

**For  
Lease**



# Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



**±95 - 120 SF Available**

6739 Academy Rd. NE | Albuquerque, NM 87109

**Debbie Harms** CCIM, SIOR

Owner/Broker  
debbie@sunvista.com | 505 975 0784

**Lisa Mercer** CCIM

lisa@sunvista.com | 505 235 8503

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

#### Available March 1:

Suite 118: ±110 SF \$550/mo.

Suite 120: ±110 SF \$550/mo.

#### Available April 1:

Suite 112: ±110 SF \$550/mo.

Suite 114: ±110 SF \$550/mo.

Suite 116: ±120 SF \$600/mo.

Suite 132: ±95 SF \$500/mo.

### 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



*Shared Training Room*



*Shared Conference Room*



*Shared Break Area*



**NAI SunVista**

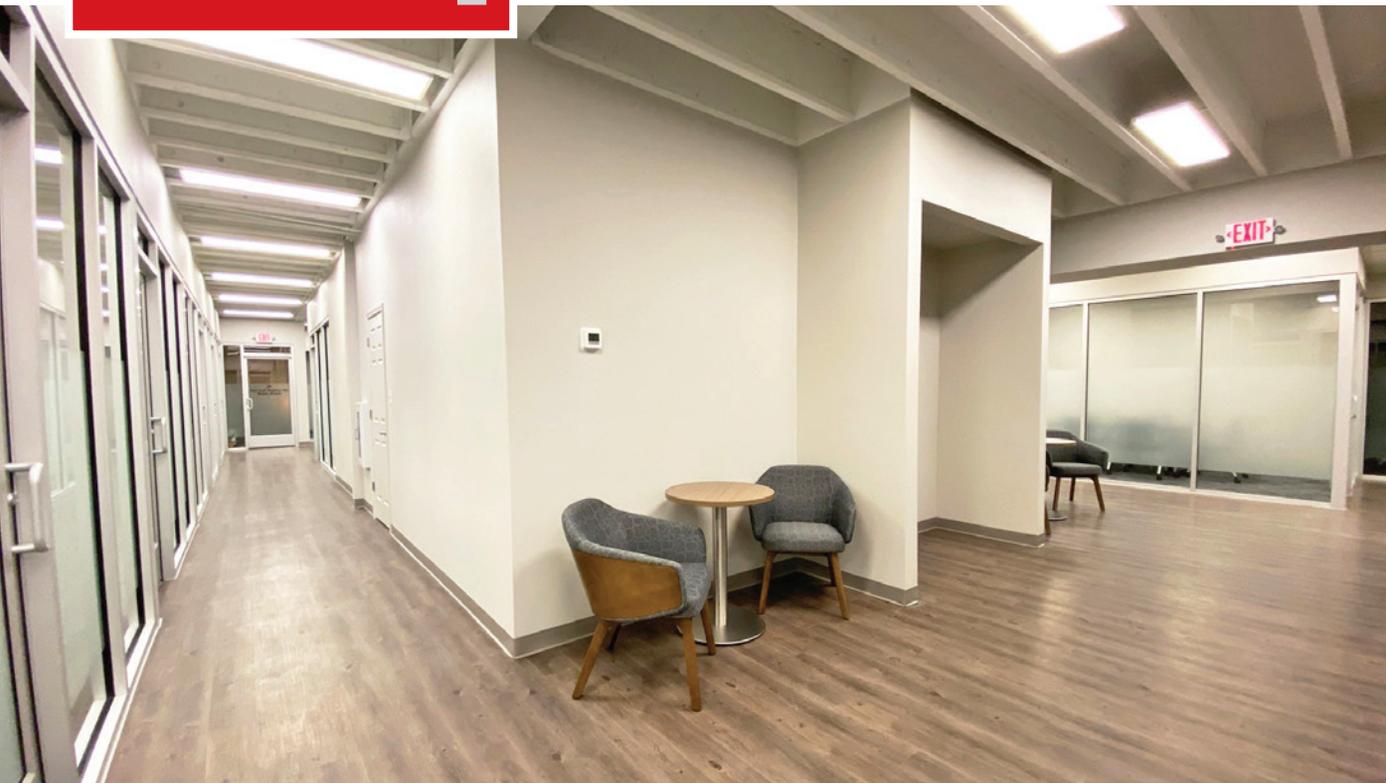
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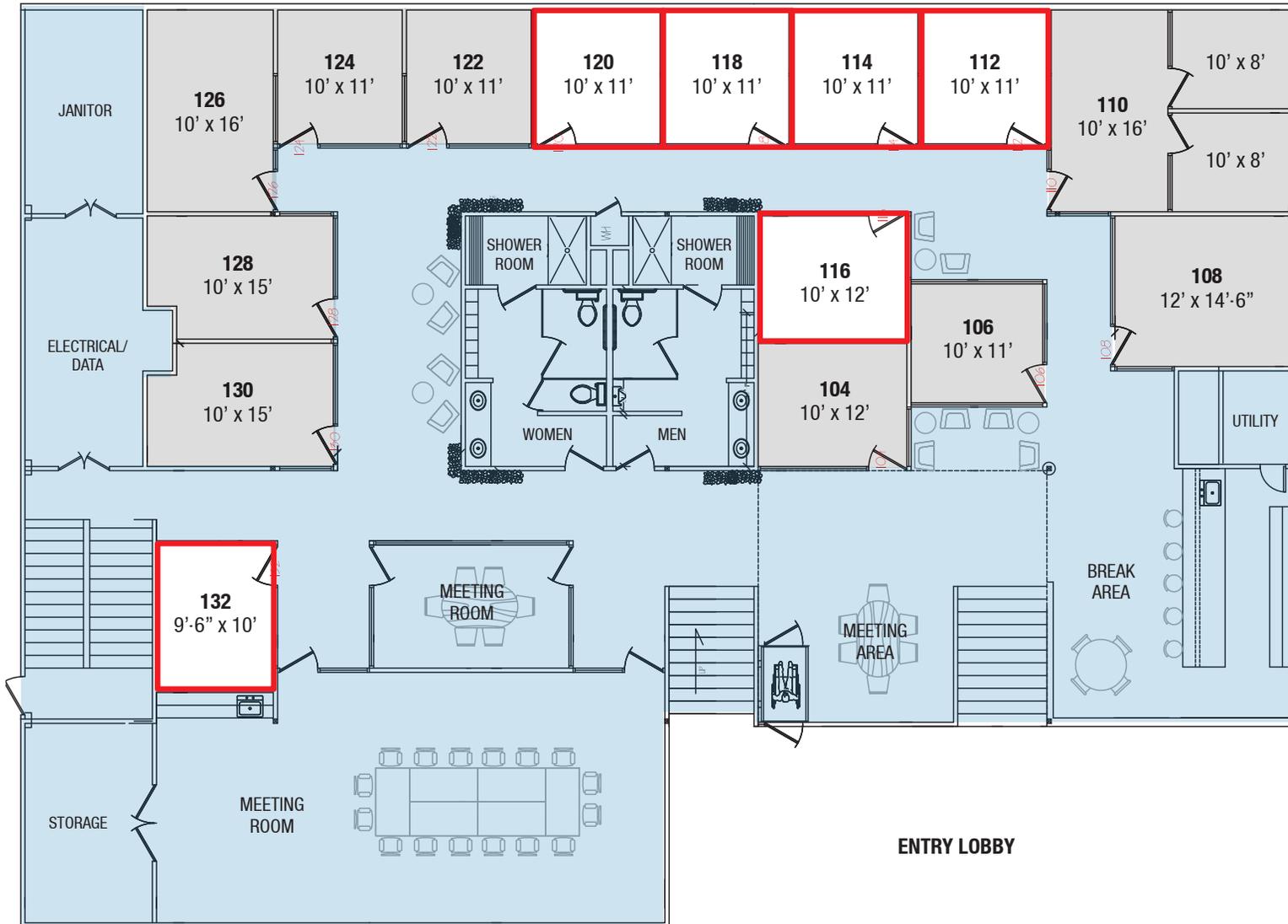
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## FLOOR PLAN



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 Available

 Leased

 Common Area



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**ACADEMY  
OFFICE PARK**

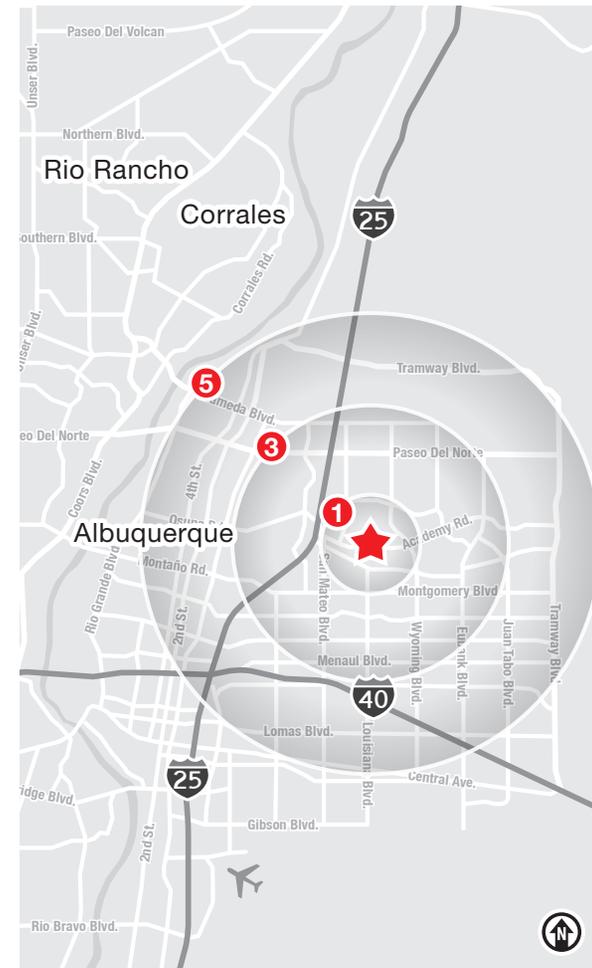
**6739 Academy Rd.**

**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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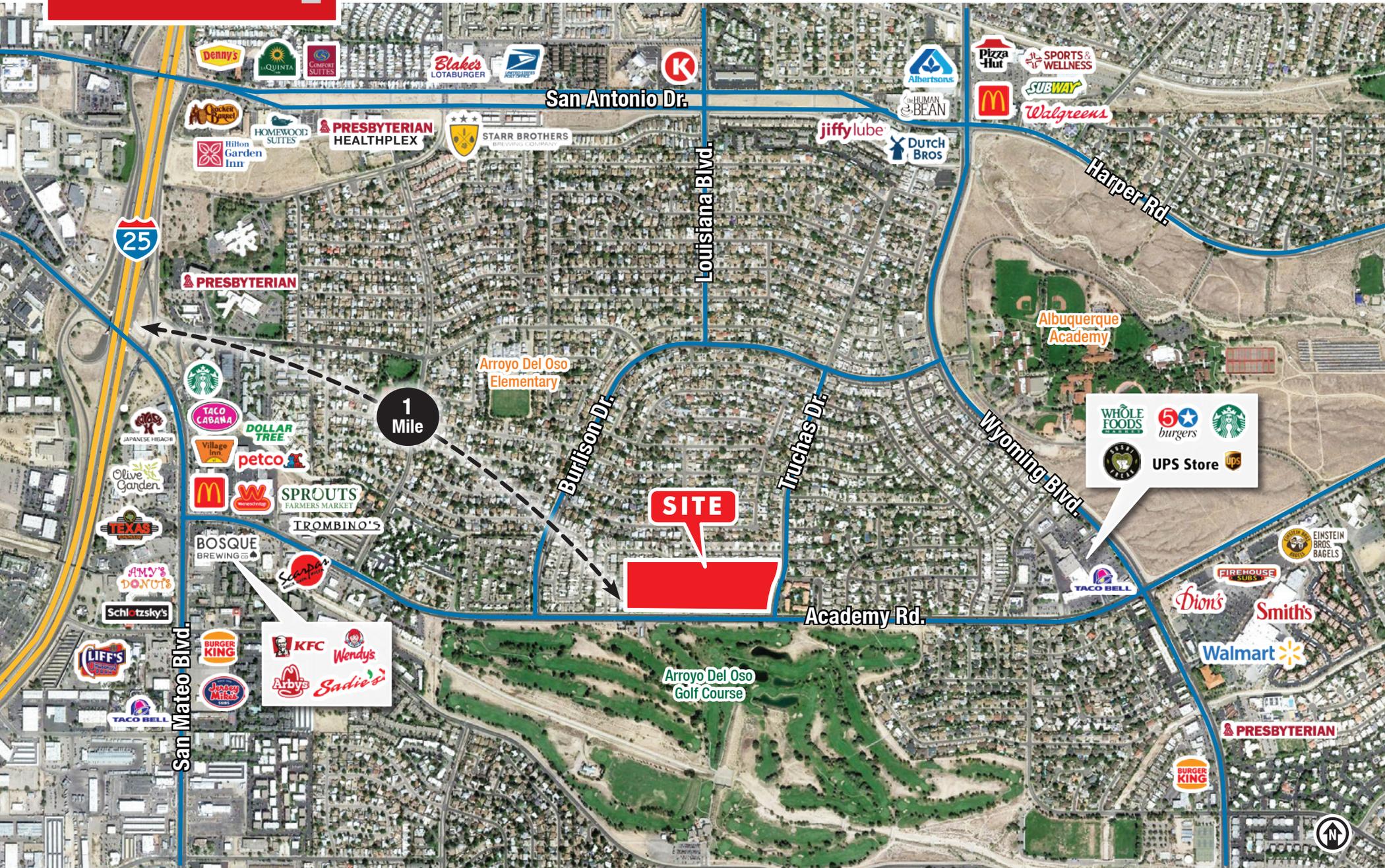
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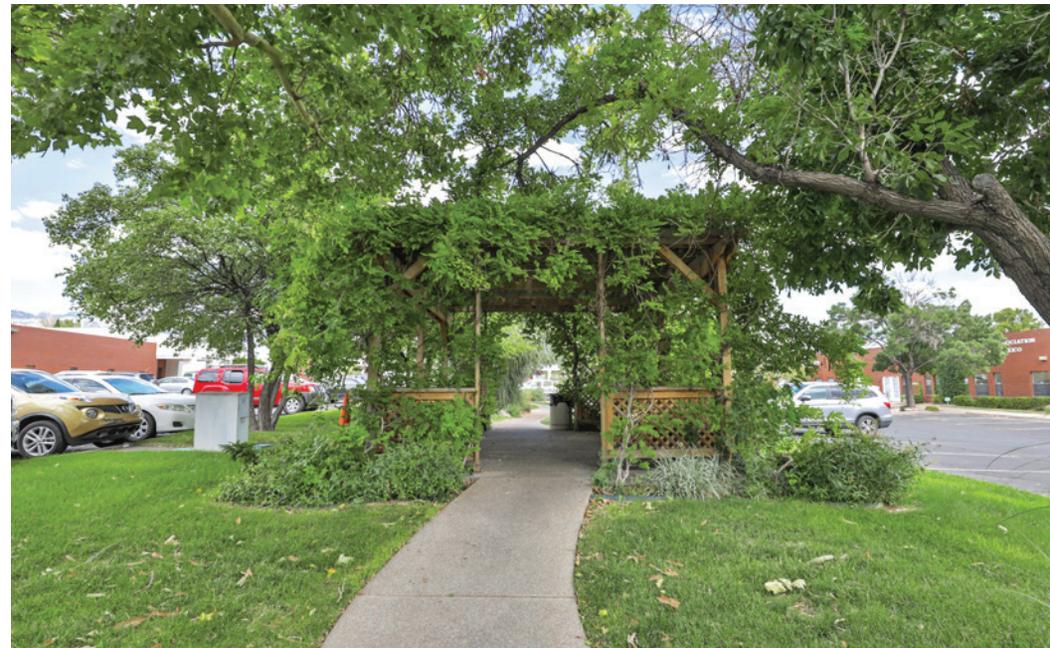
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