

**For
Lease**



Premier Suite in Highly Sought-After Location

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6751 Academy Rd. NE | Albuquerque, NM 87109

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1,144 SF Available

Debbie Harms CCIM, SIOR

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

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

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PROPERTY

AVAILABLE

Suite B: ±1,144 SF

LEASE RATE

\$19.50/SF + \$2.33/SF CAM

- 3-5 Year Lease Term
- Tenant pays gas, electric & janitorial

HIGHLIGHTS

- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Three offices, reception area, conference room and break room
- Shared restrooms
- 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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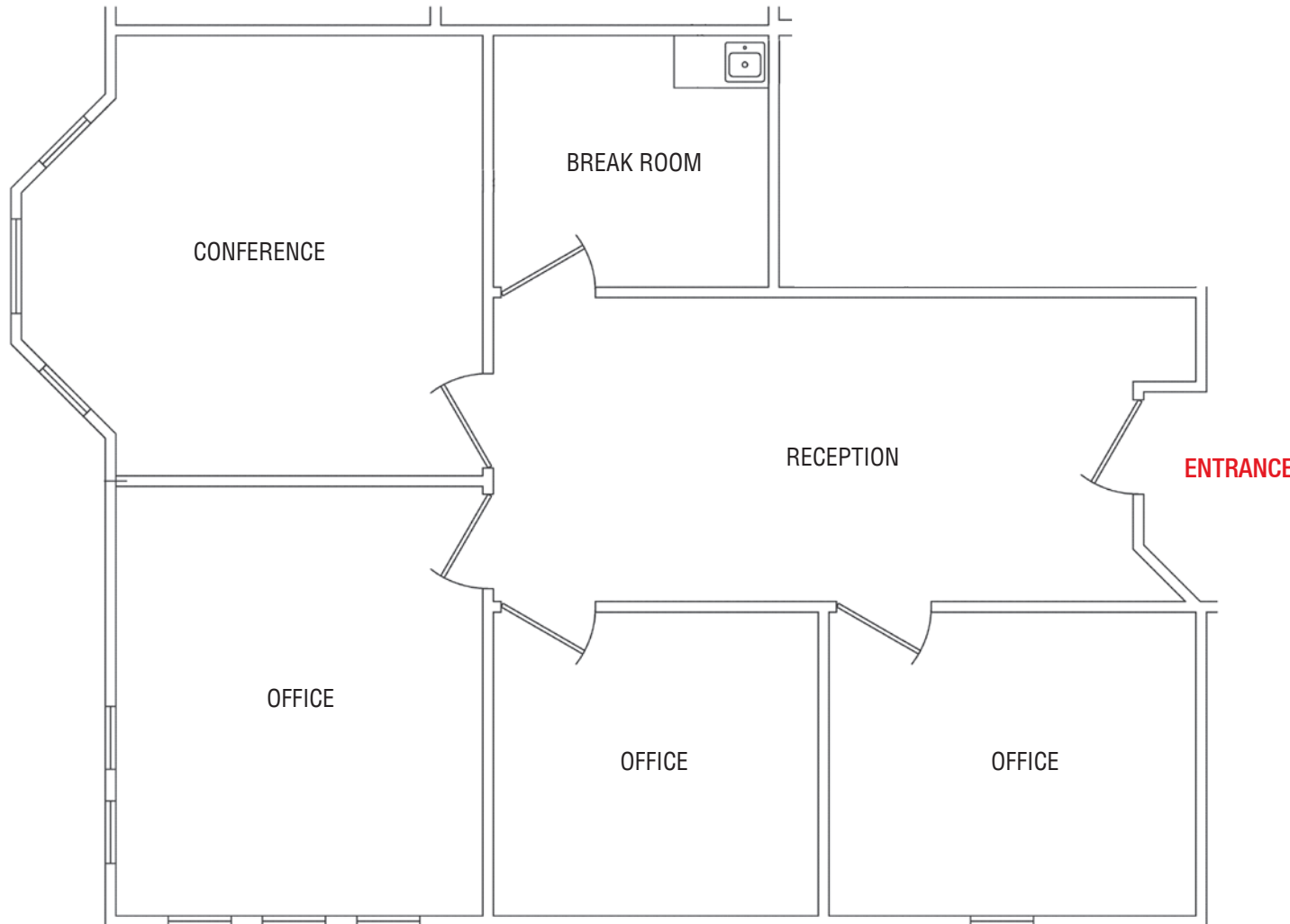
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FLOOR PLAN



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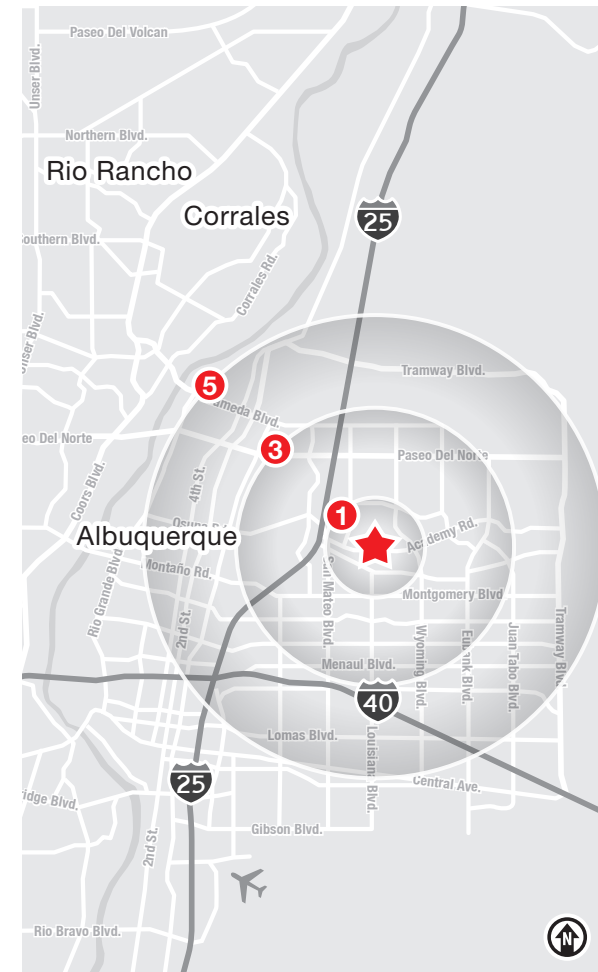
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LOCATION

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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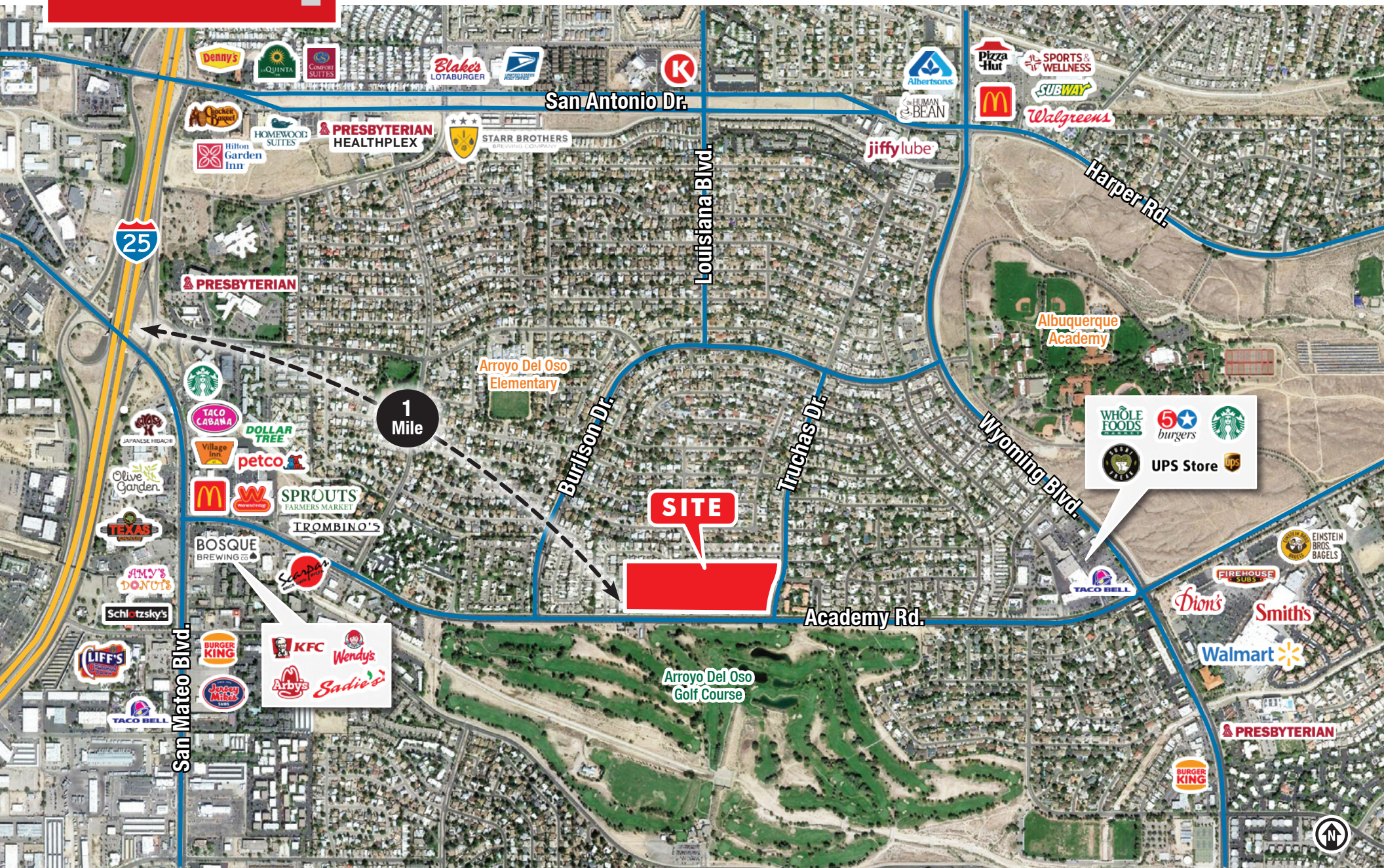
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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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