Far Northeast Heights Office Suites

PENN-MONT OFFICE BUILDING

For Lease



±1,892 - 2,280 SF Available

7510 Montgomery Blvd. NE | Albuquerque, NM 87109

Martha Carpenter
martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com | 505 235 8503

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

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PROPERTY

AVAILABLE

Suite 201: ±1,892 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

NAI SunVista
505 878 0001 | sunvista.com
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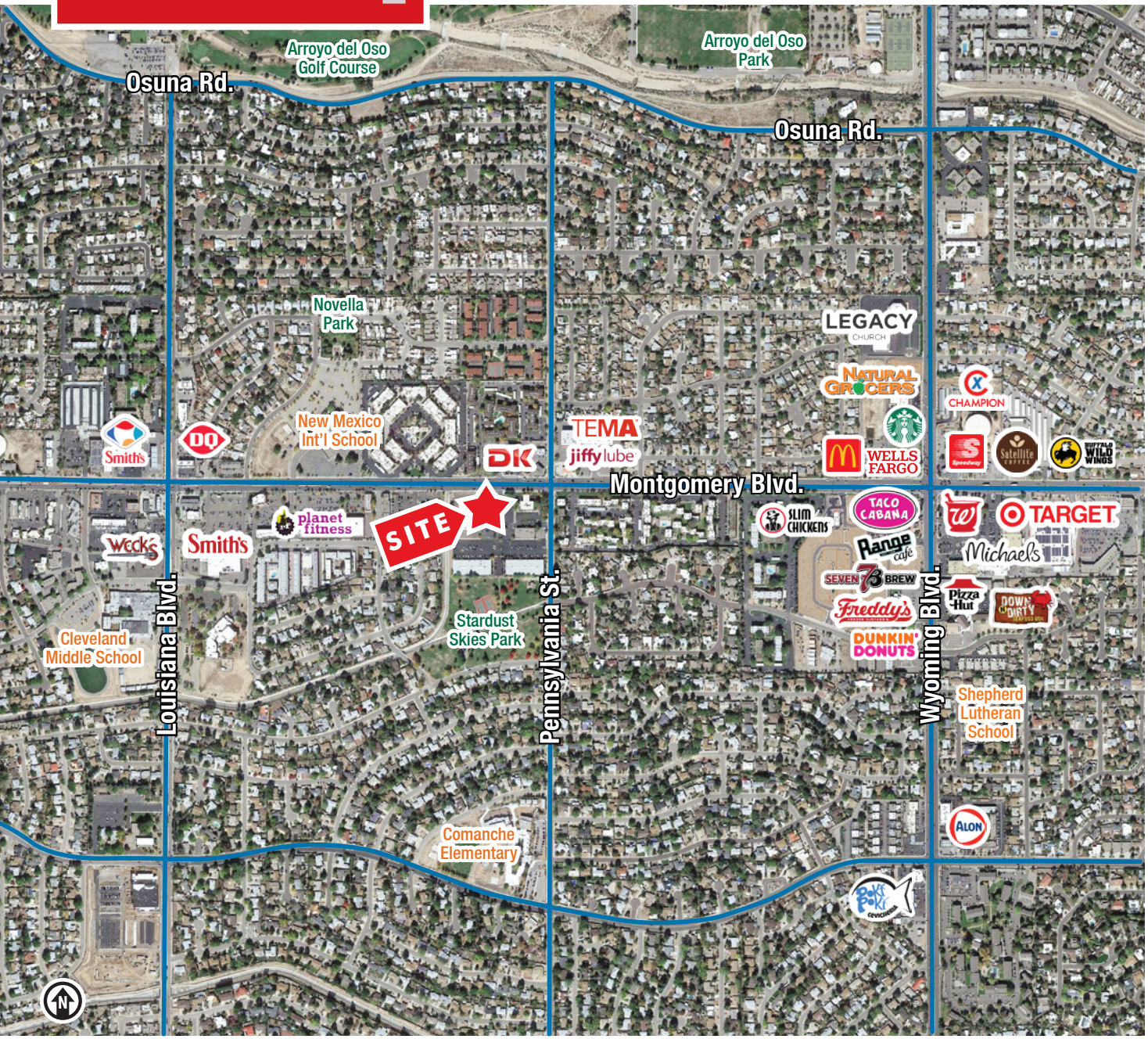
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LOCATION

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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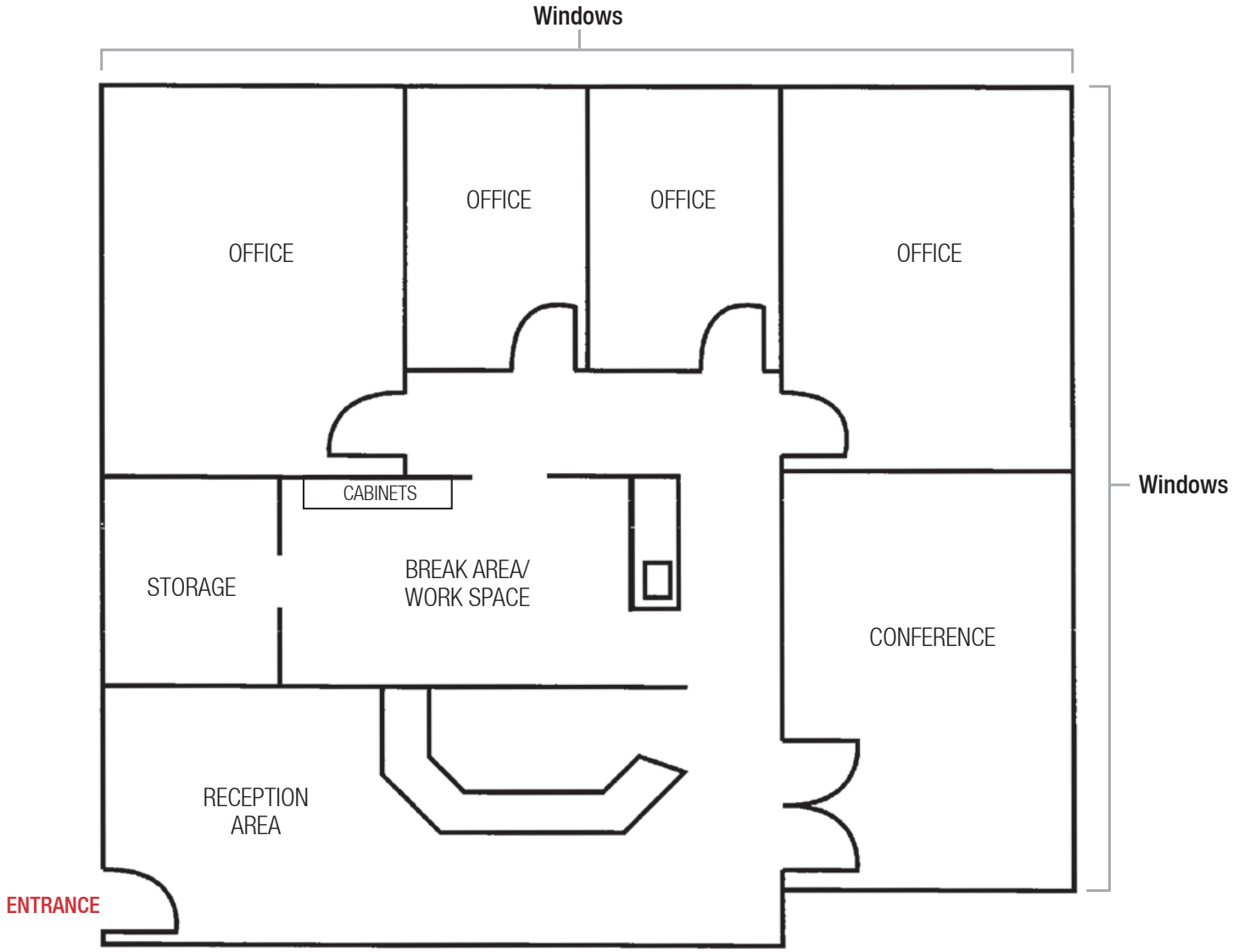
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FLOOR PLAN



SUITE 201

±1,892 SF

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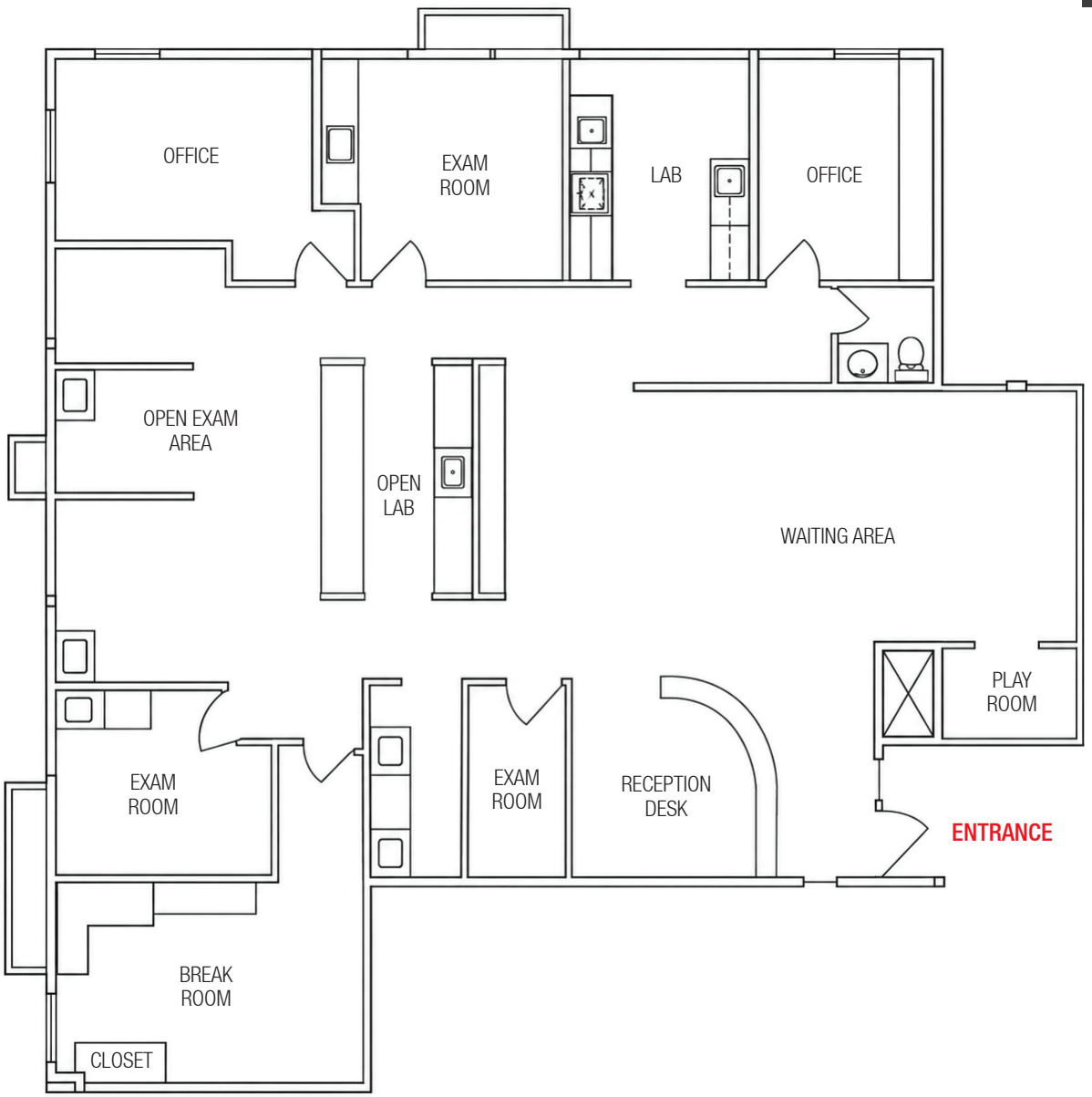
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FLOOR PLAN



SUITE 203

±2,280 SF

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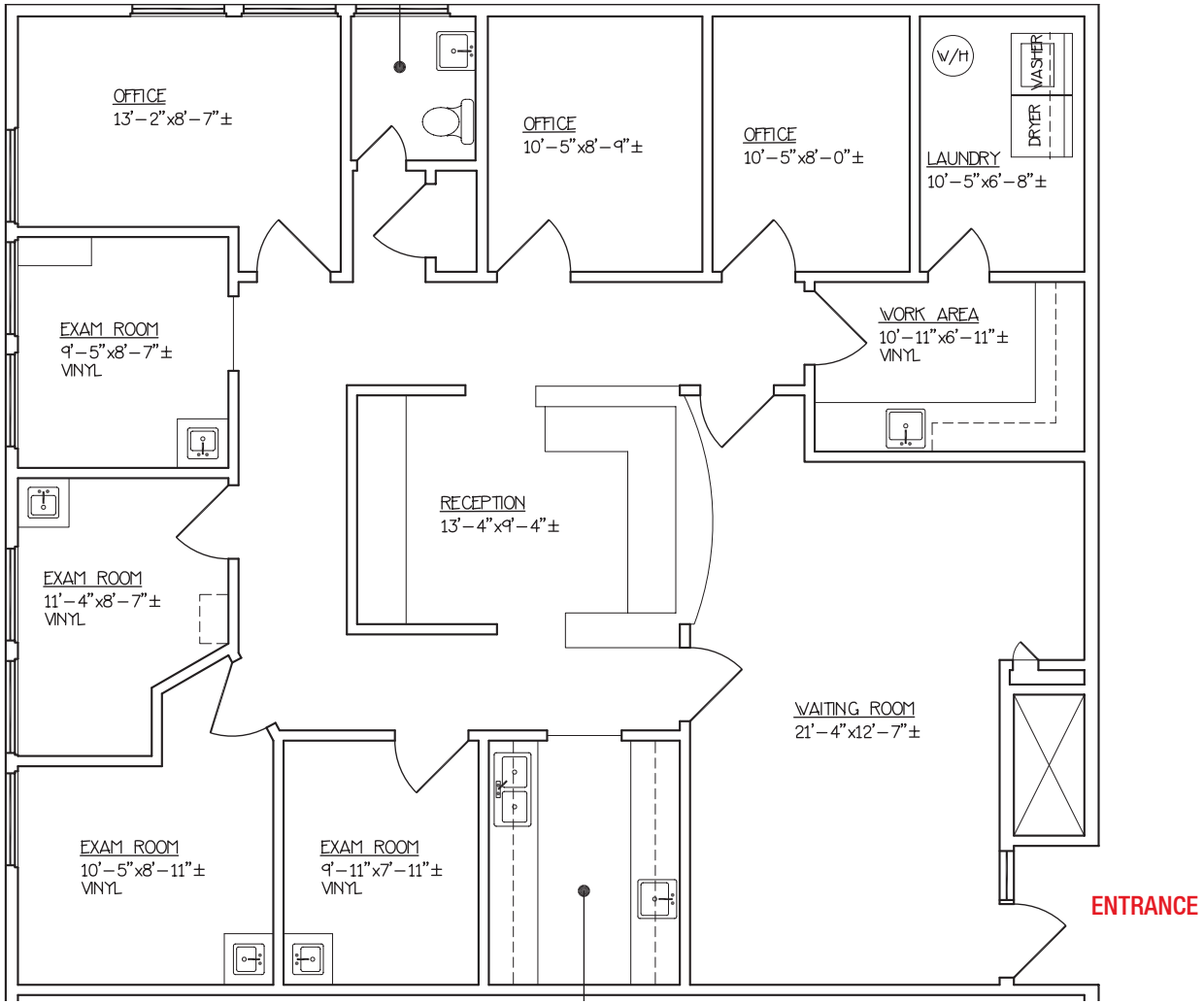
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FLOOR PLAN



SUITE 206

±2,033 SF

Available 1/1/2027

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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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