

**For  
Lease**



# Rare Office Opportunity

TANOAN OFFICE PLAZA IN THE FAR NE HEIGHTS



**±1,496 - 2,633 SF  
Available**

10400 Academy Rd. NE | Albuquerque, NM 87111

**Martha Carpenter**

martha@sunvista.com | 505 228 0154

**Lisa Mercer** CCIM

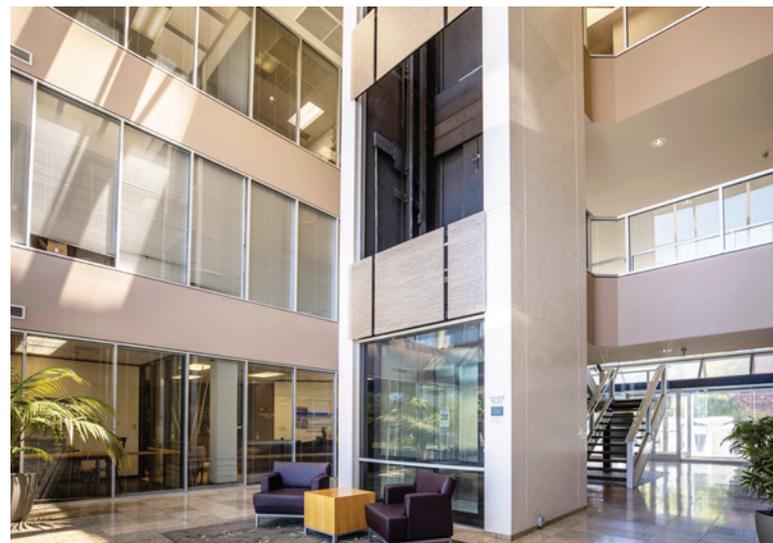
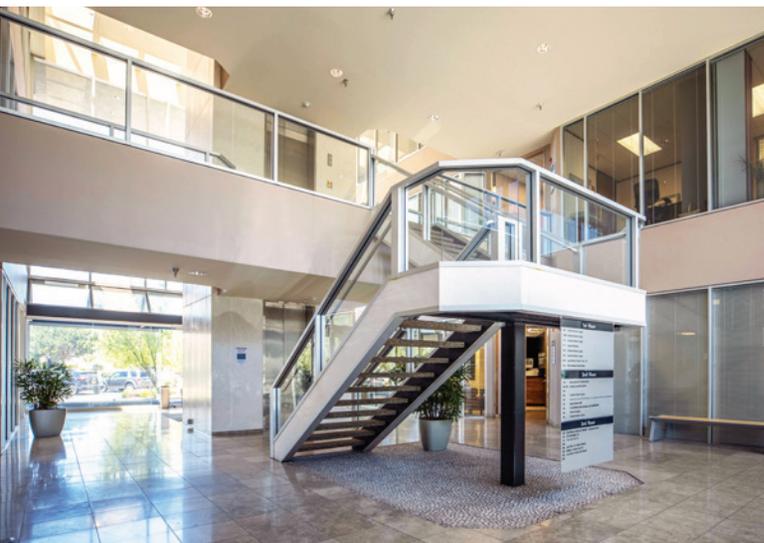
lisa@sunvista.com | 505 235 8503

**NASunVista** ] **Got Space**<sup>™</sup>

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suite 245: ±1,496 SF

Suite 150: ±2,633 SF

- Former bank space with drive-up lanes
- Functional layout
- Ideal space for:
  - Financial services
  - Marketing groups
  - Redevelop to professional office/medical use

### LEASE RATE

\$20.00 - 24.50/SF Full Service

### HIGHLIGHTS

- 3-story office building with glass elevator
- Stunning mesa and mountain views
- Beautiful lobby and common areas
- 24/7 access
- 4:1,000 parking ratio

**ZONING** [MX-L](#) 

### LOCATION

SEC Eubank Blvd. &  
Academy Rd. NE

**NAI SunVista**

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

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**SUITE 245**



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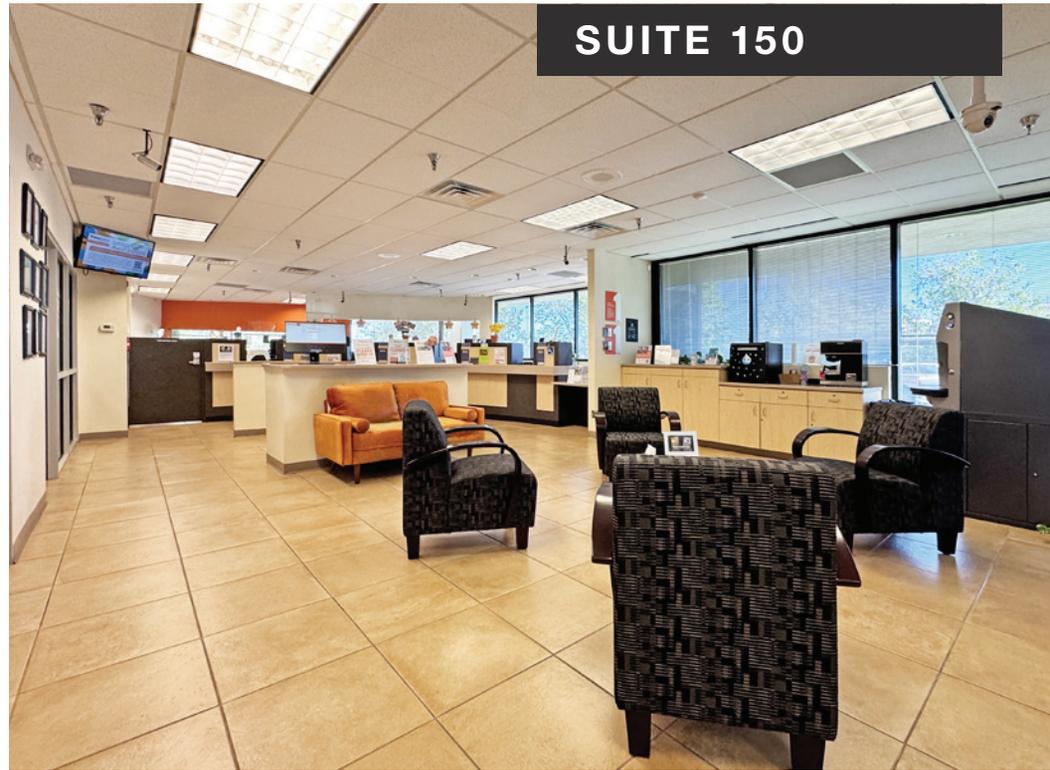
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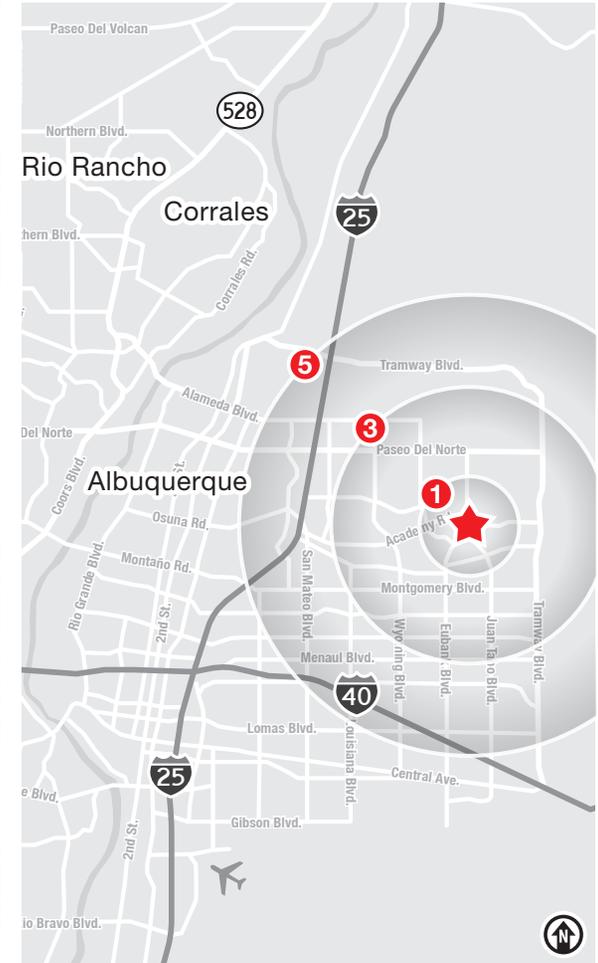
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**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,249	102,542	198,725
Average HH Income	\$139,286	\$130,575	\$109,468
Daytime Employment	1,843	27,418	111,144

2024 Forecasted by Esri



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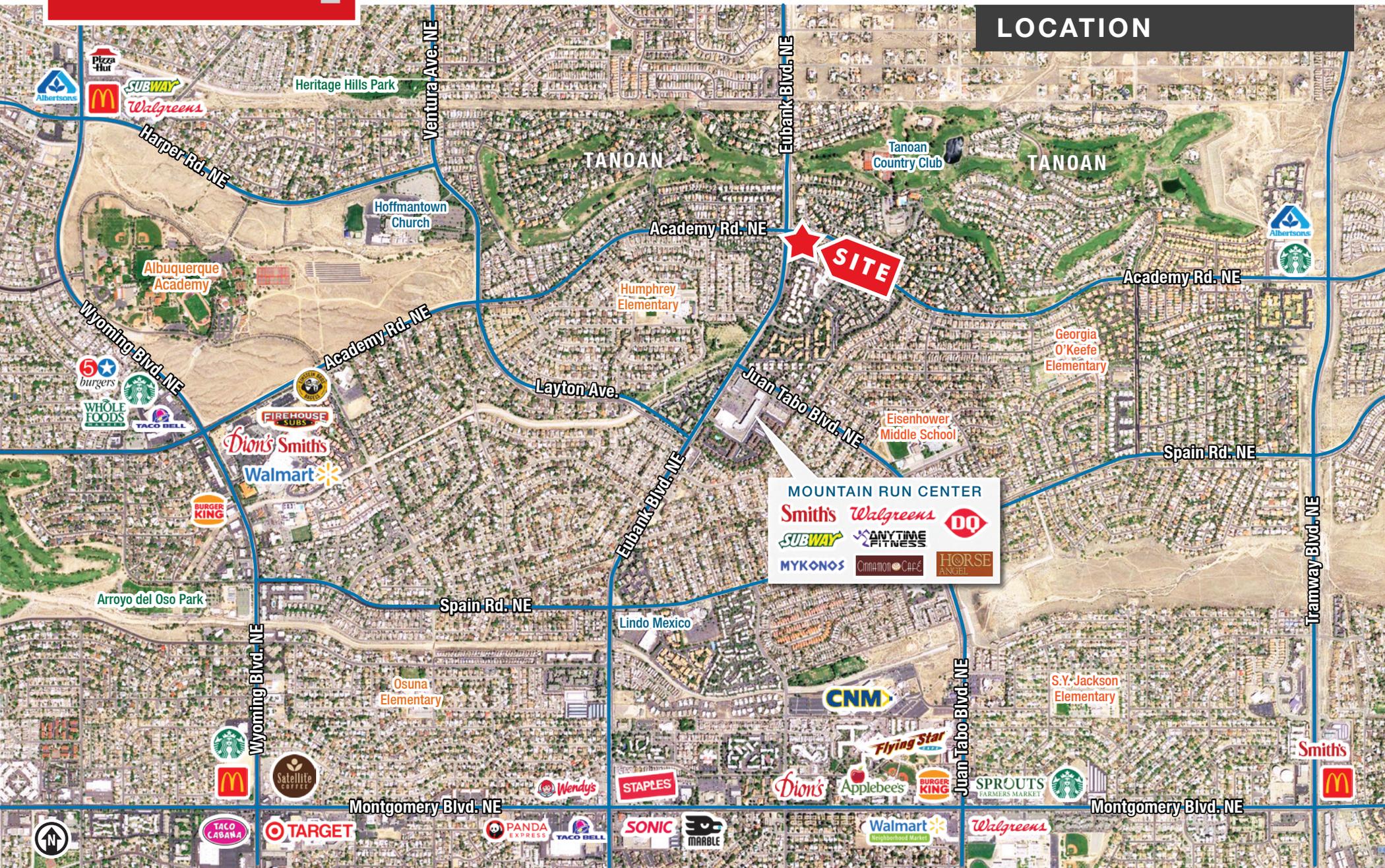
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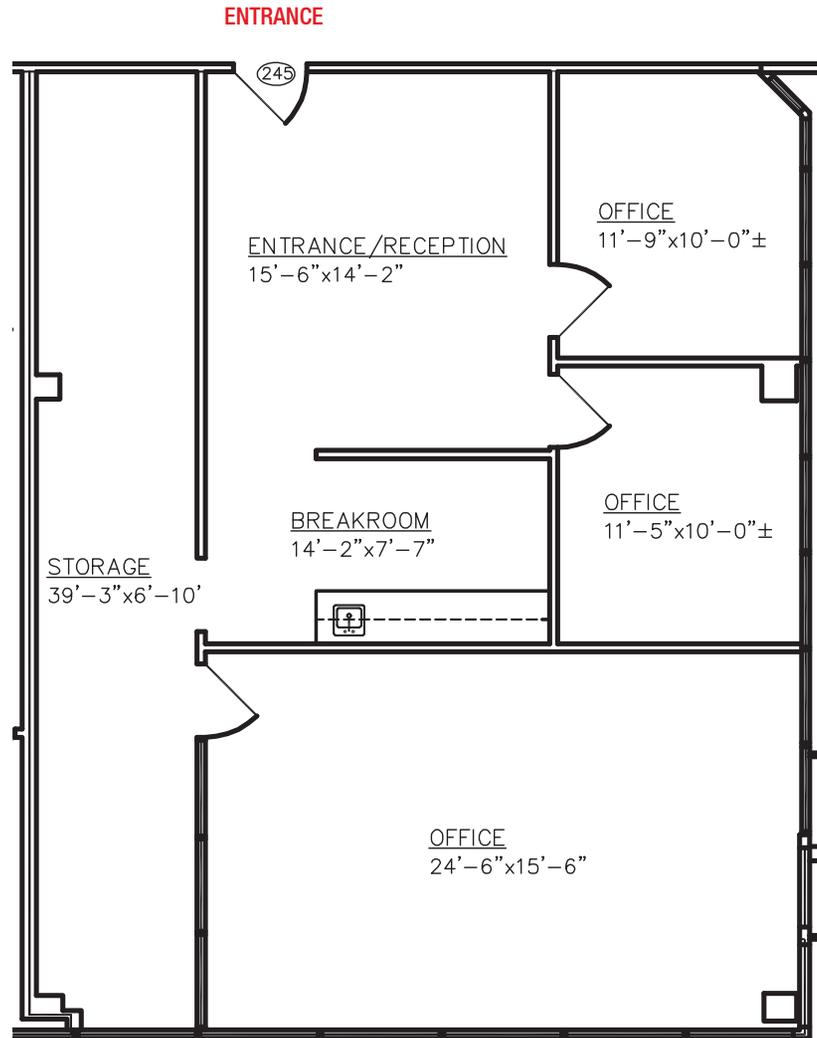


**MOUNTAIN RUN CENTER**  
Smith's Walgreens  
SUBWAY ANYTIME FITNESS  
MYKONOS Cinnamon Cafe HORSE ANGEL  
DQ

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FLOOR PLAN



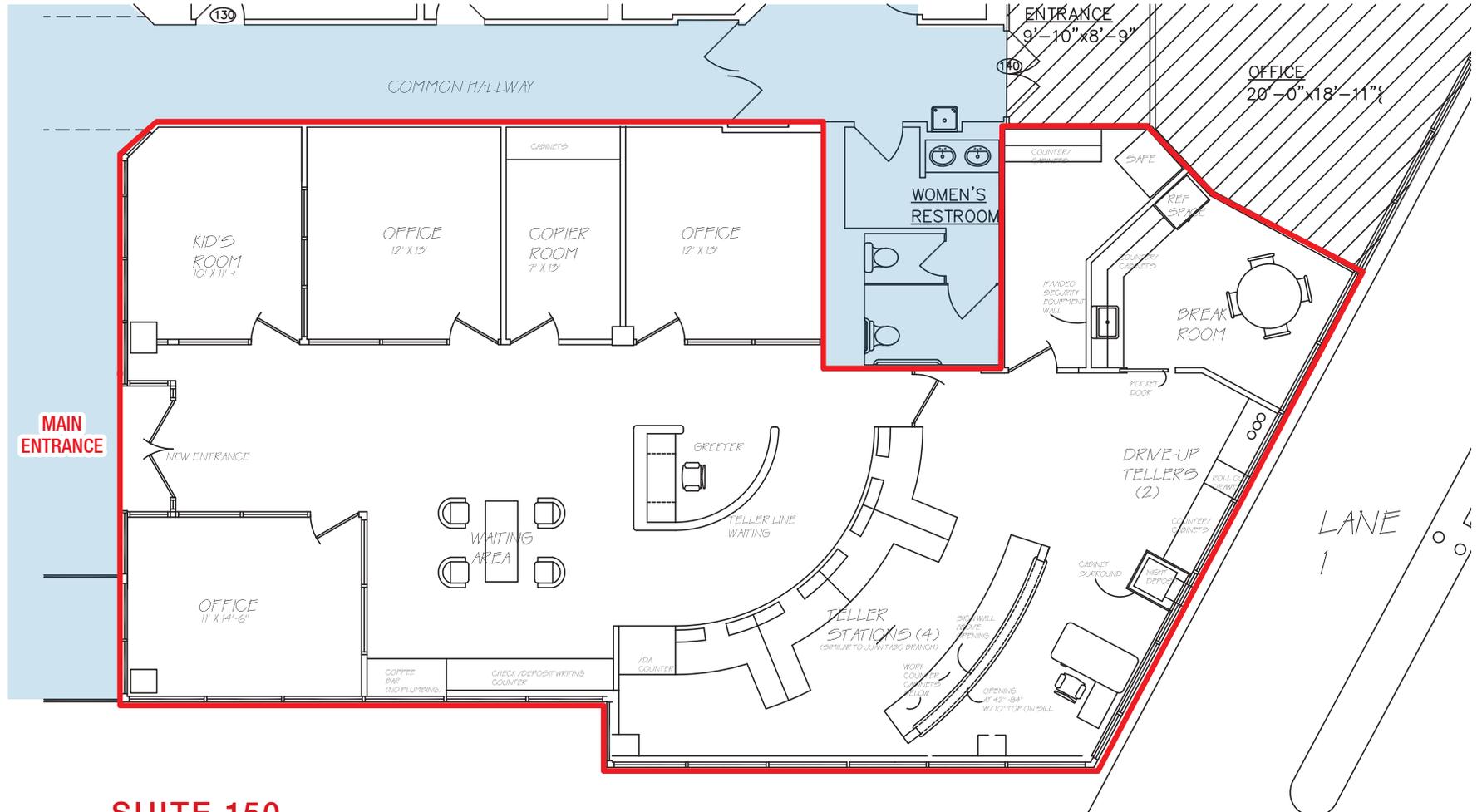
SUITE 245

±1,496 SF

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FLOOR PLAN



SUITE 150

±2,633 SF

Available Common Area