

**For
Sublease**

Move-In Ready NE Heights Office Space

CENTRALLY LOCATED WITH QUICK ACCESS TO I-25



**±1,306 - 2,616 SF
Available**

4213 - 4215 Montgomery Blvd. NE | Albuquerque, NM 87109

NAISunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Danaë Fernández

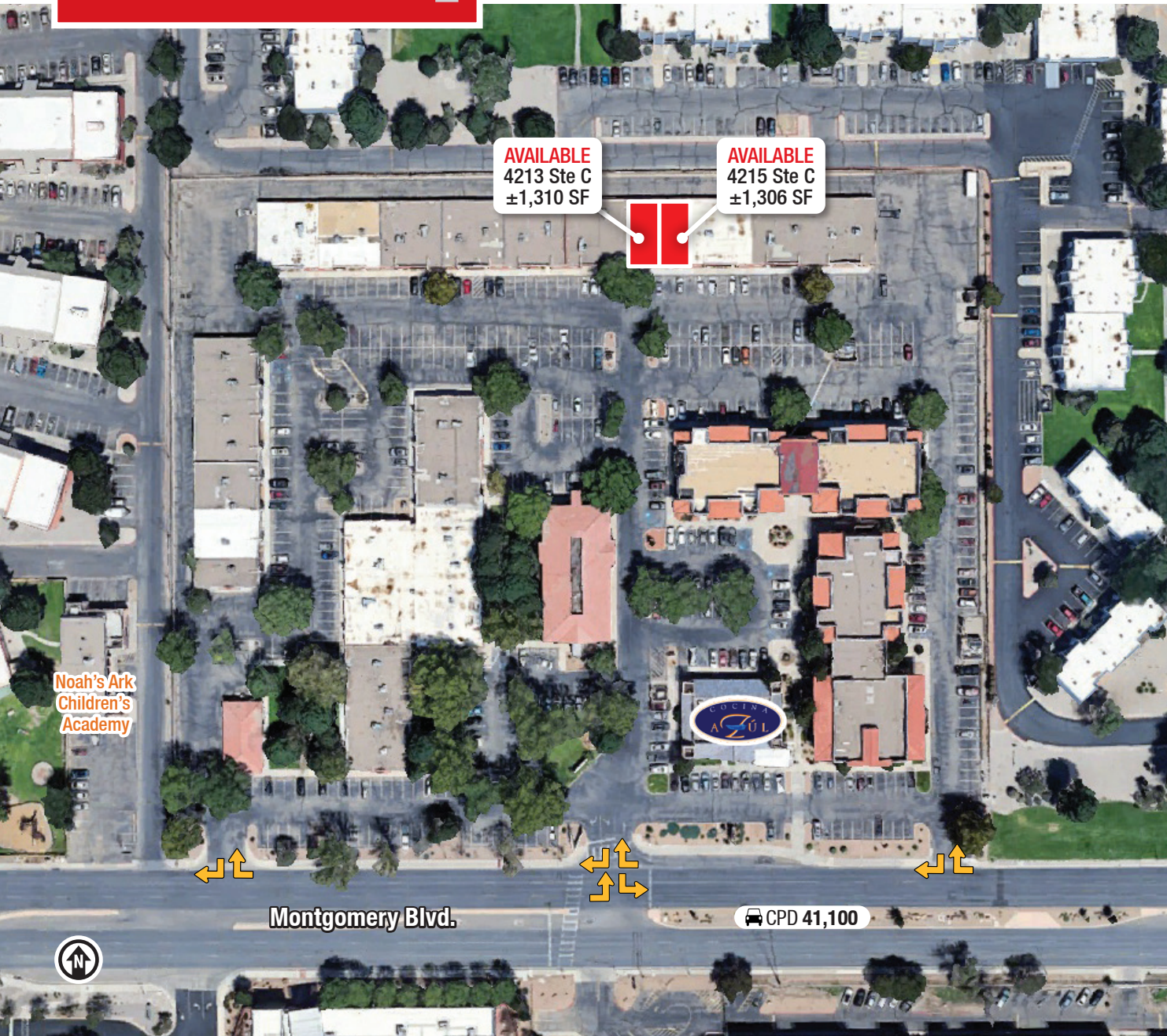
danae@sunvista.com | 505 604 8766

Shamy Slefo

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PROPERTY

AVAILABLE

- **4213** | Suite C: ±1,310 SF
- **4215** | Suite C: ±1,306 SF
- **Total:** ±2,616 SF

LEASE RATE

\$14.50/ SF + MG

PROPERTY HIGHLIGHTS

- Ideal for medical or professional users
- Ample parking with easy customer access
- Amenities nearby include restaurants, retail shops, schools and banks
- Master lease expires on May 31, 2028

4213 | SUITE C

- Reception area
- 3 Offices
- Conference room
- In-suite restroom

4215 | SUITE C

- Reception area
- 2 to 3 Offices and/or large conference room
- 2 in-suite restrooms

ZONING MX-L

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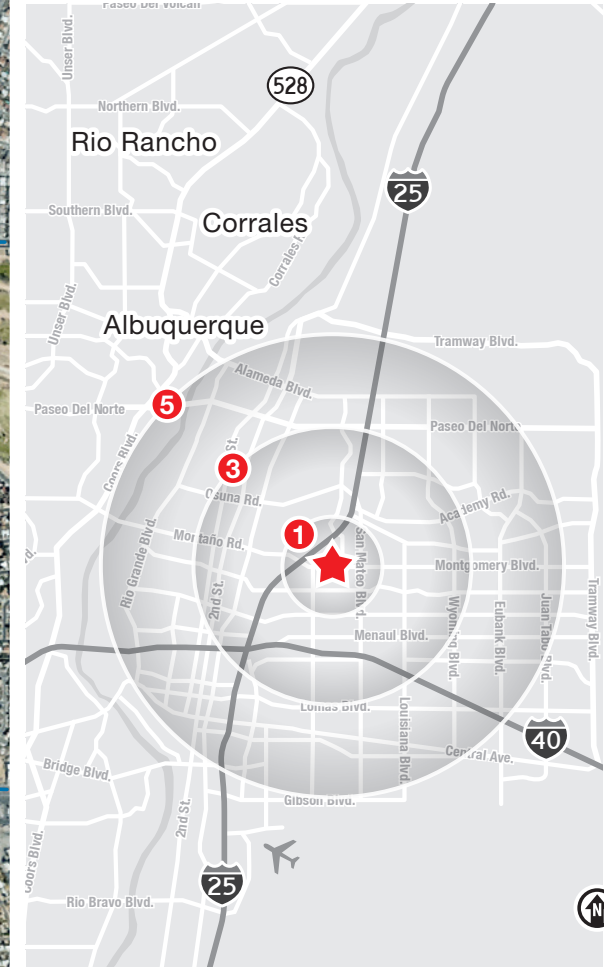
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,648	96,499	279,816
Average HH Income	\$62,232	\$85,400	\$93,068
Daytime Employment	15,126	103,377	219,781

2025 Forecasted by Esri



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UNIT 4213



UNIT 4213



UNIT 4213



UNIT 4213

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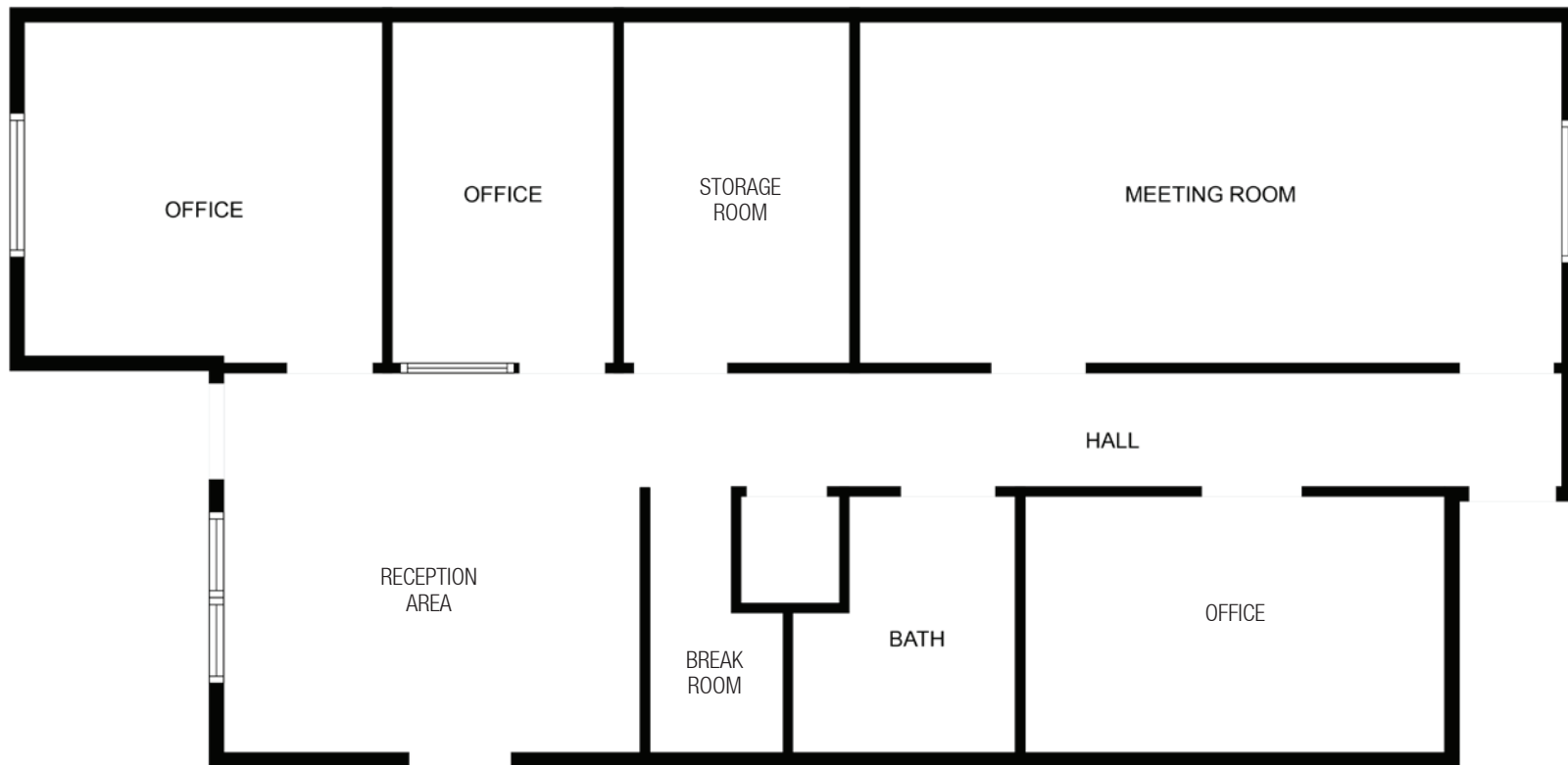
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FLOOR PLAN

4213 | SUITE C

±1,310 SF

Floor plan not to scale.



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