

**For
Lease**



Far Northeast Heights Office Condo

GEORGIA GARDENS MEDICAL OFFICE PARK



±1,457 SF Available

Shelly Branscom CCIM

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Martha Carpenter

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Lisa Mercer CCIM

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3901 Georgia St. NE | Suite A-1 | Albuquerque, NM 87110

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite A-1: ±1,457 SF

LEASE RATE

\$19.00/SF Modified Gross
(Tenant pays gas, electric & janitorial)

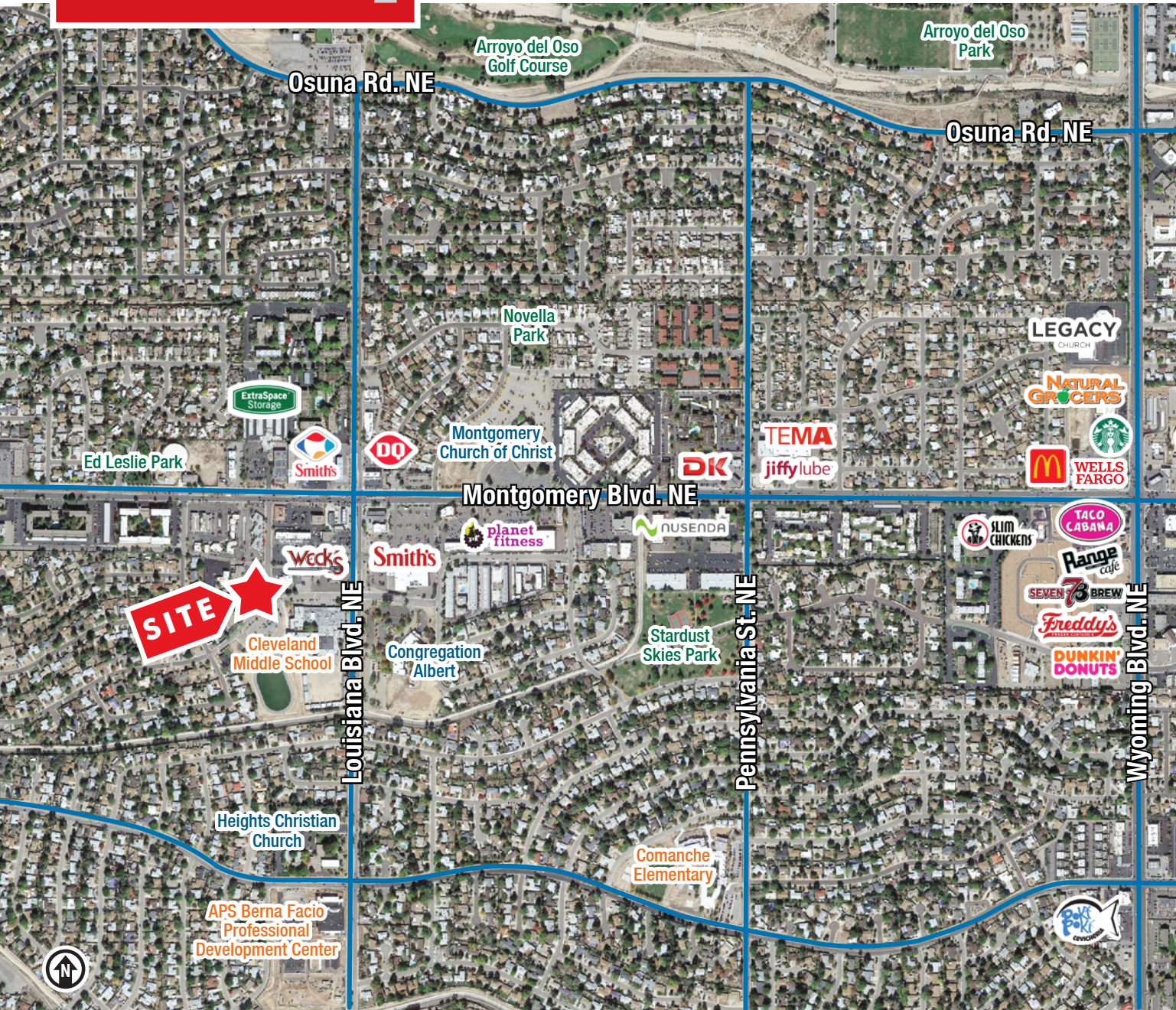
HIGHLIGHTS

- Ideal location near Montgomery & Louisiana Blvds. in the Far NE Heights
- Easy access to a plethora of amenities
- Well-established, popular medical and dental complex
- Six windowed offices/treatment rooms
- Plumbing throughout
- Skylights bring daylight to common areas
- Updated flooring & paint
- ADA accessible

ZONING [MX-T](#) 

LOCATION

SWQ Montgomery & Louisiana Blvds. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,986	118,955	306,020
Average HH Income	\$93,548	\$87,699	\$96,733
Daytime Employment	5,673	96,474	205,101

2025 Forecasted by Esri



NAI SunVista

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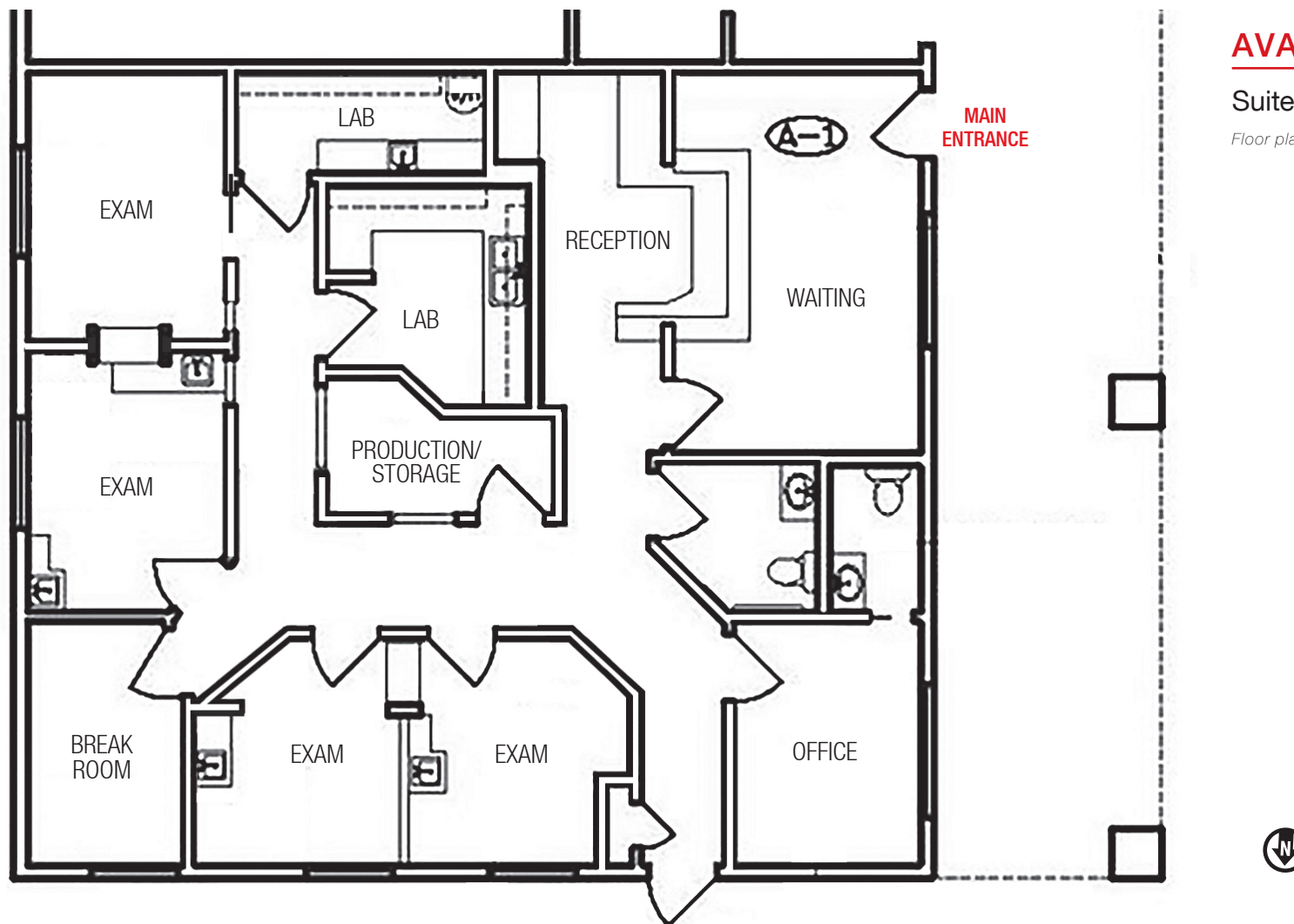
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FLOOR PLAN



AVAILABLE

Suite A-1: ±1,457 SF

Floor plan not to scale.