

**For  
Lease**



# Professional Office Suite

GREAT NORTHEAST HEIGHTS LOCATION



## NORTH TOWNE OFFICE PARK

**\$20.50/SF Full Service**  
**±1,095 RSF Available**

7801 Academy Rd. NE | Building 1 | Albuquerque, NM 87109

**DJ Brigman** SIOR, CCIM  
DJ@sunvista.com | 505 998 1562

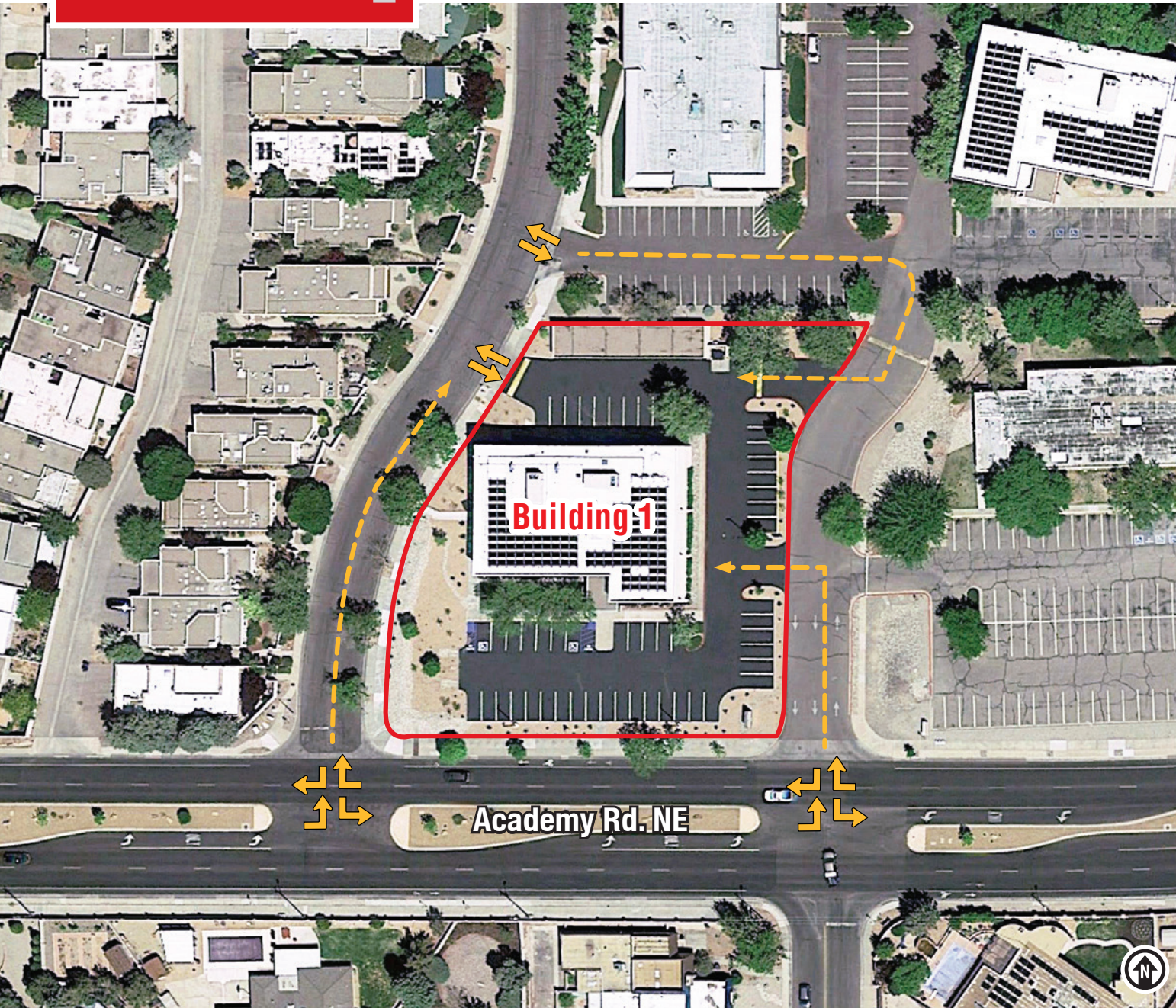
**Dave Hill** CCIM, SIOR  
dave@sunvista.com | 505 238 6413

**NASunVista** ] **Got Space**<sup>™</sup>

Opening the Door to Commercial Real Estate Excellence

For Lease

7801 Academy Rd. NE | Building 1 | Albuquerque, NM 87109



## PROPERTY

### AVAILABLE

Suite 200: ±1,095 RSF

### LEASE RATE

\$20.50/SF Full Service

### HIGHLIGHTS

- Suite 200 has three offices and reception area
- Large monument sign
- Video surveillance security
- 4:1,000 parking ratio
- Near restaurants and many other amenities

### ZONING

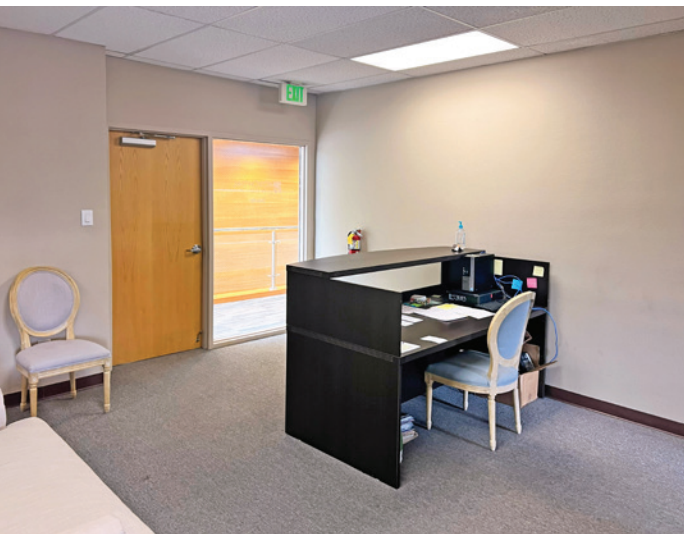
- [MX-L](#) 

### LOCATION

NEQ Academy Rd. & Wyoming Blvd. NE

**For Lease**

7801 Academy Rd. NE | Building 1 | Albuquerque, NM 87109



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**DJ Brigman** SIOR, CCIM  
DJ@sunvista.com  
505 998 1562

**Dave Hill** CCIM, SIOR  
dave@sunvista.com  
505 238 6413

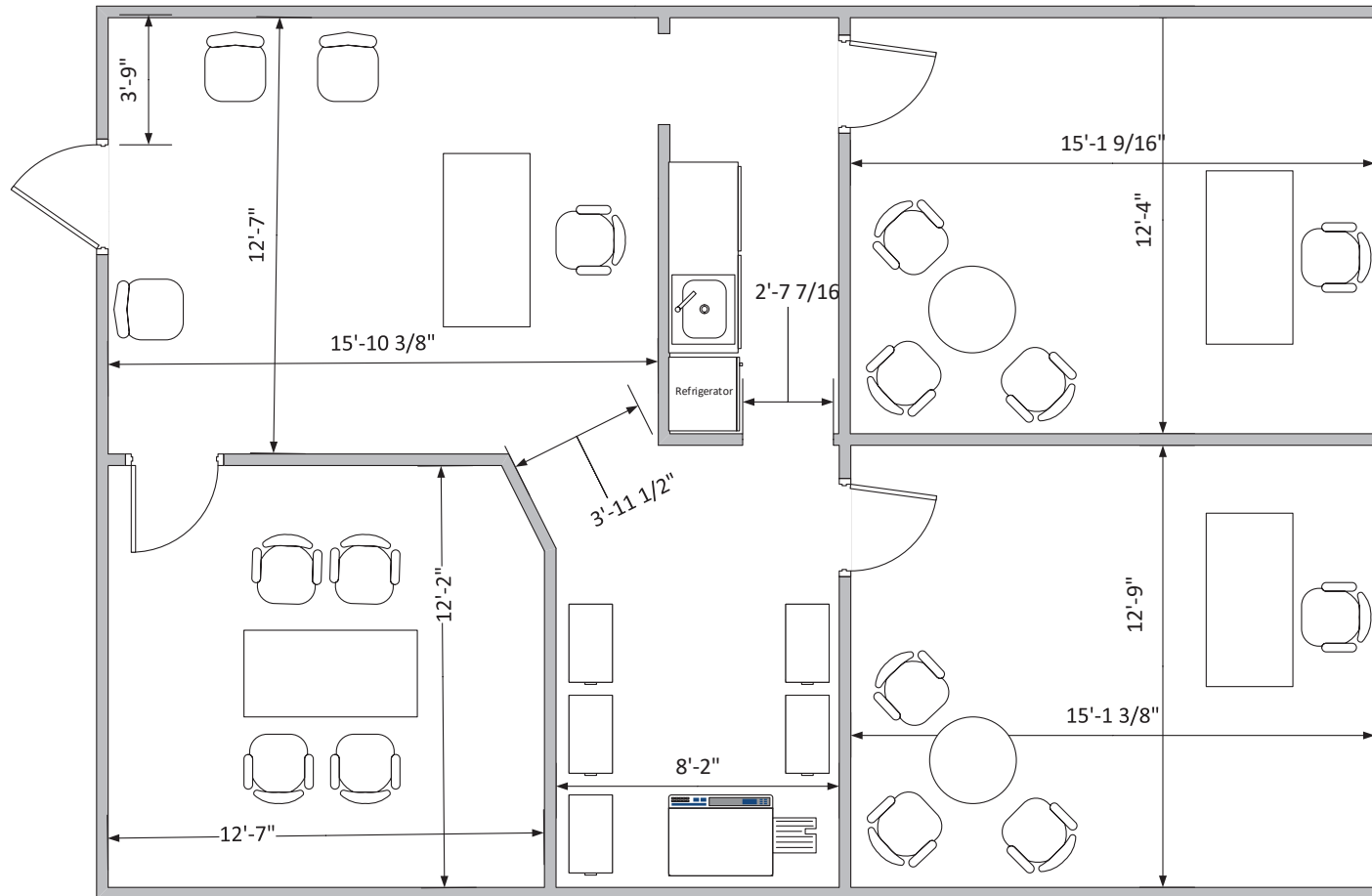
**For Lease**

7801 Academy Rd. NE | Building 1 | Albuquerque, NM 87109

**FLOOR PLAN**

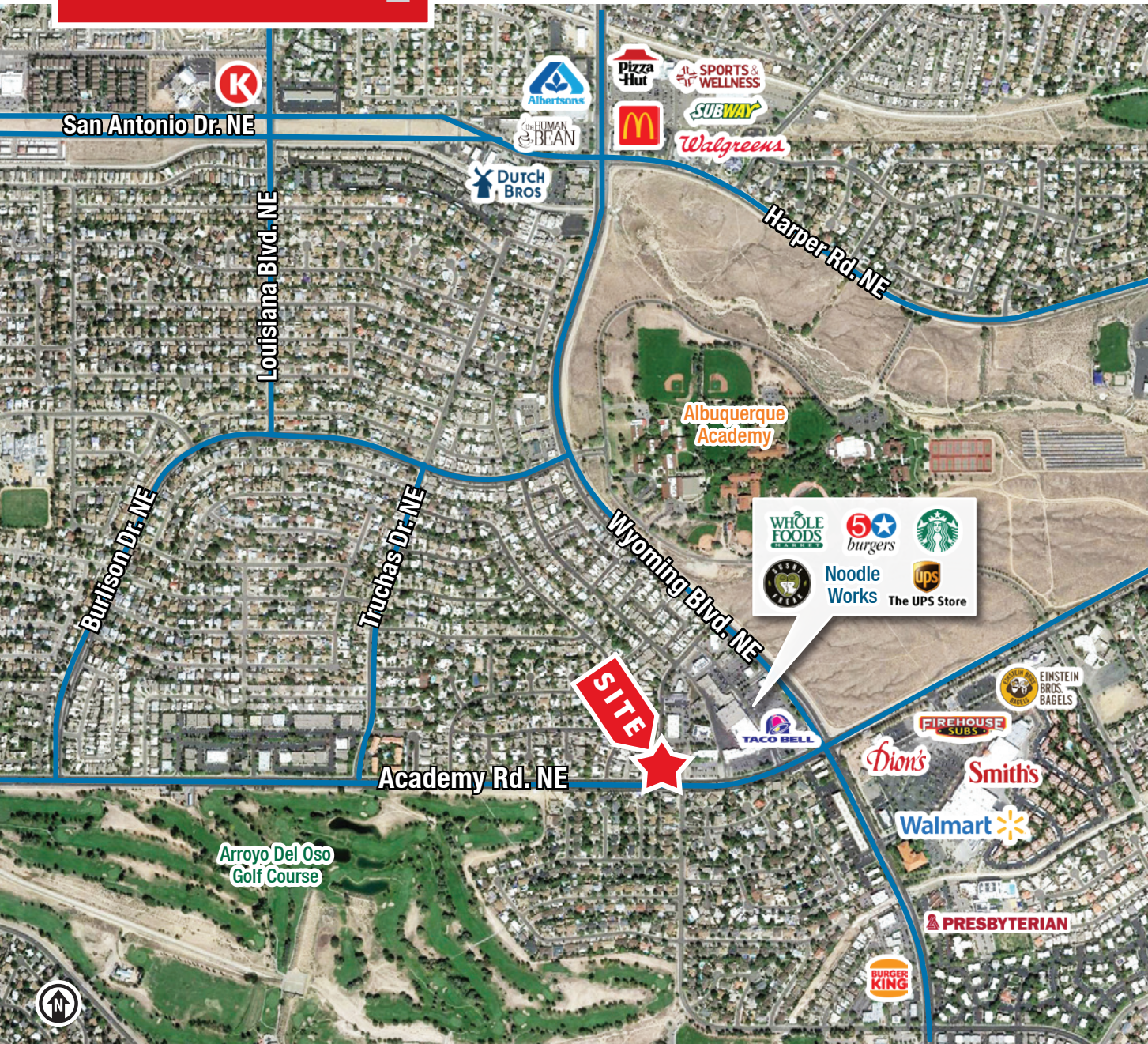
**AVAILABLE**

Suite 200: ±1,095 SF



# For Lease

7801 Academy Rd. NE | Building 1 | Albuquerque, NM 87109



## 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

