

**For Sale
or Lease**



Stand-Alone NE Heights Office

OWNER/USER OPPORTUNITY WITH PASSIVE INCOME



±6,468 SF For Sale: \$900,000
±3,234 SF For Lease

9910 Indian School Rd. | Albuquerque, NM 87112

NALSunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Micah Gray

micah@sunvista.com | 505 338 9878

DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

]

Aspen Building

FENCED PARKING

McKnight Ave

NE 1st St

No Left Turn

DJ Brigman SIOR, CCIM
DJ@sunvista.com
505 998 1562

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,355	149,266	276,654
Average HH Income	\$73,874	\$84,785	\$94,332
Daytime Employment	5,607	66,195	128,751

2024 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com | [f](#) [t](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

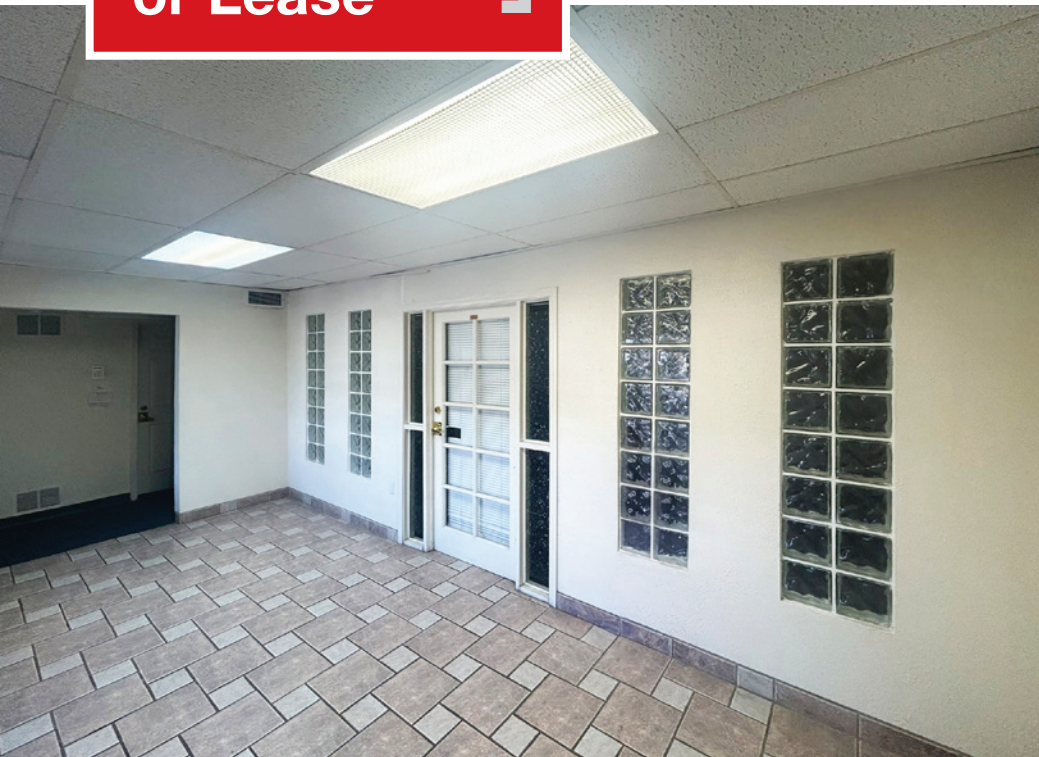
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1ST FLOOR



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2ND FLOOR



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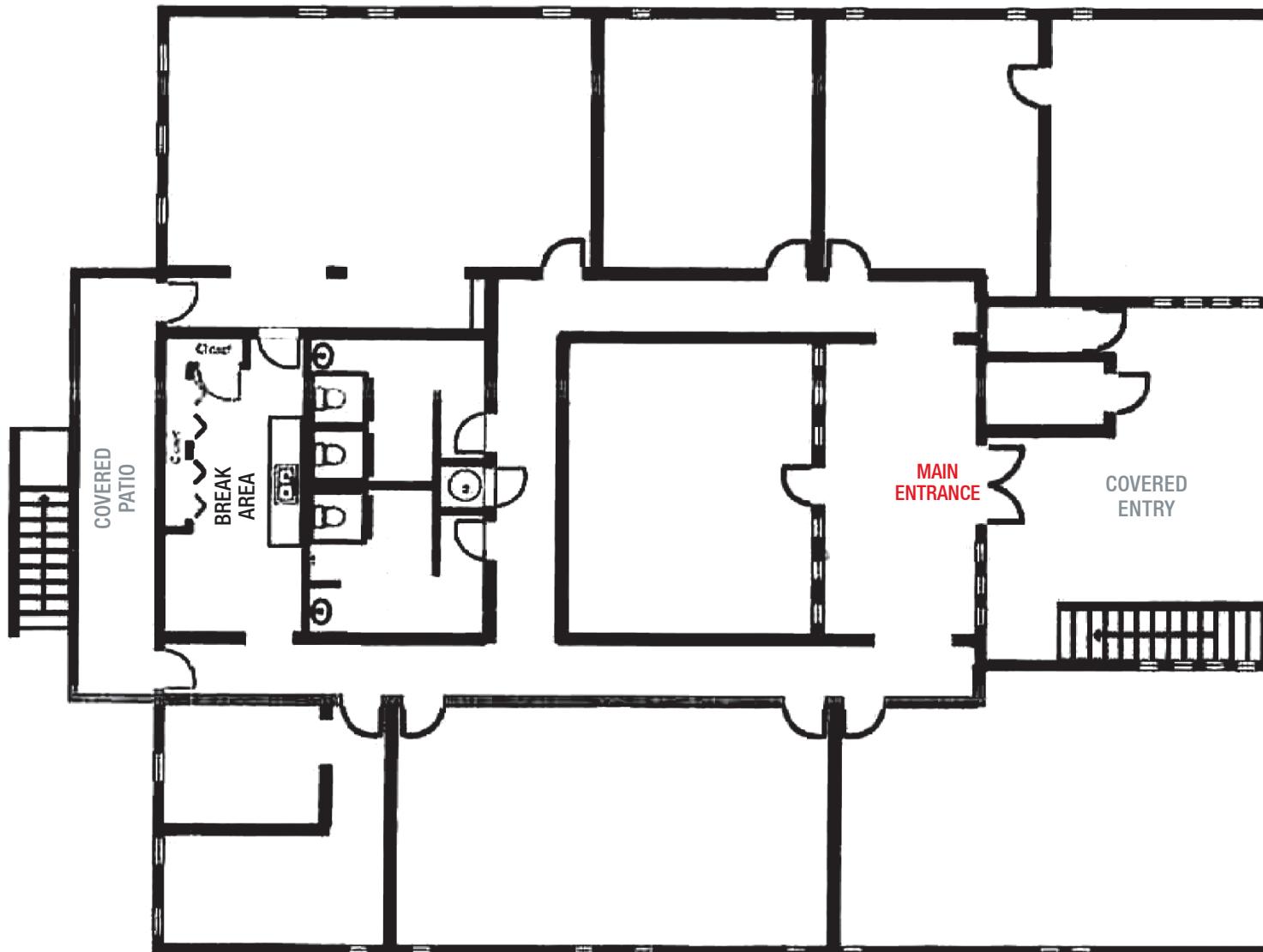
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FLOOR PLAN

1ST FLOOR

FOR LEASE

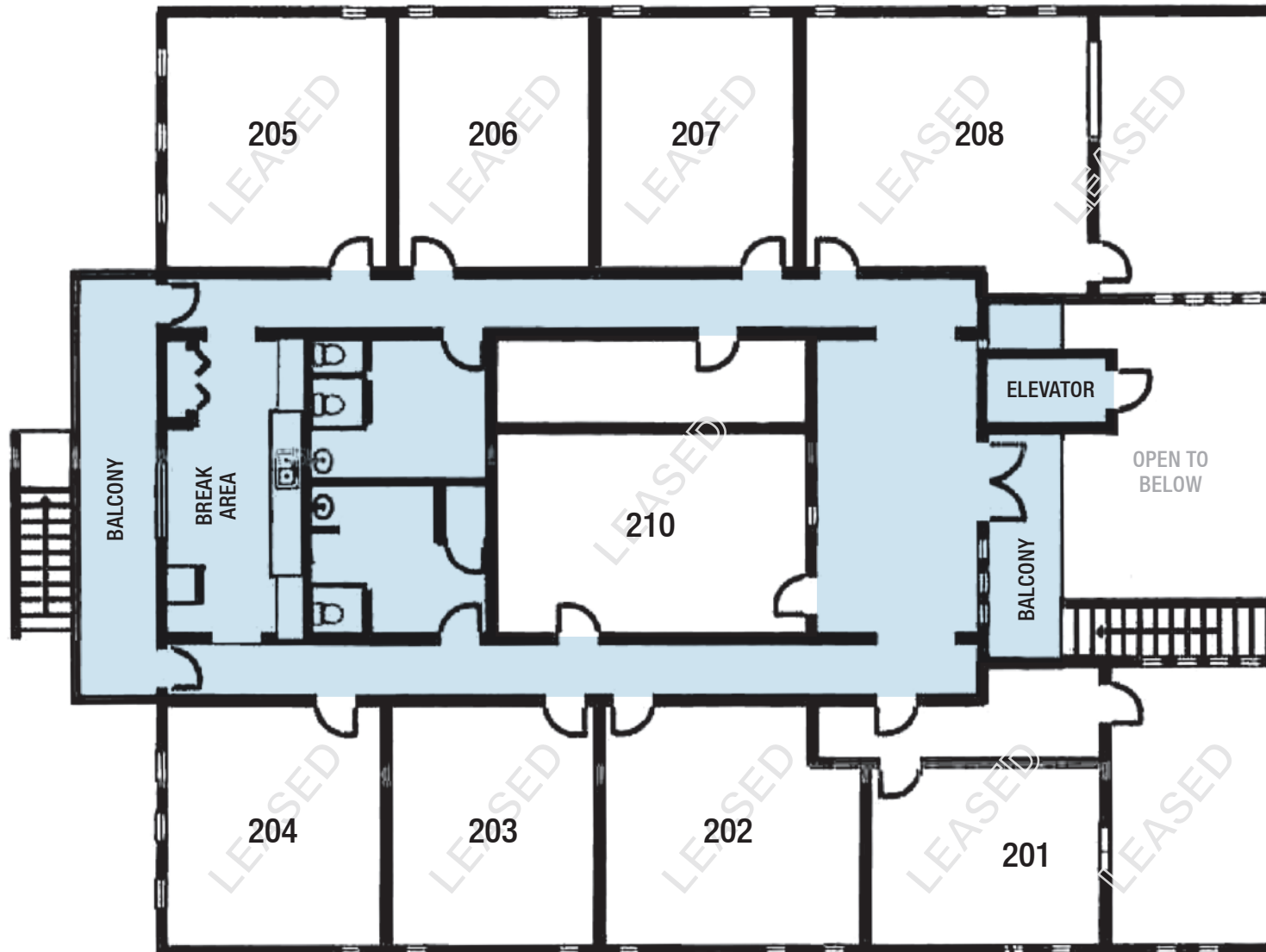
- ±3,234 SF
- \$15.00/SF Full Service
- Owner/User Opportunity



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FLOOR PLAN



2ND FLOOR

EXECUTIVE SUITES

- Fully Leased

-  Available
-  Common Area