

**For
Sublease**

Short-Term Office Lease

CLOSE TO HOME IN THE NORTHEAST HEIGHTS



2901 Juan Tabo Blvd. NE | Suite 211 | Albuquerque, NM 87112

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1,175 SF Available

Todd Strickland

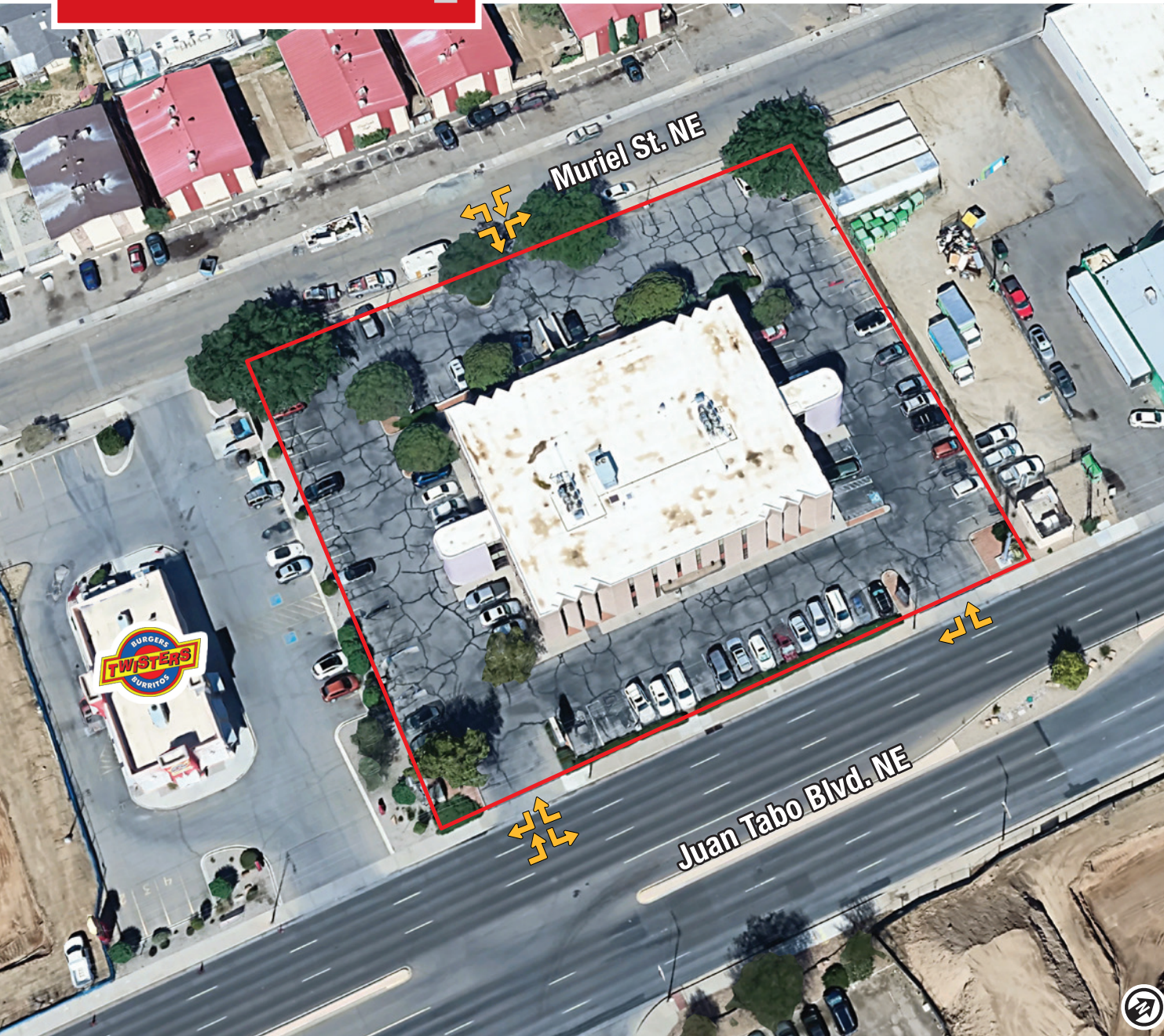
todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

Suite 211: $\pm 1,175$ SF

SUBLEASE RATE

\$1,370.83/Mo. (\$14.00/SF) Full Service

HIGHLIGHTS

- Two offices, reception area, and open area for potential training
- 2nd floor office with elevator access directly across the hallway
- New carpet and new paint
- Common area restrooms directly across the hallway
- Full service lease includes in suite janitorial & all utilities
- Short-term lease to March 31, 2026

ZONING

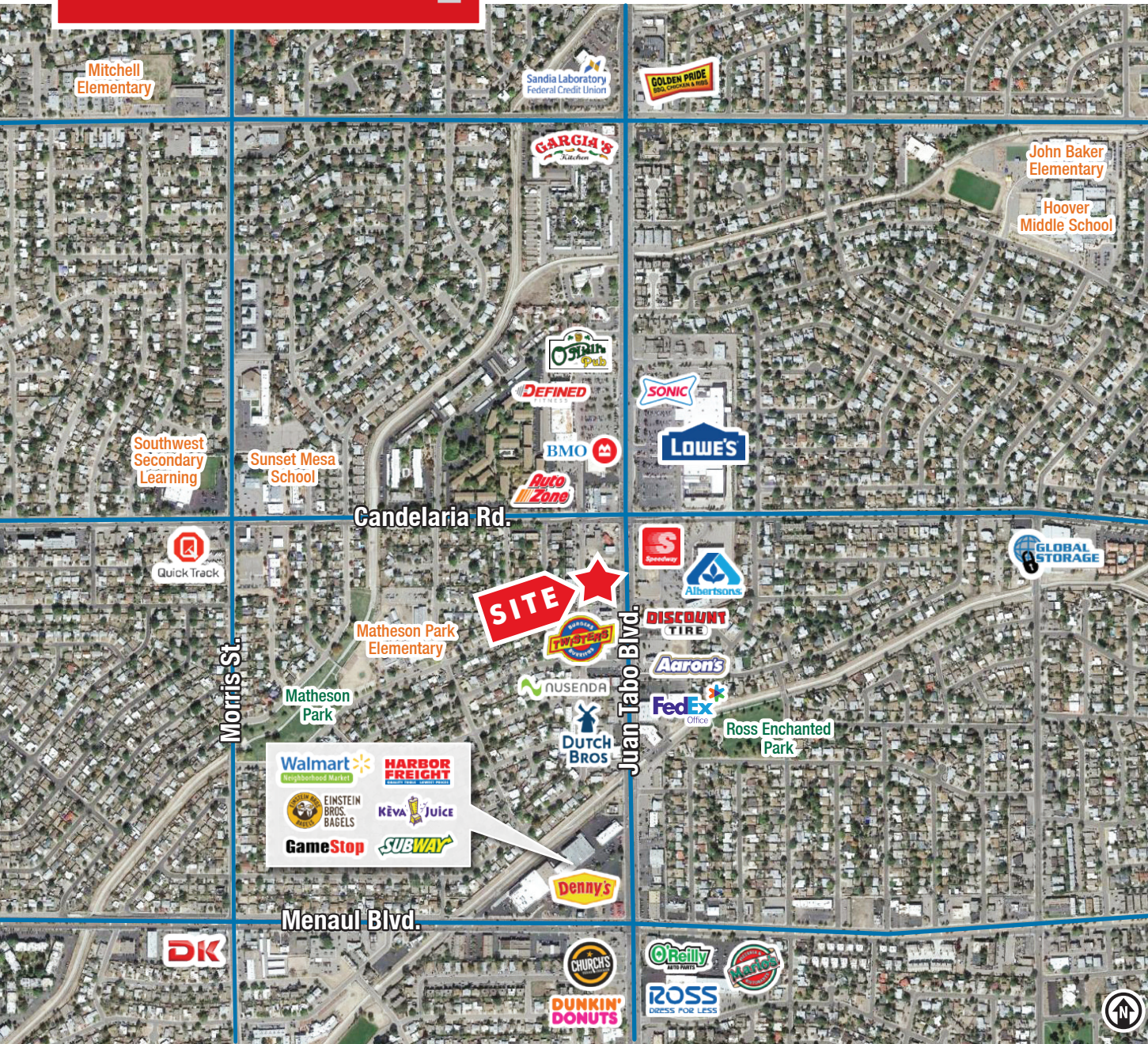
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LOCATION

SWQ Juan Tabo Blvd. & Candelaria Rd. NE

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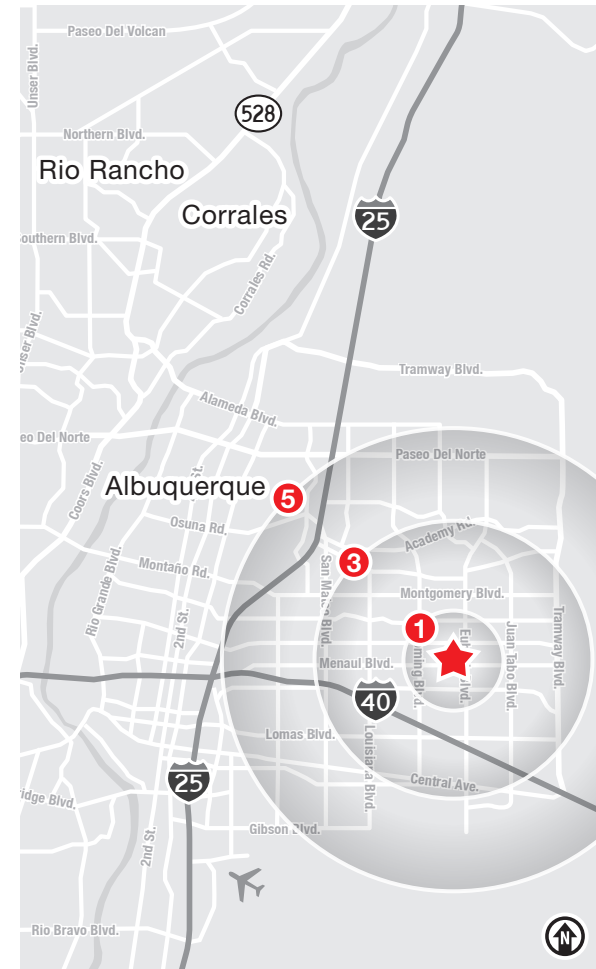
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,039	123,318	258,880
Average HH Income	\$92,572	\$102,037	\$98,623
Daytime Employment	4,773	39,056	116,373

2024 Forecasted by Esri



NAI SunVista

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FLOOR PLAN

AVAILABLE

Suite 211: ±1,175 SF

- Available
- Common Area

