

**For
Lease**



Newly-Remodeled Office Suites

IN A BUSY NORTHEAST HEIGHTS TRADE AREA



**±992 - 1,304 SF
Available**

8210 & 8220 La Mirada Pl. NE | Albuquerque, NM 87109

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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LEASE RATE

\$1,200-\$1,500/Mo.
Modified Gross
(Tenant responsible for
gas & electric)

AVAILABLE

Suite 100: $\pm 1,018$ SF
Suite 200: ± 992 SF
Suite 400: $\pm 1,304$ SF
Suite 700: $\pm 1,018$ SF

HIGHLIGHTS

- Functional floor plans
- In-suite restrooms
- Fully-remodeled interior and exterior
- Newly-paved parking with 79 spaces
- Street parking available along La Mirada Pl.

ZONING

- MX-T 

LOCATION

SWQ Montgomery &
Wyoming Blvds.NE

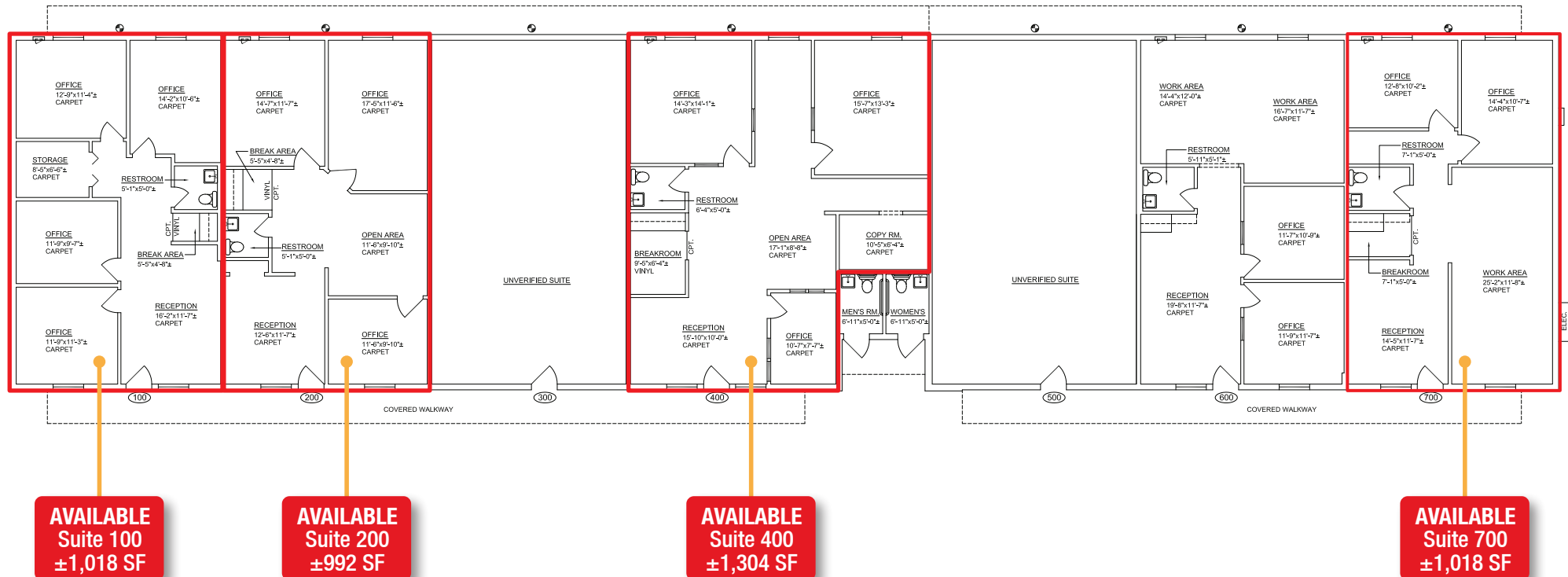
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8210 FLOOR PLAN

AVAILABLE

±992 - 1,304 SF



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8210 Suite 100



8210 Suite 100



8210 Suite 400



8210 Suite 400

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8210 Suite 400



8210 Suite 400



8210 Suite 700



8210 Suite 700

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,031	140,077	294,338
Average HH Income	\$100,137	\$94,976	\$100,684
Daytime Employment	5,021	69,999	186,163

2025 Forecasted by Esri



NAI SunVista

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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