

Far Northeast Heights Office Suites

PENN-MONT OFFICE BUILDING

For Lease



**±1,454 - 2,280 SF
Available**

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Suite 201: ±1,892 SF
Suite 202: ±1,454 SF
Suite 203: ±2,280 SF
Suite 206: ±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

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

SUITE 201



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

SUITE 202



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



NAISunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

SUITE 206



NAI SunVista

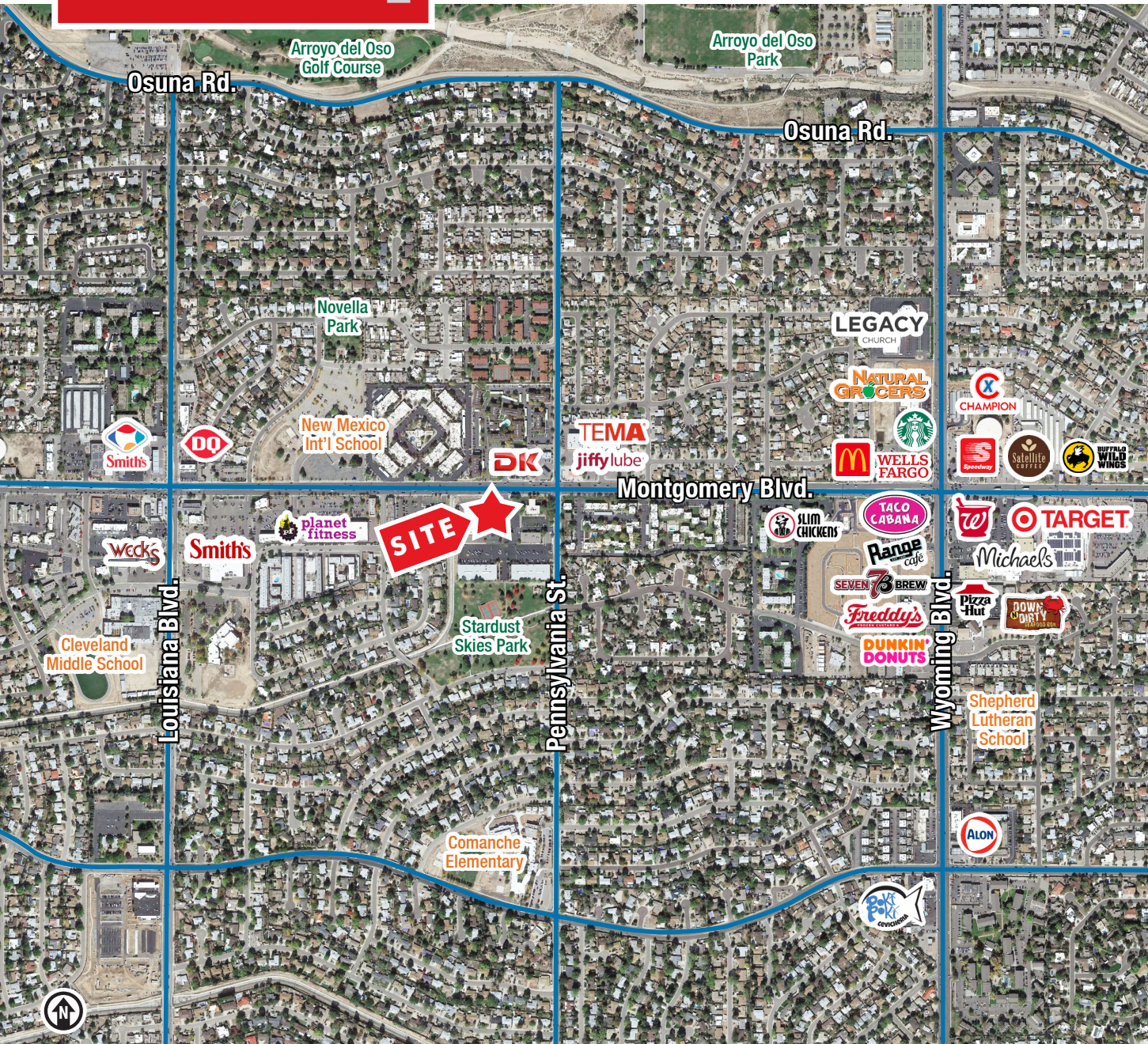
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110



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



NAI SunVista

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

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

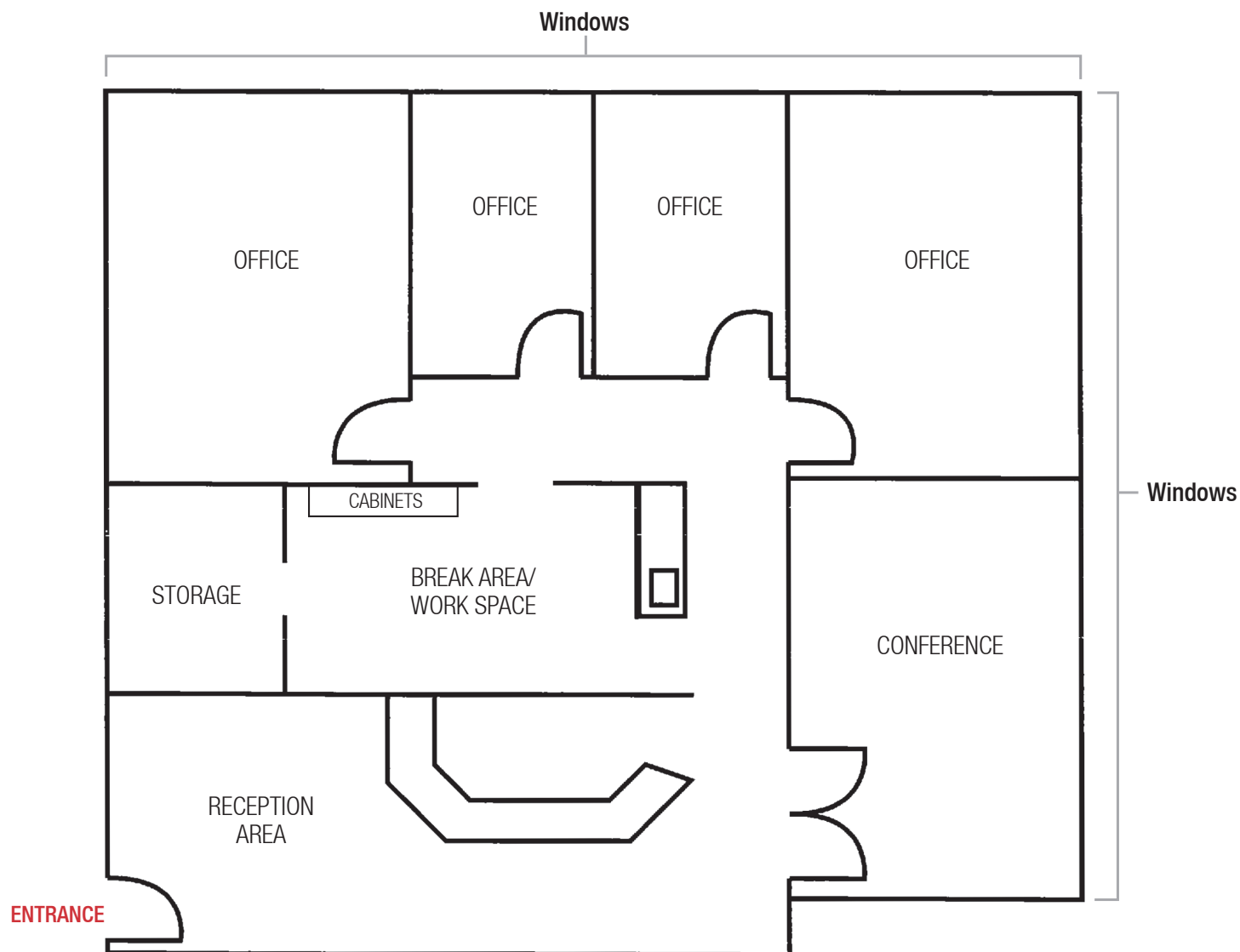
For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

SUITE 201

±1,892 SF



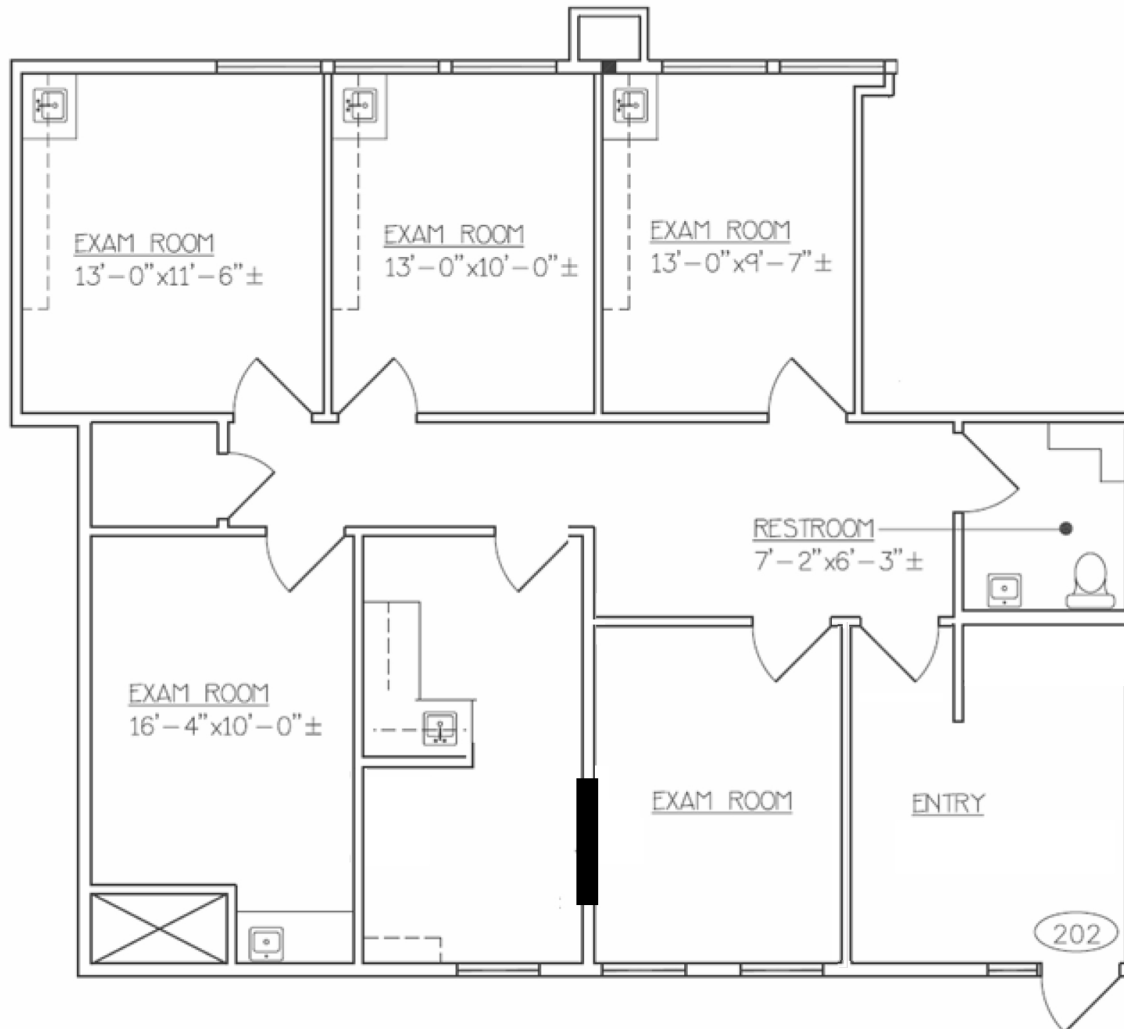
For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

SUITE 202

±1,454 SF



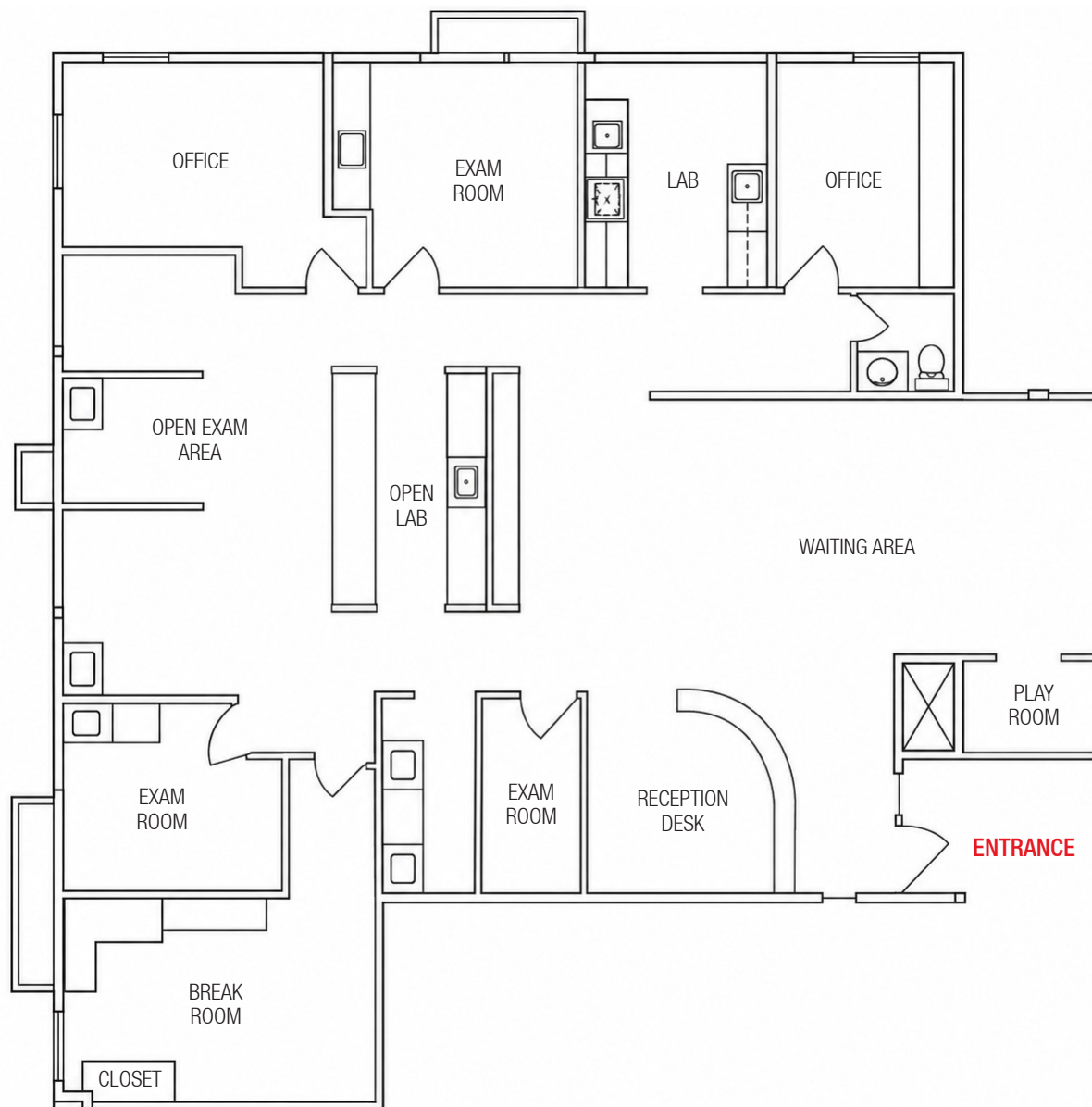
For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

SUITE 203

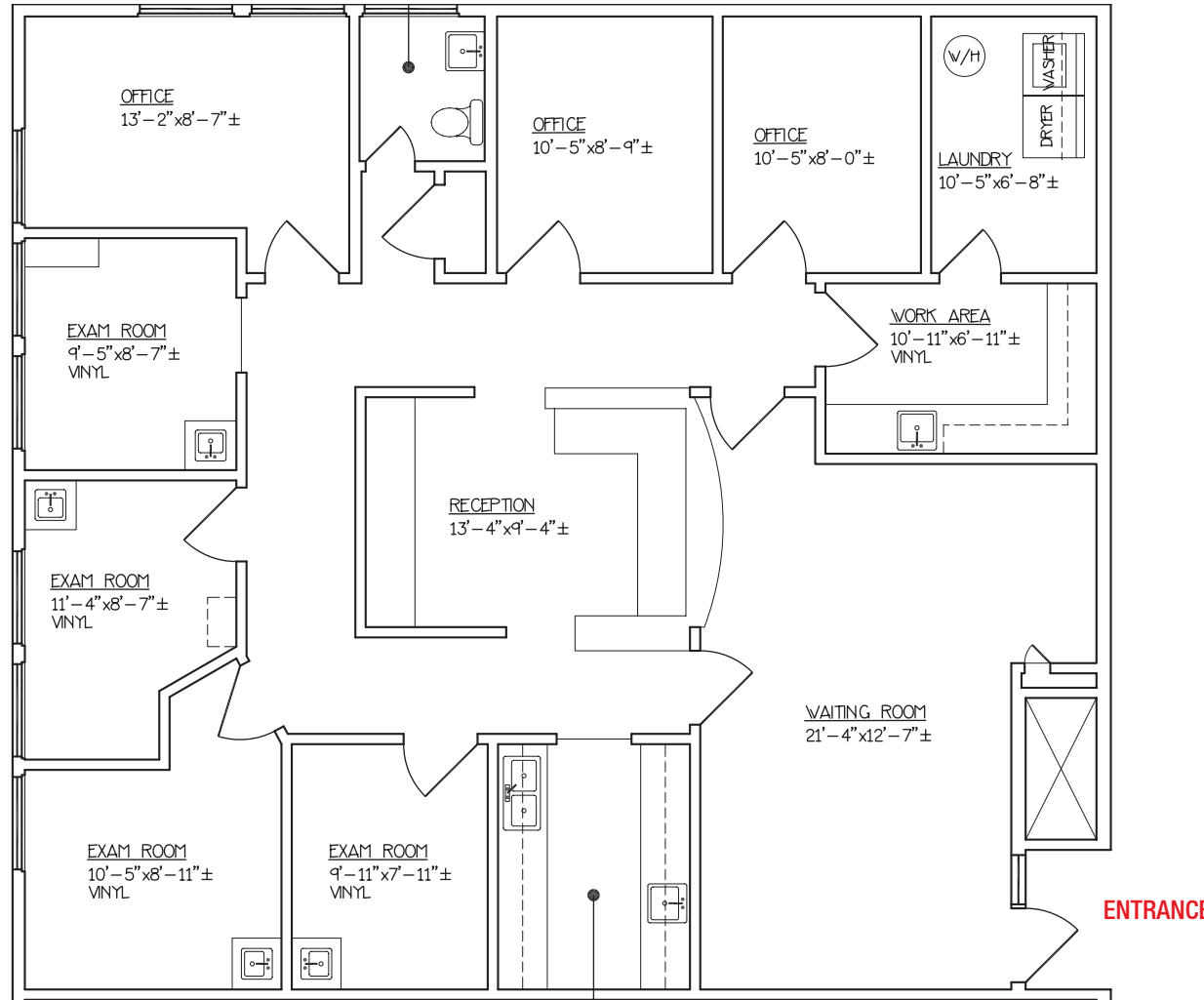
±2,280 SF



For Lease

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN



SUITE 206

±2,033 SF

Available 1/1/2027