

# For Lease



## Modern Medical Suite with City Views

PREMIER MEDICAL COMPLEX NEAR HOSPITALS



717 Encino Place NE | Suite 11 | Albuquerque, NM 87102

**±584 SF Available**

**Martha Carpenter**

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**Lisa Mercer** CCIM

lisa@sunvista.com | 505 235 8503

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

±584 SF

### LEASE RATE

\$946/Mo. Full Service  
(Less Janitorial)

### HIGHLIGHTS

- Medical users only
- 1 to 2 exam rooms and reception area
- Floor-to-ceiling windows with amazing views of the city
- Private outdoor patio
- Abundant shared parking
- Ideal for a 1 to 2 practitioner operation, wellness center, therapists, and more
- Conveniently located close to UNM, Lovelace and Presbyterian Hospitals
- Less than a mile from the "Big I" interchange with a short commute to all metro locations
- Easy access to I-25
- No cannabis

**ZONING** **MX-T**

### LOCATION

SWQ I-25 & Lomas Blvd. NE

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## LOCATION

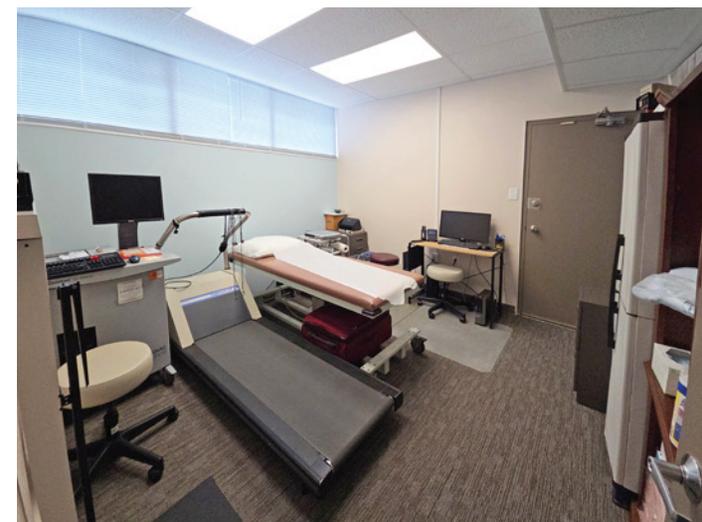
Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,874	95,860	238,199
Average HH Income	\$64,191	\$81,289	\$78,134
Daytime Employment	26,152	105,266	190,446

2025 Forecasted by Esri



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**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

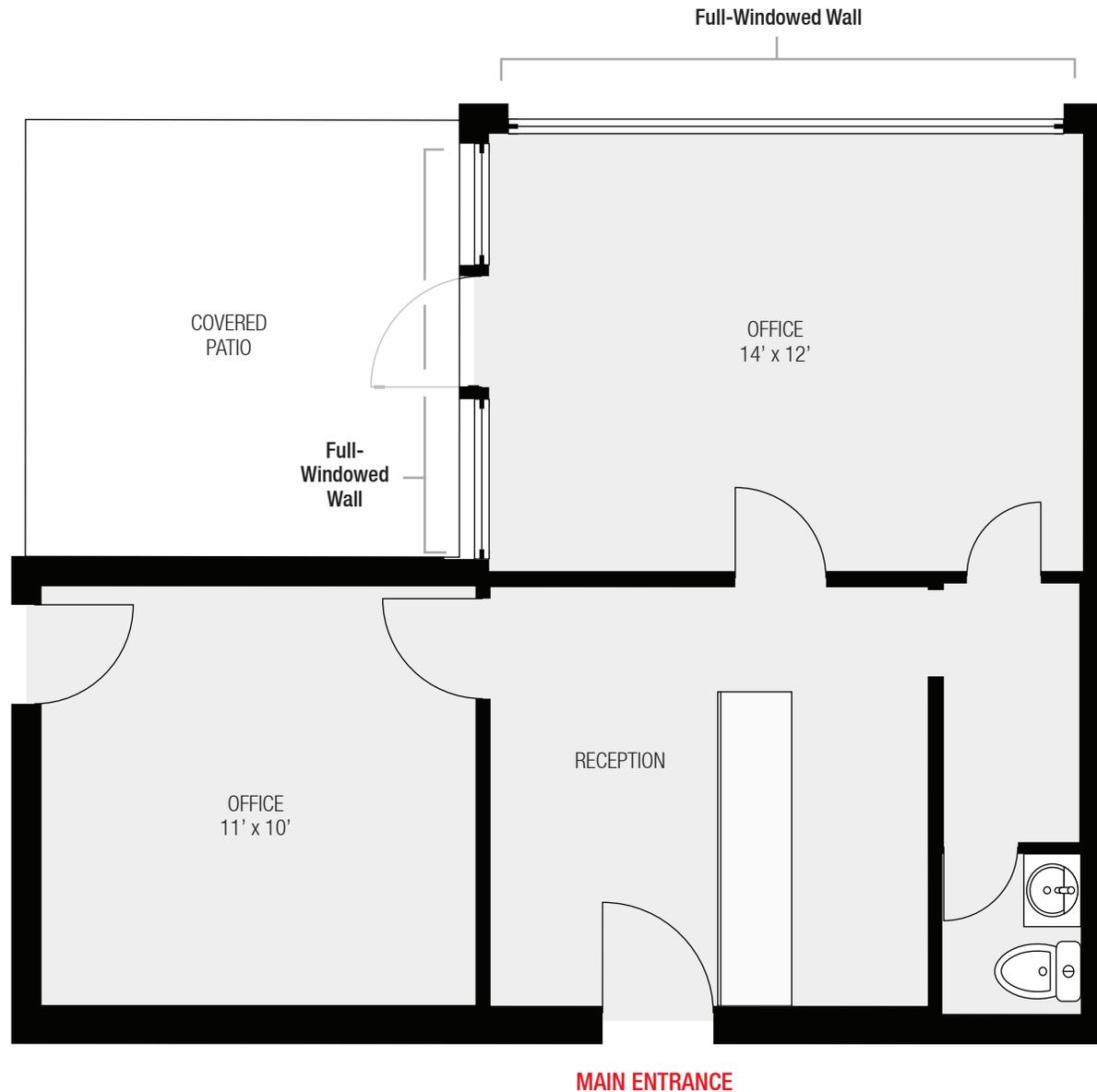
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**FLOOR PLAN**



**AVAILABLE**

Suites 11: ±584 SF

*Floor plan not to scale.*