

**For
Lease**



Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6739 Academy Rd. NE | Albuquerque, NM 87109

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±95 - 120 SF Available

Debbie Harms CCIM, SIOR

Owner/Broker

debbie@sunvista.com | 505 975 0784

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

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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



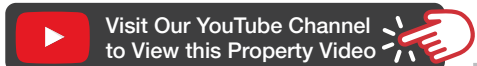
Shared Break Area

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2424 Louisiana Blvd. NE | Suite 100
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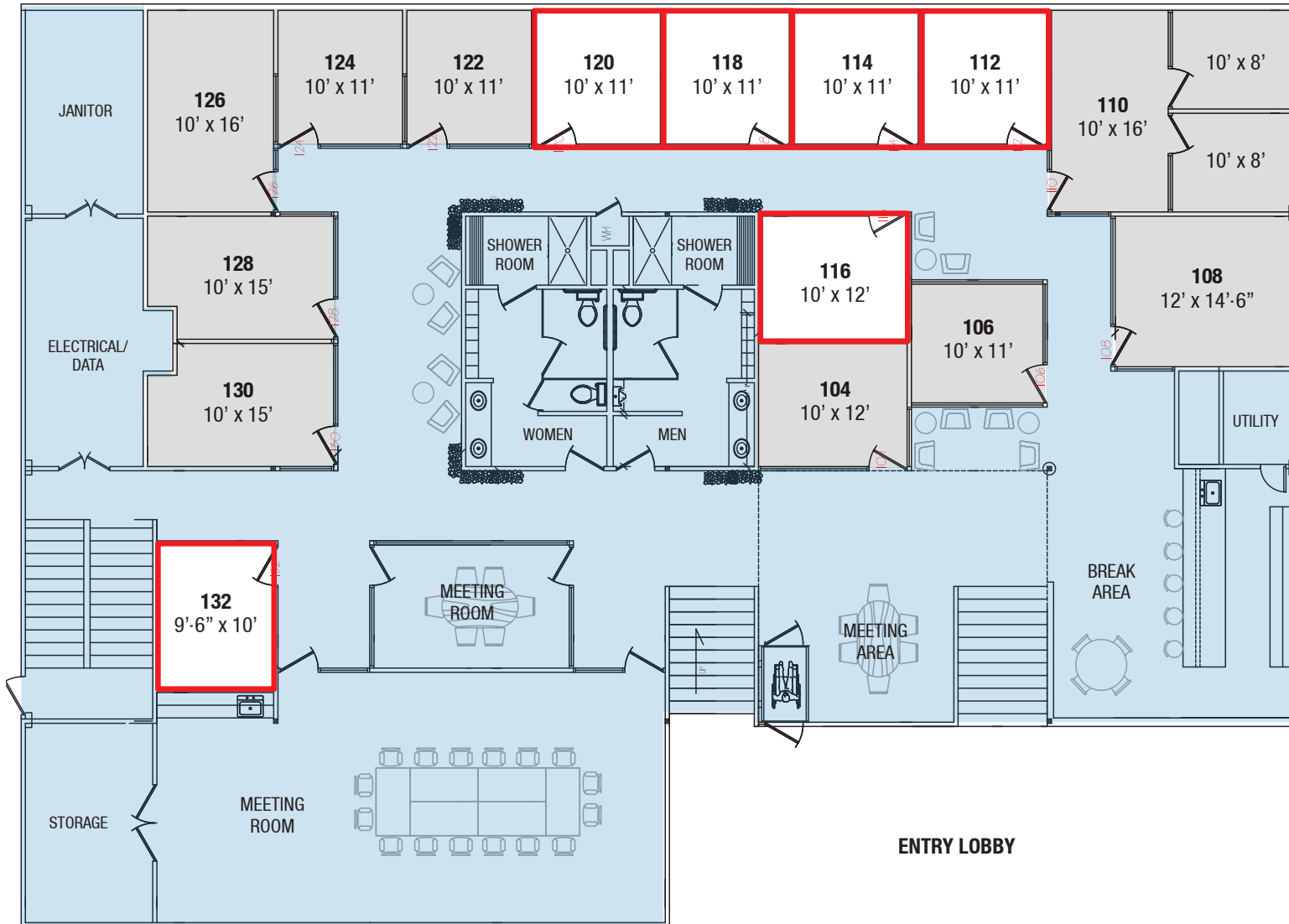
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FLOOR PLAN



EXECUTIVE SUITES

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Available

Leased

Common Area



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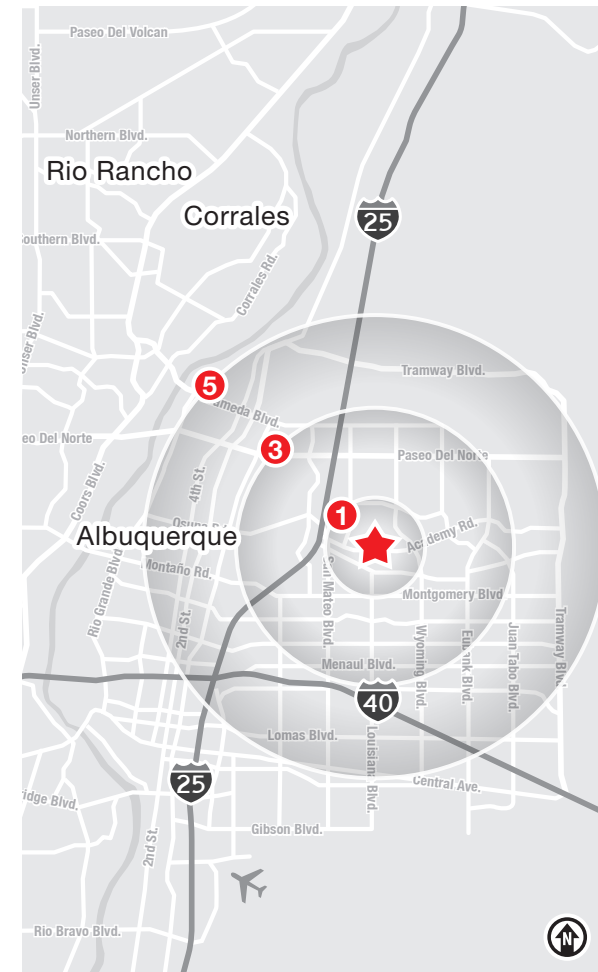
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LOCATION

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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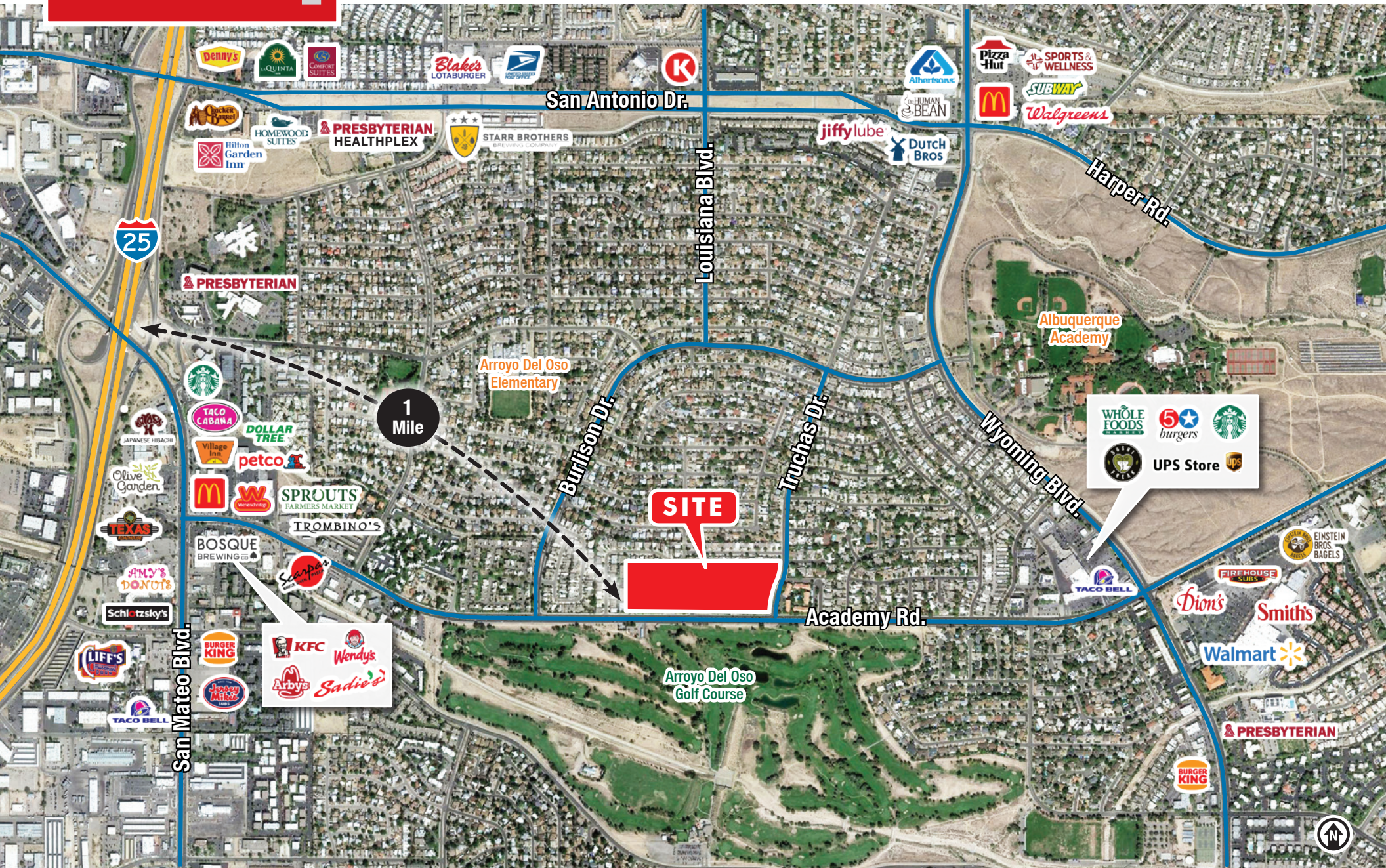
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