

Office With Premier Building Amenities

ACADEMY OFFICE PARK IN THE NE HEIGHTS

For Lease



6739 Academy Rd. NE | Albuquerque, NM 87109

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±766 SF Available

Debbie Harms CCIM, SIOR

Owner/Broker
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Lisa Mercer CCIM

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Martha Carpenter

martha@sunvista.com | 505 228 0154

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Shared Training Room



Shared Conference Room



Shared Break Area

PROPERTY

AVAILABLE

Suite 250: ±766 SF
Available January 1, 2026

LEASE RATE

\$21.00/SF 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

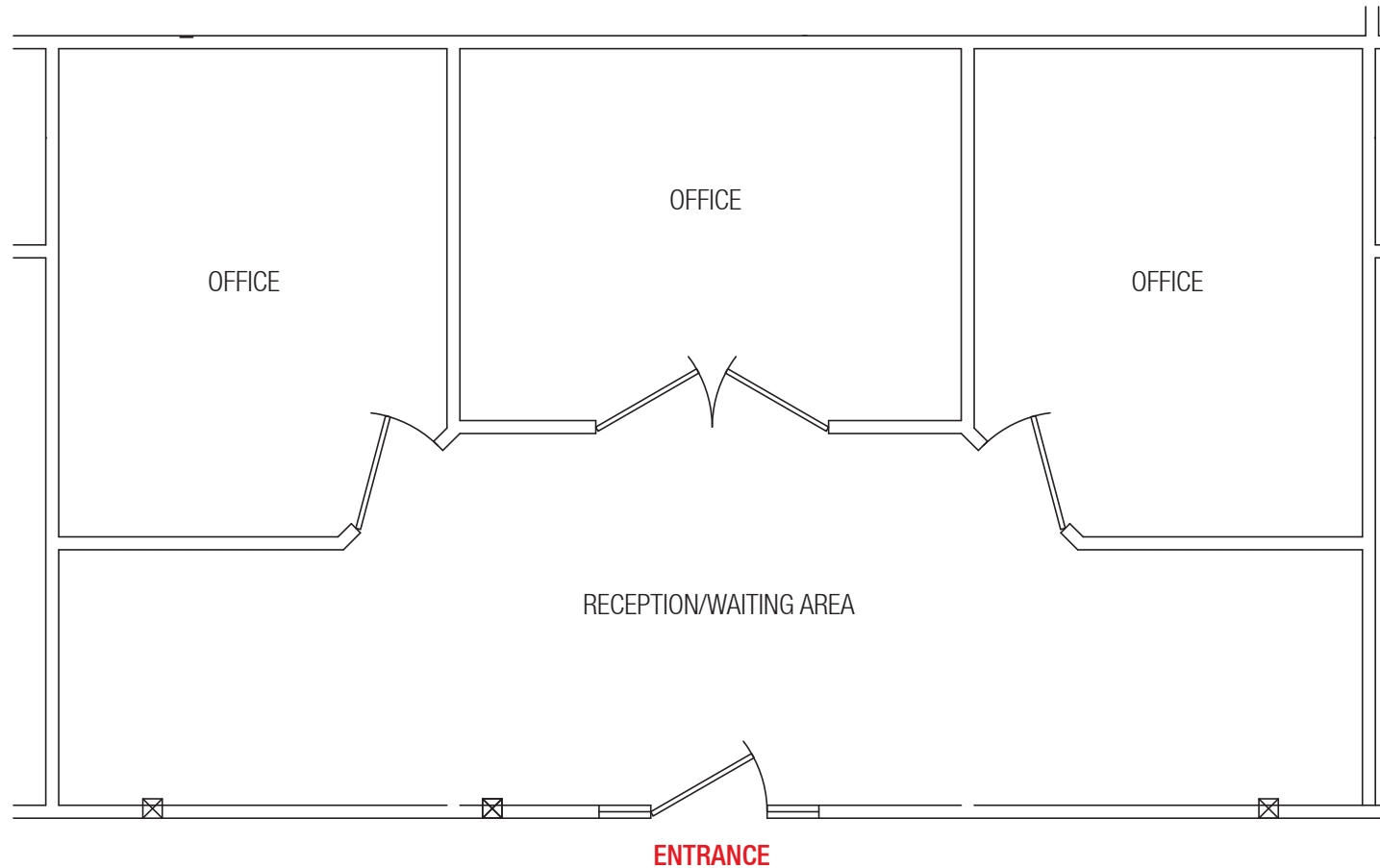
- NWQ Academy Rd. & Truchas Dr. NE



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FLOOR PLAN



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ACADEMY
OFFICE PARK

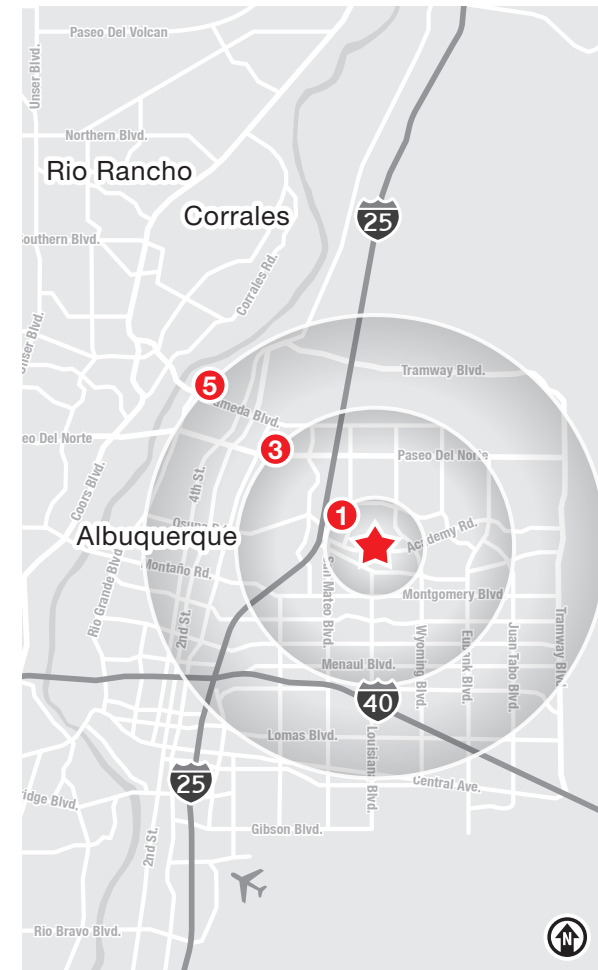
6739 Academy Rd.

ARROYO DEL OSO
GOLF COURSE

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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Albuquerque, NM 87110

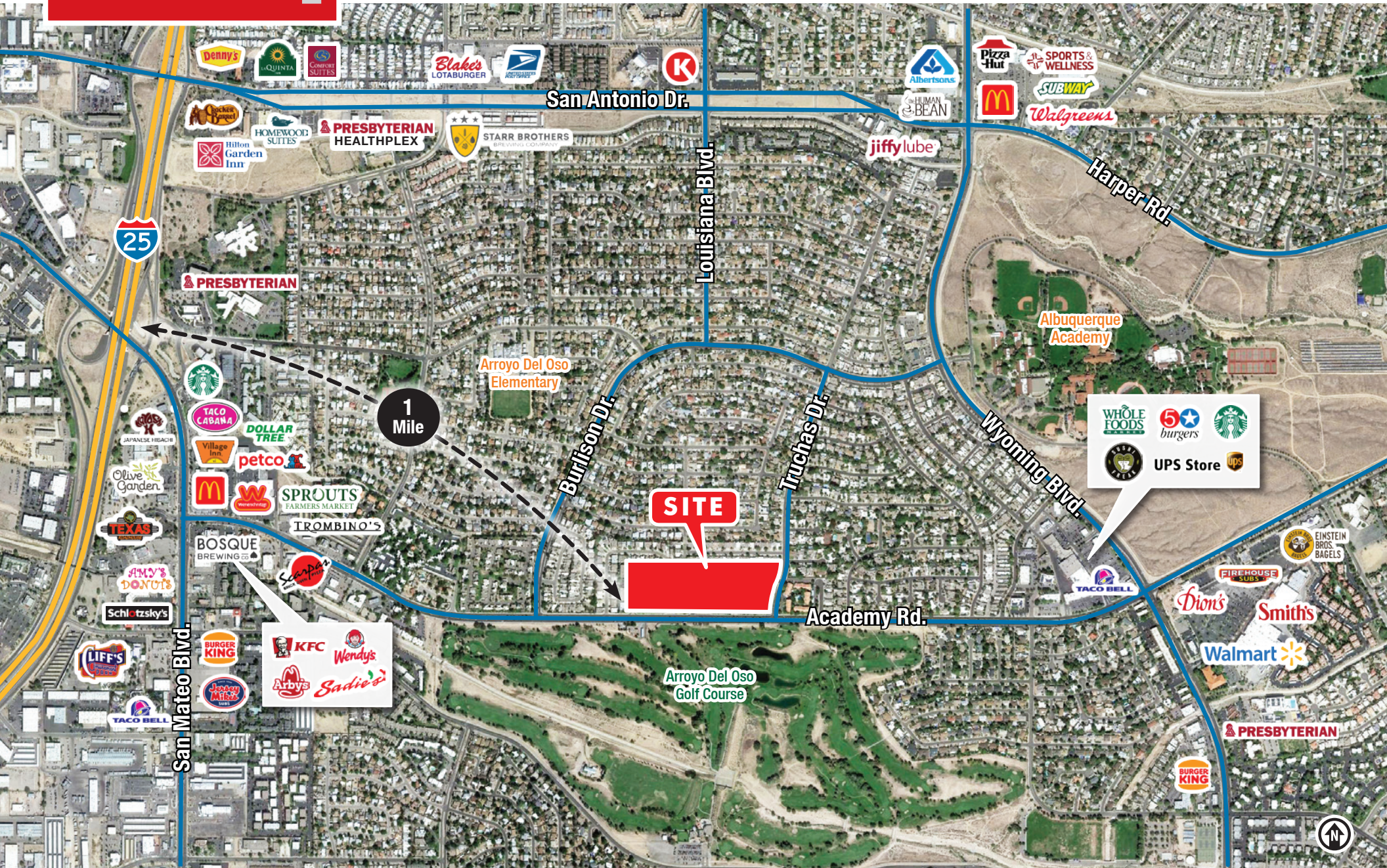
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