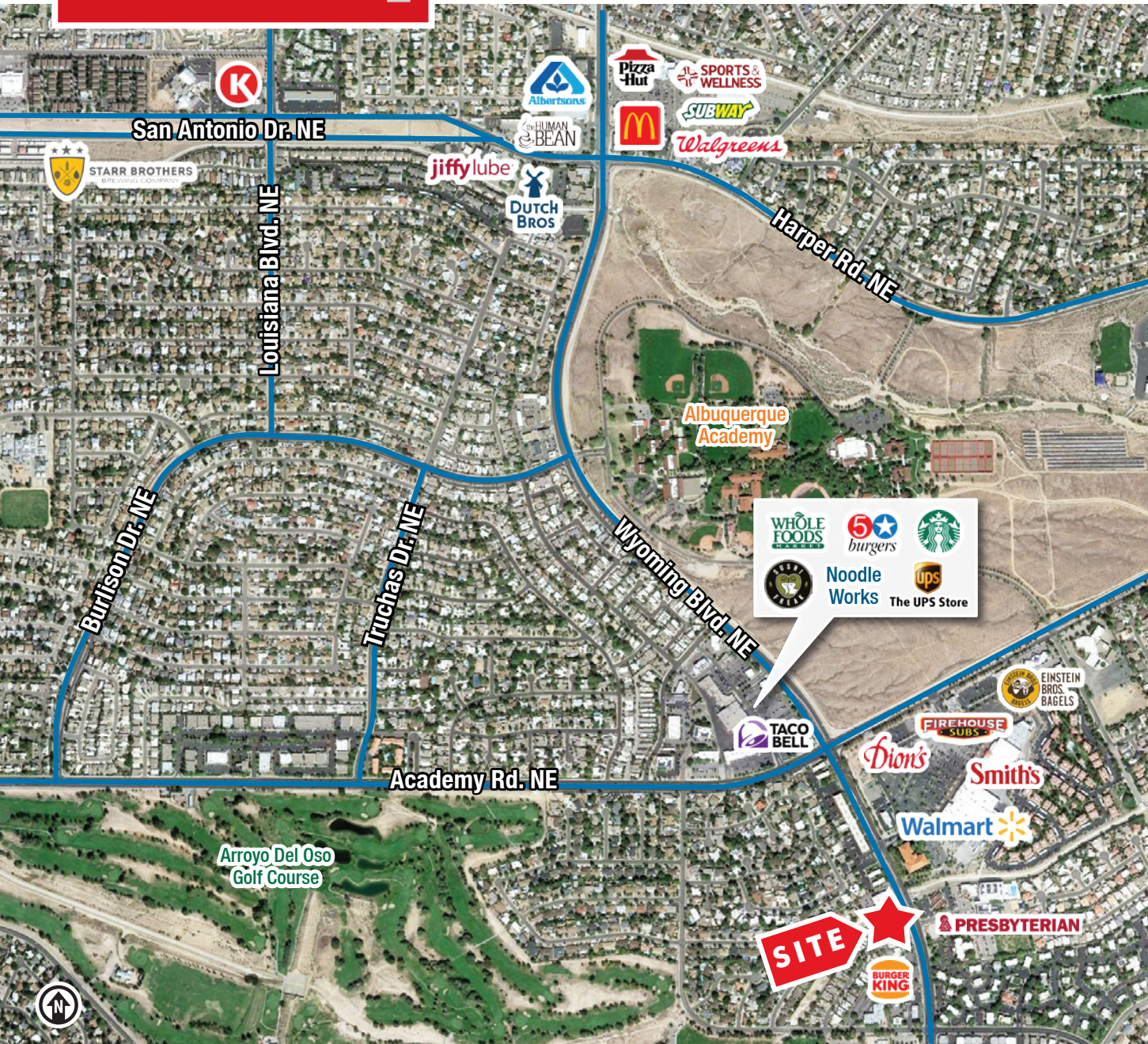
- **MX-T** 

LOCATION

SWQ Wyoming Blvd. &
Academy Rd. NE

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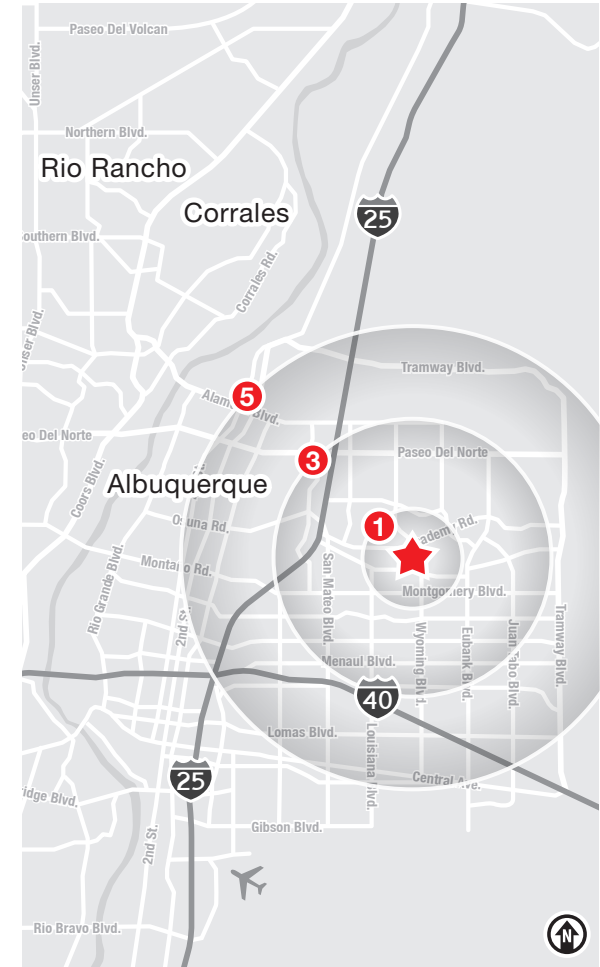
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,061	122,576	249,965
Average HH Income	\$99,426	\$102,631	\$103,919
Daytime Employment	6,203	80,267	158,464

2024 Forecasted by Esri



NAI SunVista

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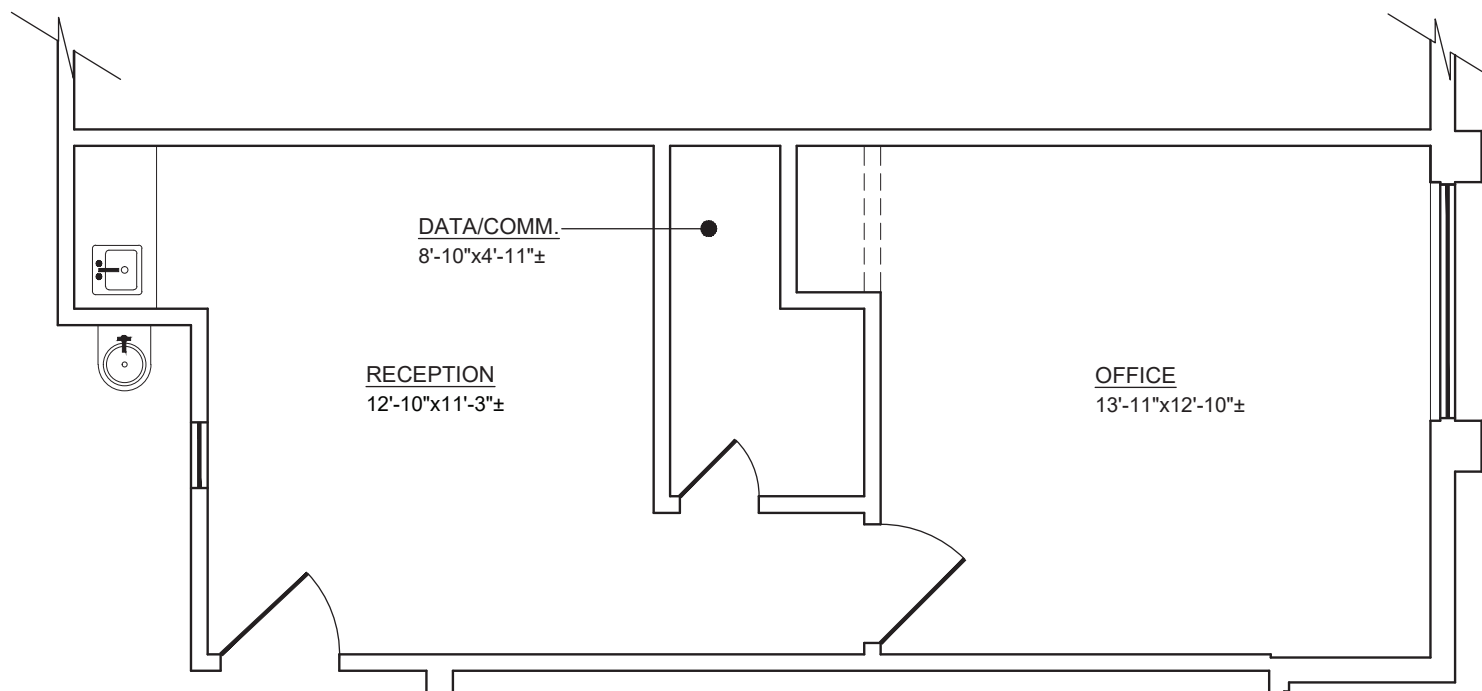
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FLOOR PLAN

AVAILABLE

Suite 107: ±504 SF



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FLOOR PLAN

AVAILABLE

Suite 201: ± 250 SF

