

**For
Lease**



Garden-Level Executive Suites

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



**Four ±110 SF Suites
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

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite 112:	±110 SF	\$600/mo.
Suite 114:	±110 SF	\$600/mo.
Suite 118:	±110 SF	\$600/mo.
Suite 120:	±110 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



Shared Training Room



Shared Conference Room



Shared Break Area



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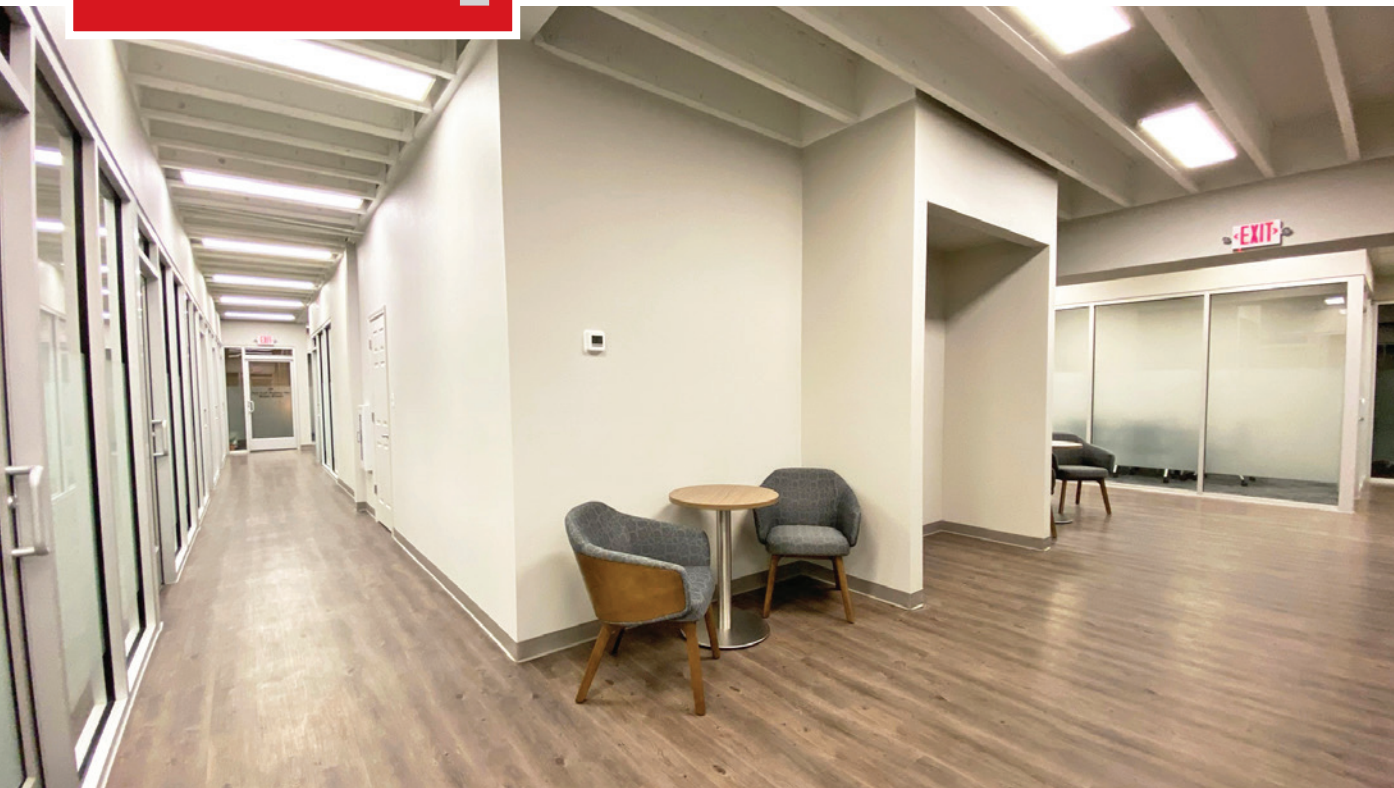
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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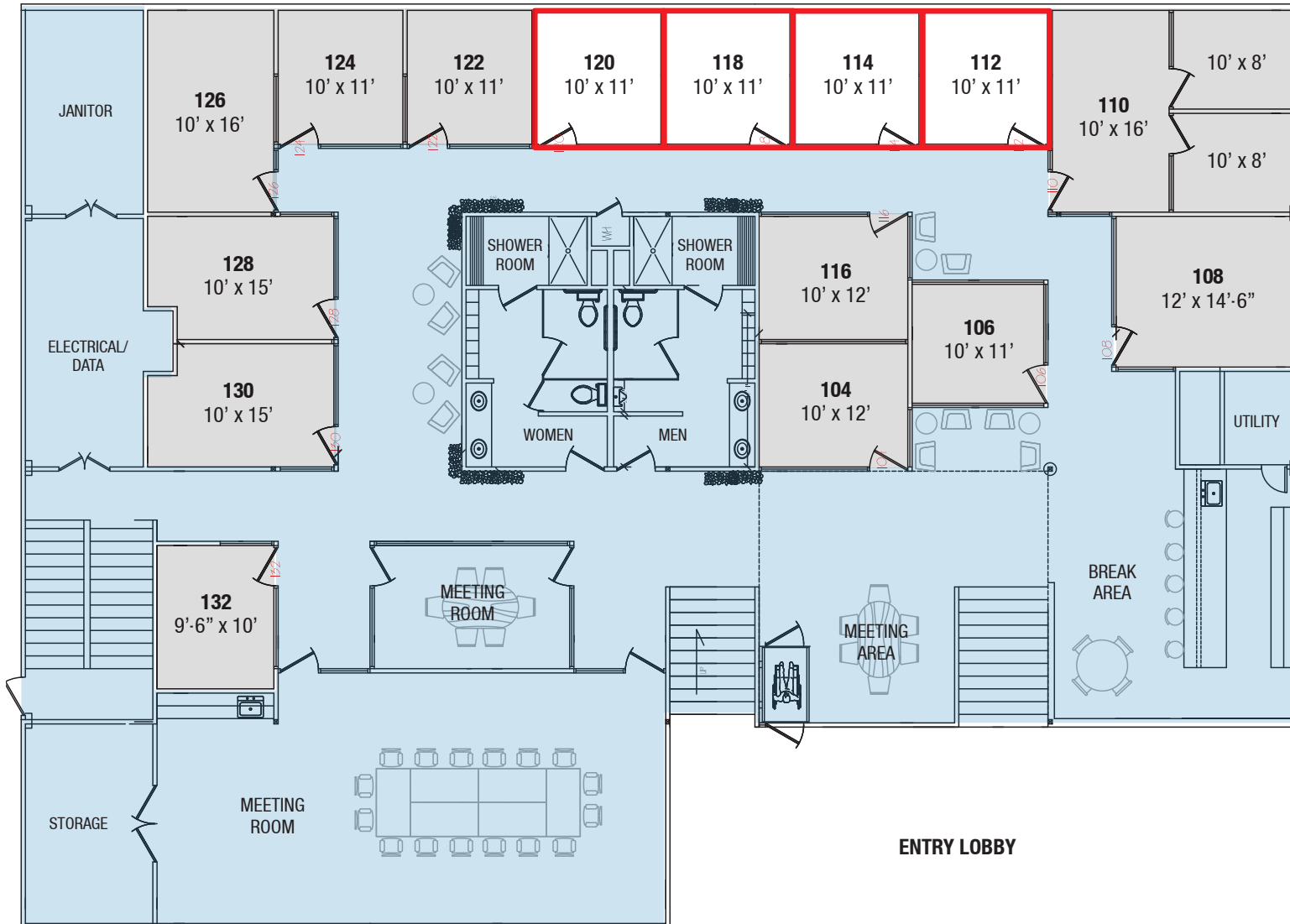
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FLOOR PLAN



EXECUTIVE SUITES

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- Suite 118: ±110 SF \$600/mo.
- Suite 120: ±110 SF \$600/mo.

 Available

 Leased

 Common Area



For Lease

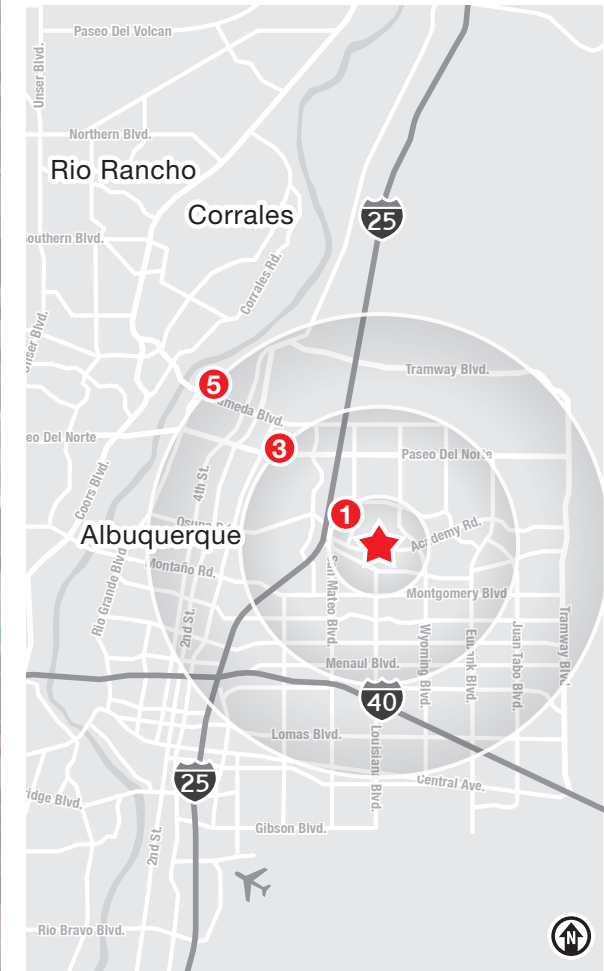
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LOCATION

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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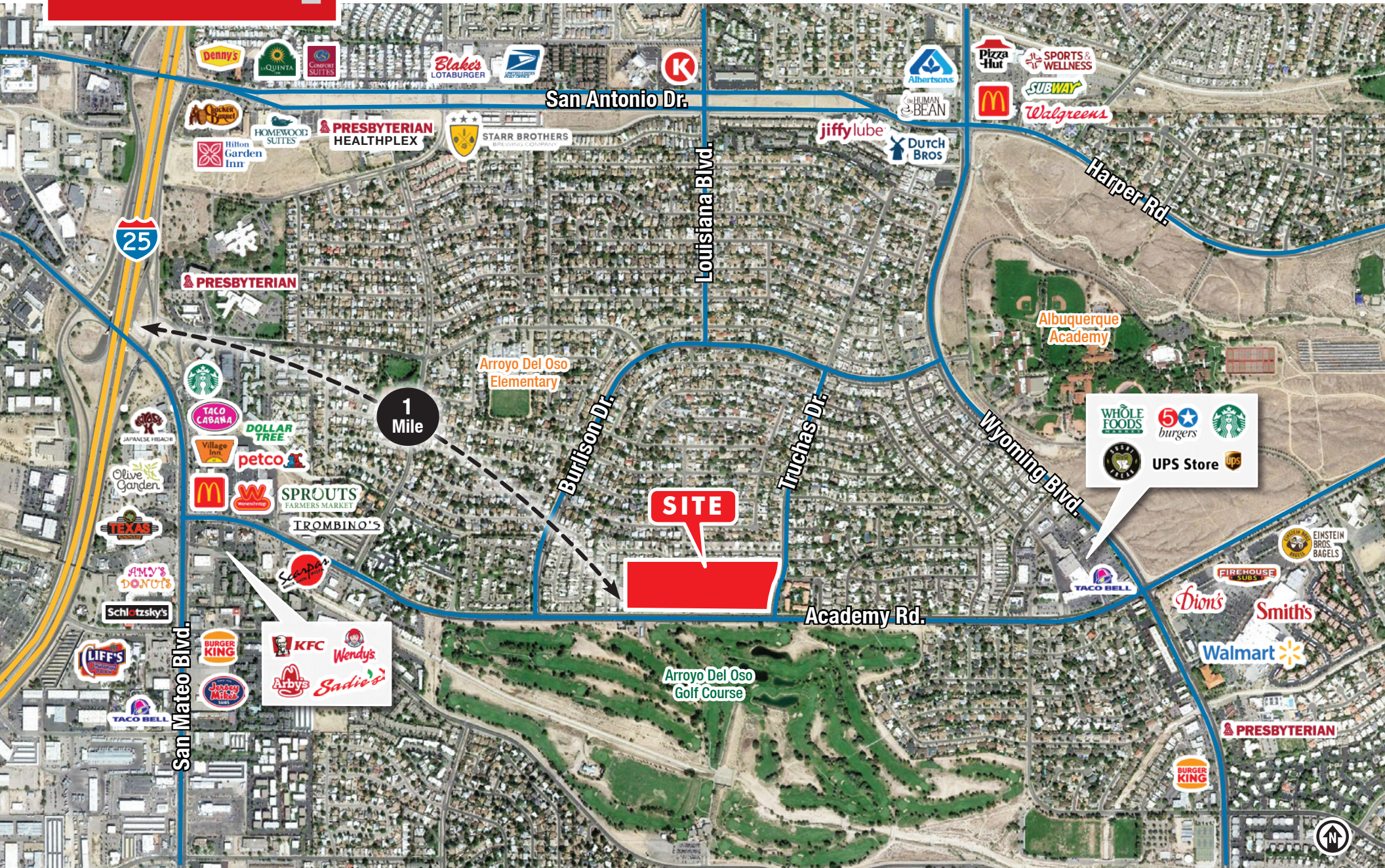
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