

Far Northeast Heights Office Suites

PENN-MONT OFFICE BUILDING

For Lease



**±1,892 - 2,280 SF
Available**

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Martha Carpenter

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Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

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PROPERTY

AVAILABLE

Suite 201: ±1,892 SF

Suite 203: ±2,280 SF

Suite 206: $\pm 2,033$ SF*

*Available 1/1/2027

LEASE RATE

\$18.00/SF Full Service

HIGHLIGHTS

- Beautiful two-story building with elevator access
- Tenant mix of professional and medical users
- Plentiful parking on all sides of building
- Lobby with stunning atrium
- Building signage and monument signage available

ZONING

- MX-L 

LOCATION

- SWQ Montgomery Blvd. & Pennsylvania St. NE

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SUITE 201



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SUITE 203



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SUITE 206



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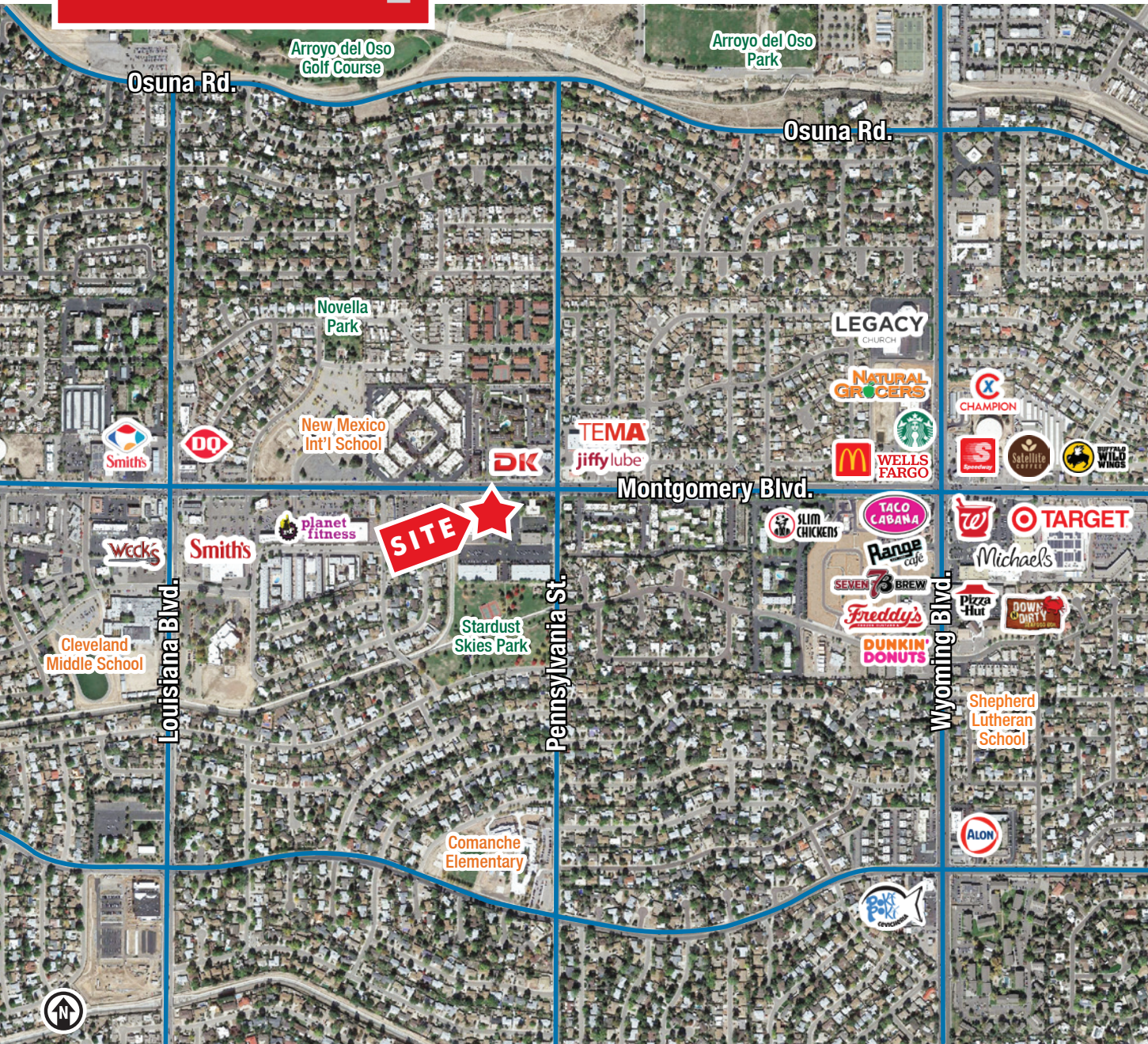
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,600	132,701	298,041
Average HH Income	\$105,666	\$88,699	\$97,401
Daytime Employment	4,367	89,837	193,869

2024 Forecasted by Esri



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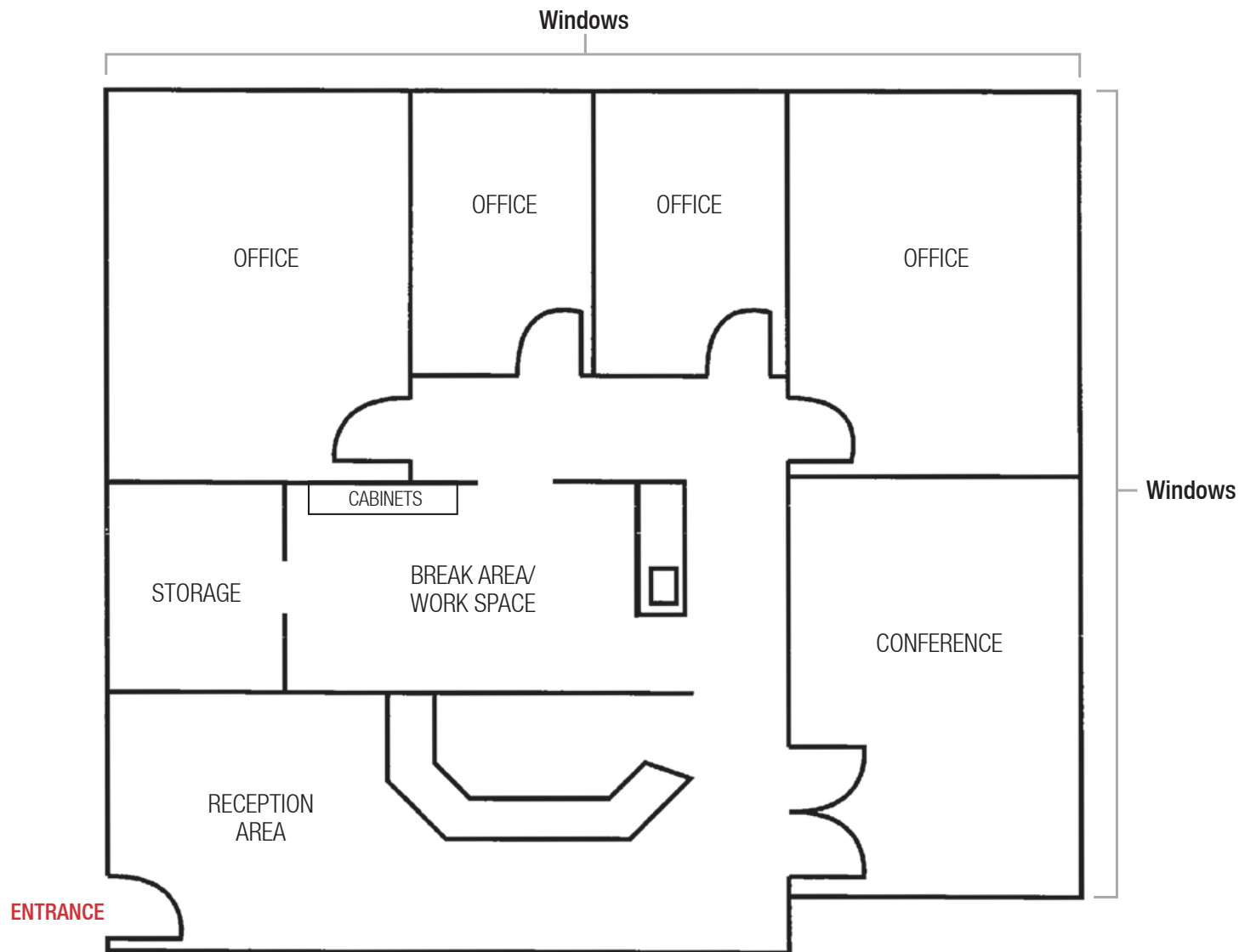
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FLOOR PLAN

SUITE 201

±1,892 SF



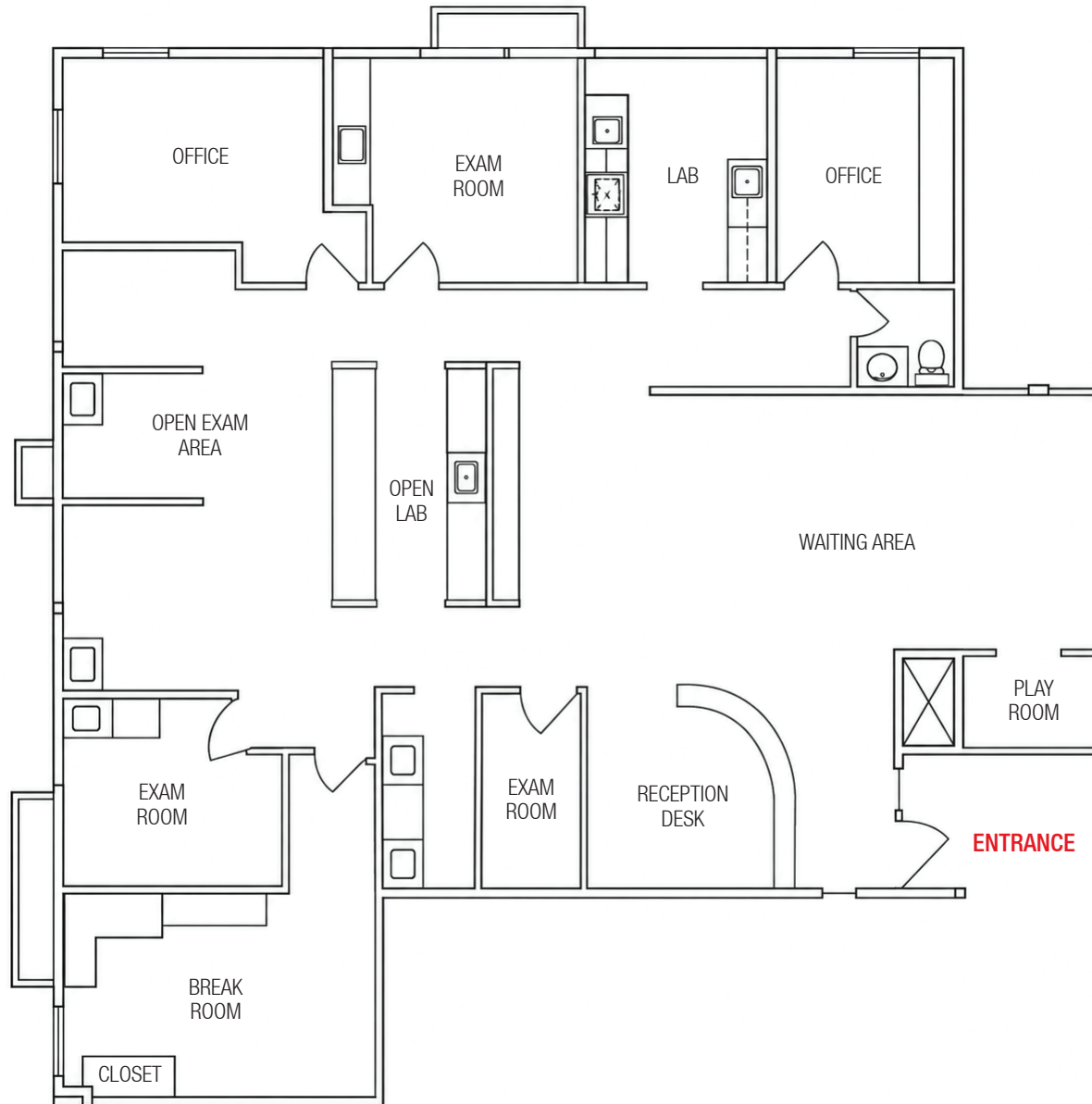
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FLOOR PLAN

SUITE 203

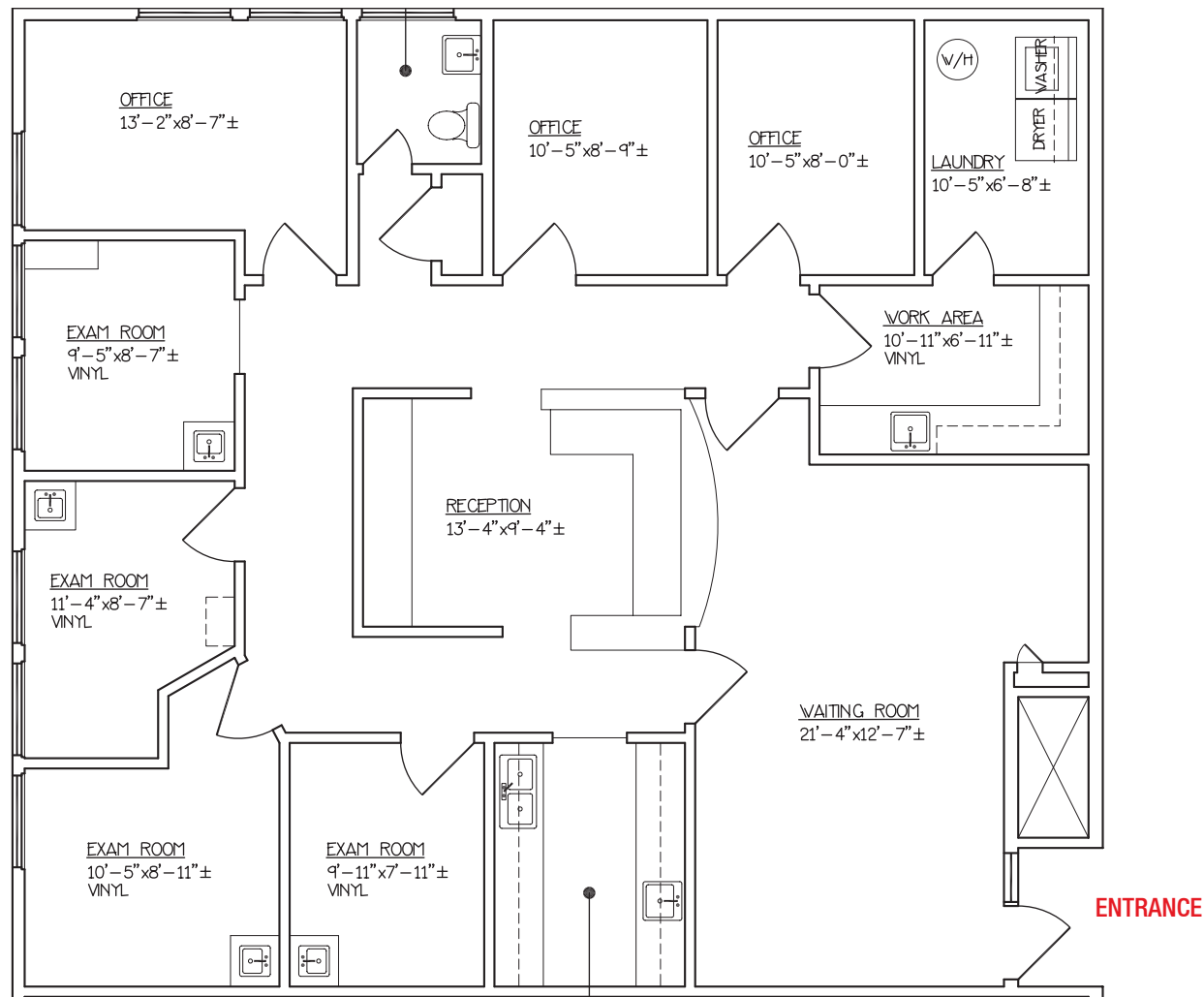
±2,280 SF



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FLOOR PLAN



SUITE 206

±2,033 SF

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