Office With Premier Building Amenities

ACADEMY OFFICE PARK IN THE NORTHEAST HEIGHTS

For Lease



AWARDS OF EXCELLENCE 2024 NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS WINNER

6739 Academy Rd. NE | Albuquerque, NM 87109

±230 RSF Available

Debbie Harms CCIM, SIOR
Owner/Broker
debbie@sunvista.com | 505 975 0784

Lisa Mercer CCIM
lisa@sunvista.com | 505 235 8503

Martha Carpenter
martha@sunvista.com | 505 228 0154

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

6739 Academy Rd. NE | Albuquerque, NM 87109


Shared Training Room


Shared Conference Room


Shared Break Area

PROPERTY

AVAILABLE

Suite 252: ±230 RSF

LEASE RATE

$750/Month Full Service

HIGHLIGHTS

- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Shared training, conference rooms and break area in the building
- 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

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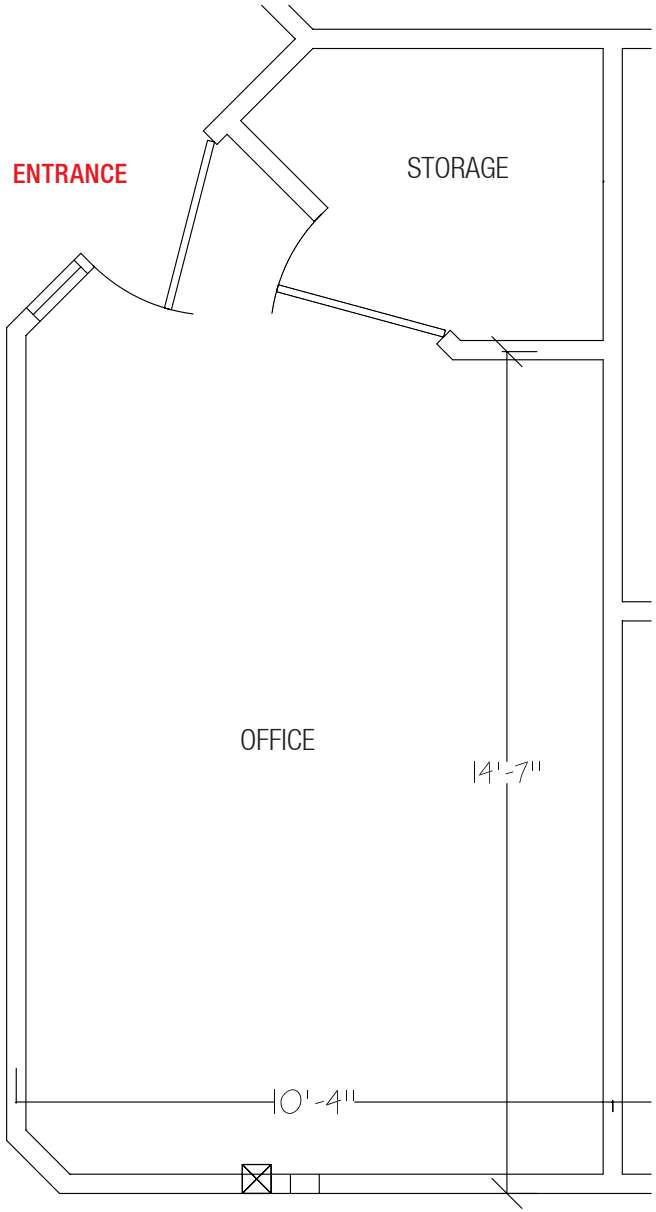
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FLOOR PLAN



SUITE 252

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$750/Mo. Full Service



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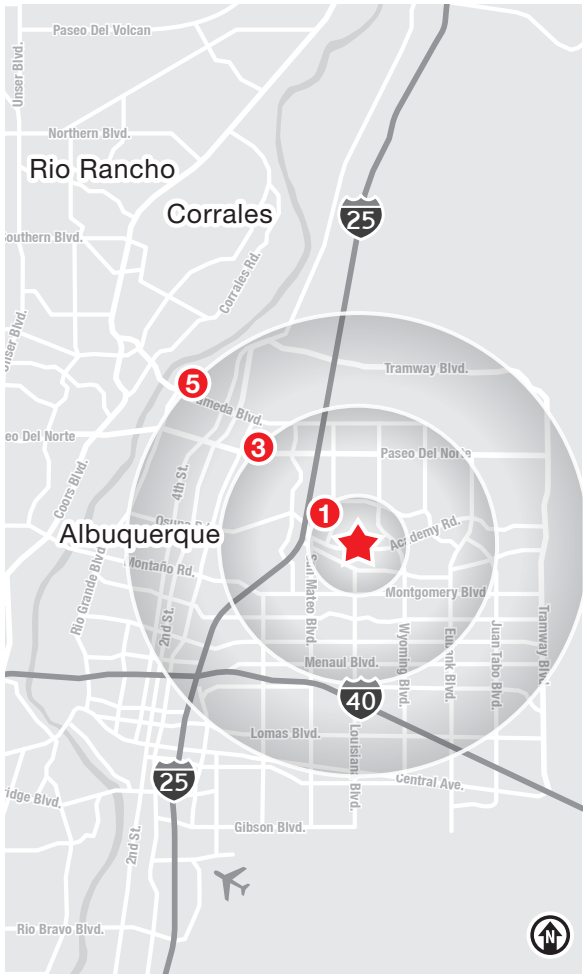
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,172	121,457	255,863
Average HH Income	$101,549	$109,217	$112,864
Daytime Employment	6,516	89,723	166,936

2026 Forecasted by Esri



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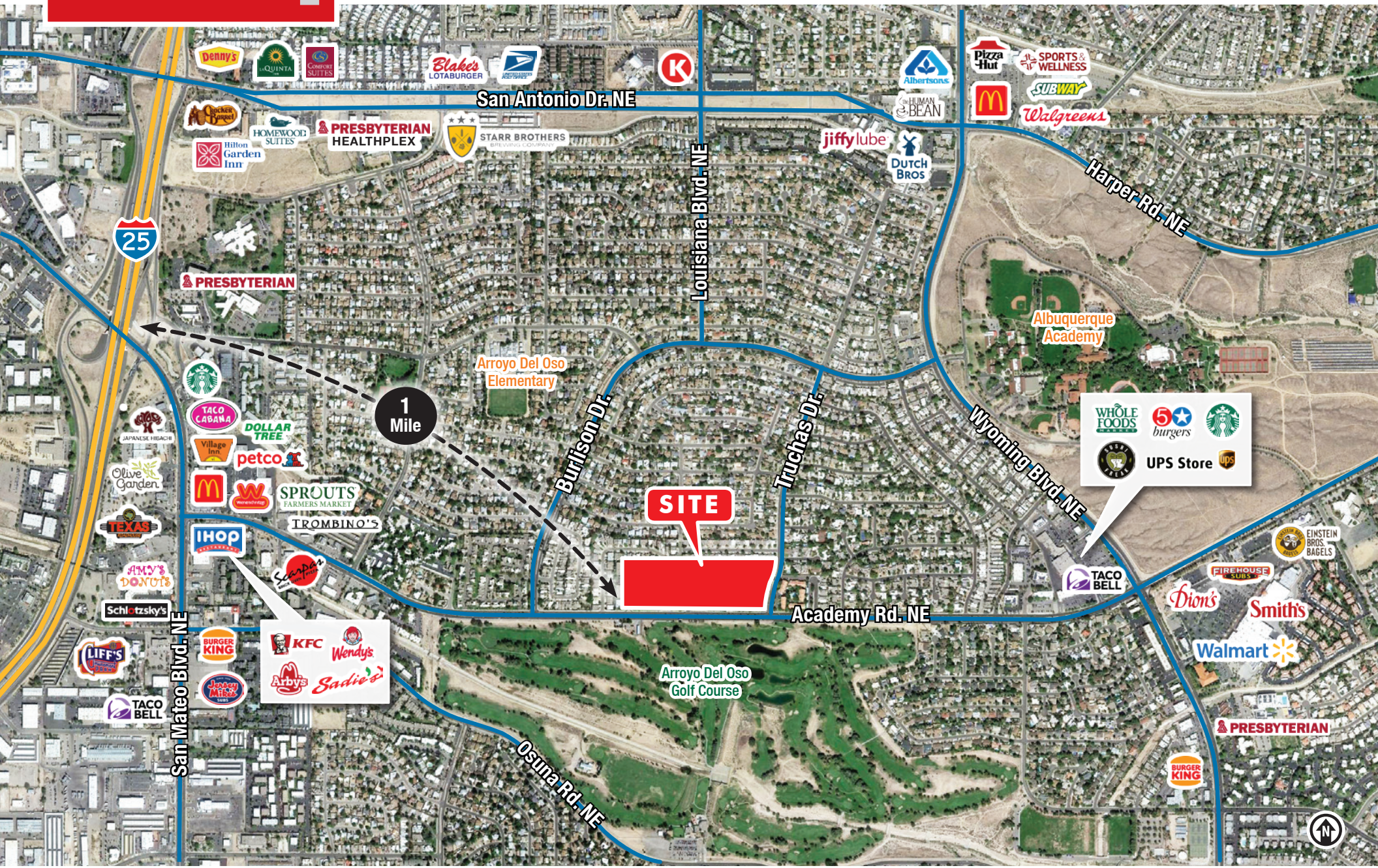
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