

**For
Lease**



Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6739 Academy Rd. NE | Albuquerque, NM 87109

±110-120 SF Available

Debbie Harms CCIM, SIOR
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NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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Shared Training Room



Shared Conference Room



Shared Break Area

PROPERTY

AVAILABLE

Suite 114: ±110 SF \$550/mo.

Suite 116: ±120 SF \$600/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



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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

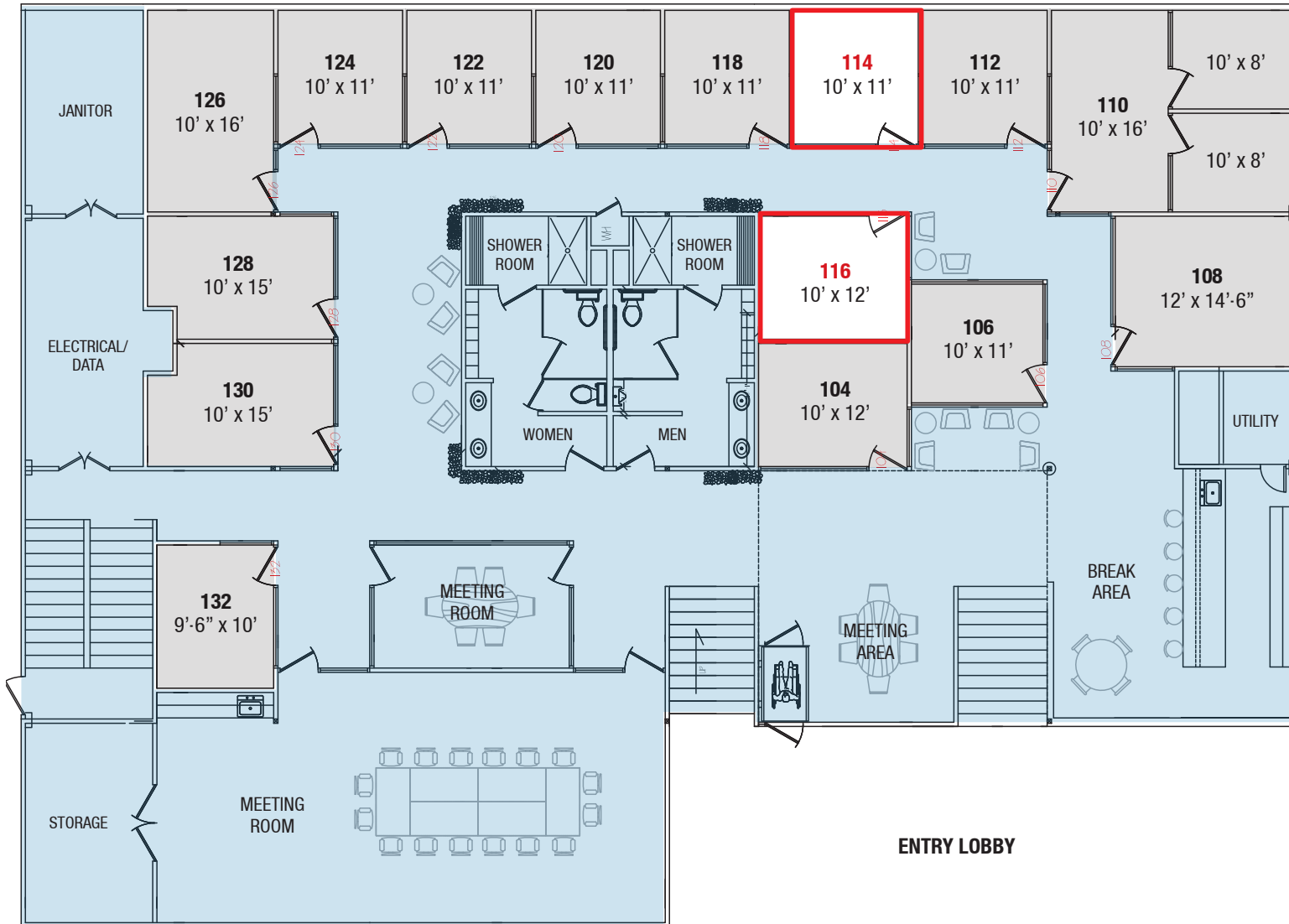
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FLOOR PLAN



EXECUTIVE SUITES

- Suite 114: ±110 SF
\$550/mo.
- Suite 116: ±120 SF
\$600/mo.

Available

Leased

Common Area



For Lease

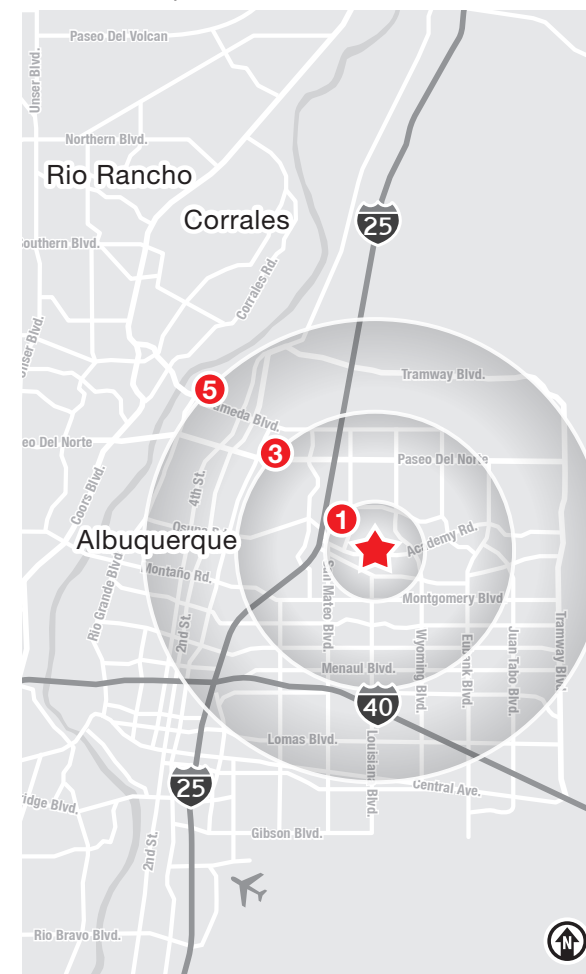
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LOCATION

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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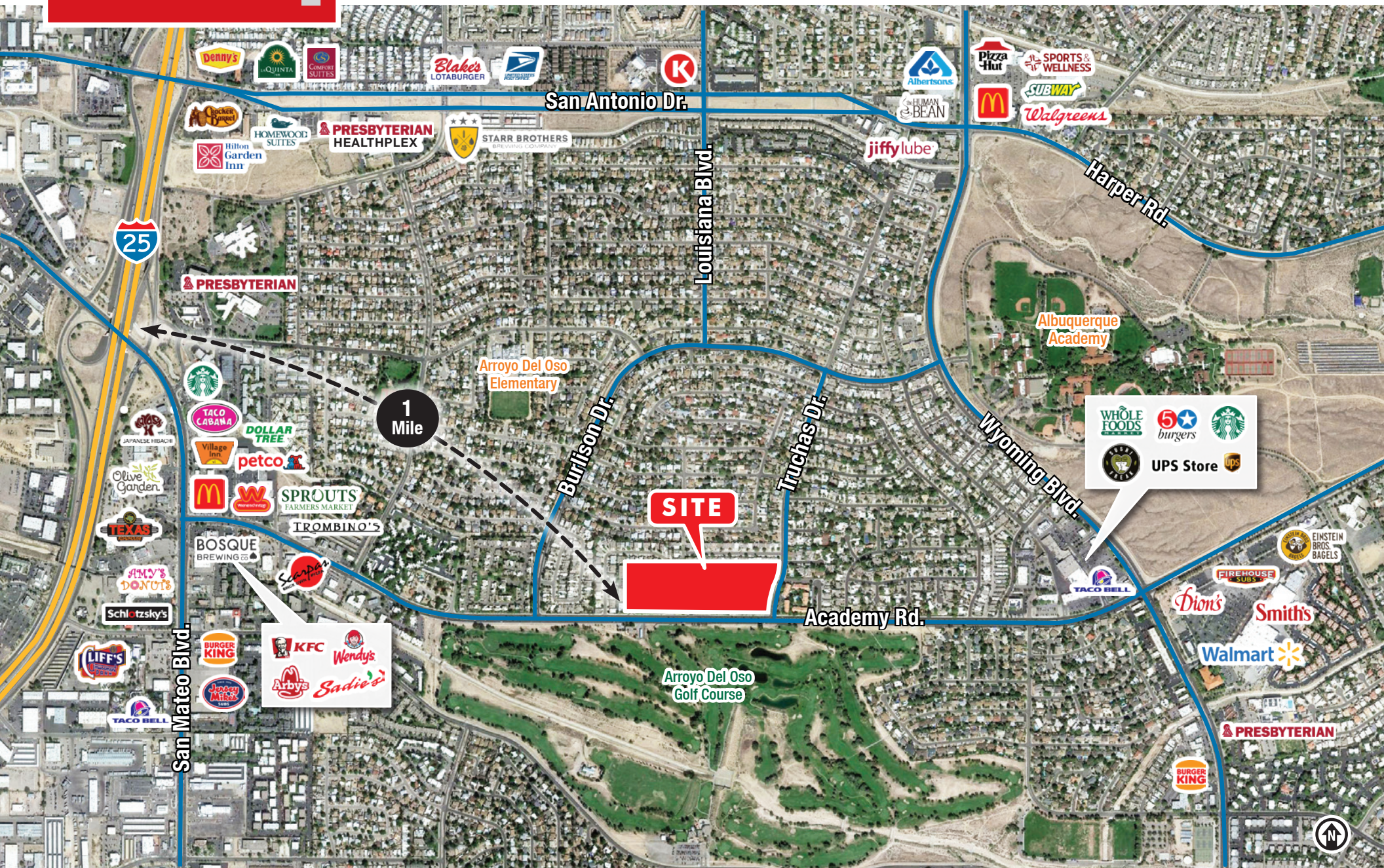
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