

**For
Lease**



Two Flex Spaces at Unser Discovery Campus

IDEAL SHOWROOM, GALLERY OR EVENT SPACE



1776 Montañó Rd. NW | Los Ranchos de Albuquerque, NM 87107

**±8,076 - 12,626 SF
Available**

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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PROPERTY

AVAILABLE

Building 1: ±12,262 SF
Building 3: ±8,076 SF

LEASE RATE

\$14.00/SF Modified Gross
(Tenant is billed back prorata share of gas, electric)

HIGHLIGHTS

- Gated access overnight
- Park-like campus with picnic areas
- Walking and bike trails to Rio Grande Blvd. and open space recreation areas
- Reverse commute with 28,400 cars per day
- Covered parking available
- Building and monument signage available
- Minutes from Coors Blvd. and 4th St.

ZONING

- C-1, Los Ranchos

LOCATION

SEQ Montañó Rd. &
Rio Grande Blvd. NW

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BUILDING 1



BUILDING SIGNAGE AVAILABLE



COVERED PARKING

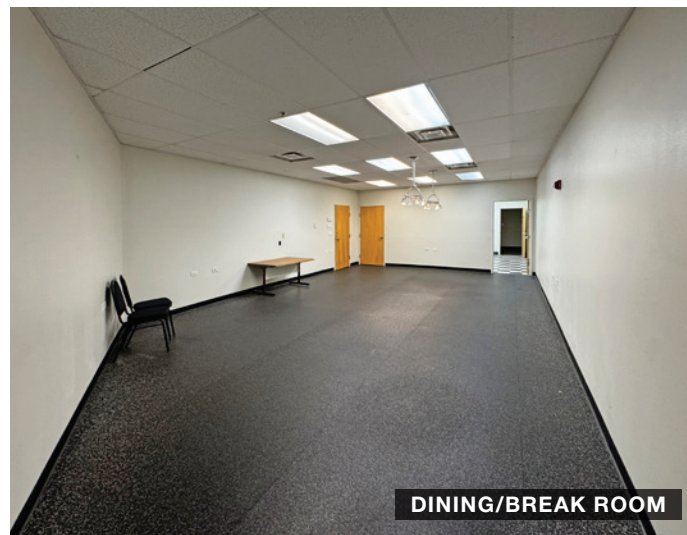


MONUMENT SIGNAGE AVAILABLE

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BUILDING 1



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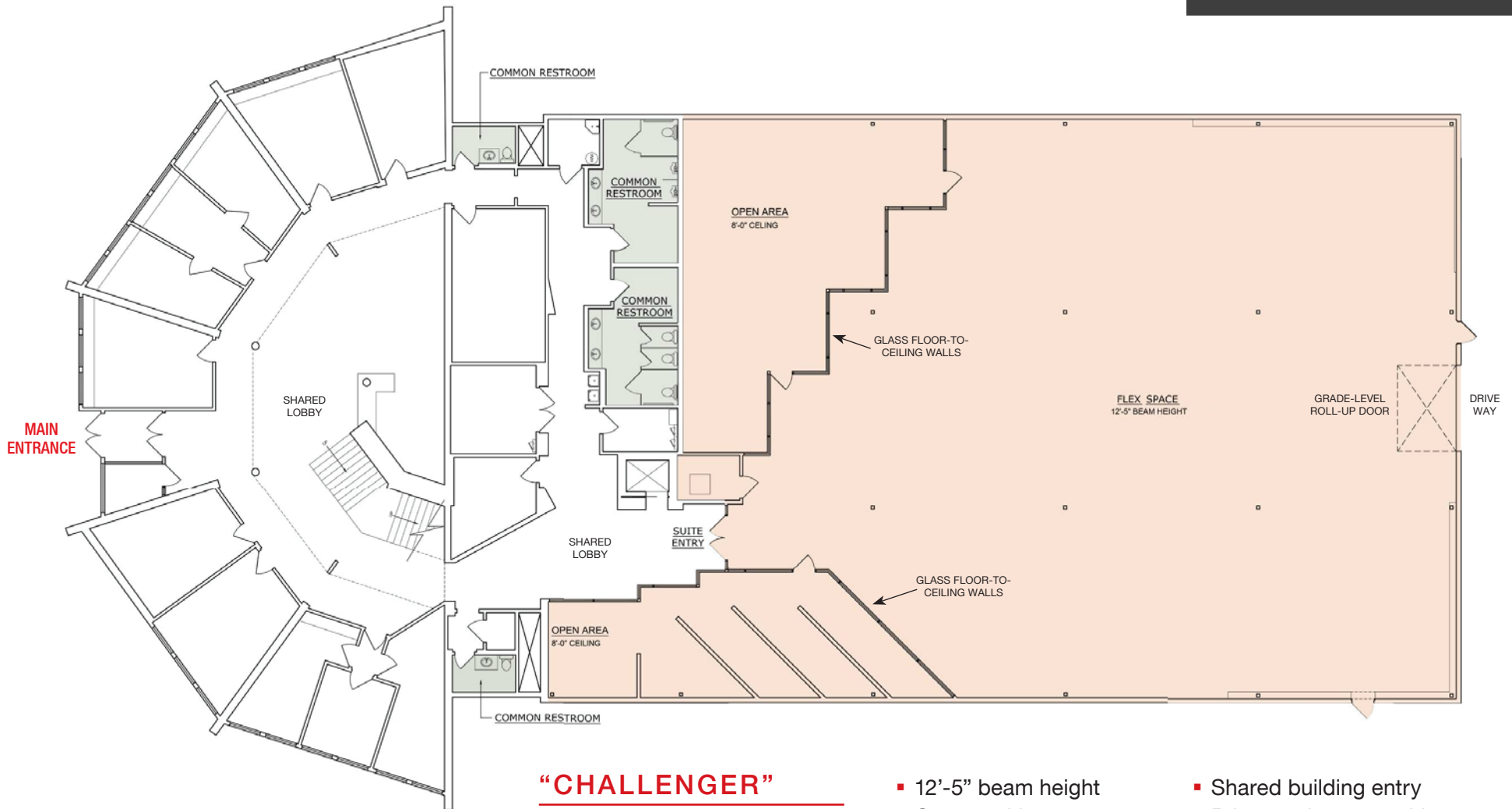
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BUILDING 3



“CHALLENGER”

±8,076 SF

- Former Challenger Learning Center site
- Ideal showroom or display space

- 12'-5" beam height
- Open parking
- Open space with glass-walled areas
- Black ceiling with modern track lighting
- No natural light

- Shared building entry
- Private suite entry with double doors
- Building signage available
- One 12' x 10' grade-level roll-up door
- Common restrooms

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BUILDING 3



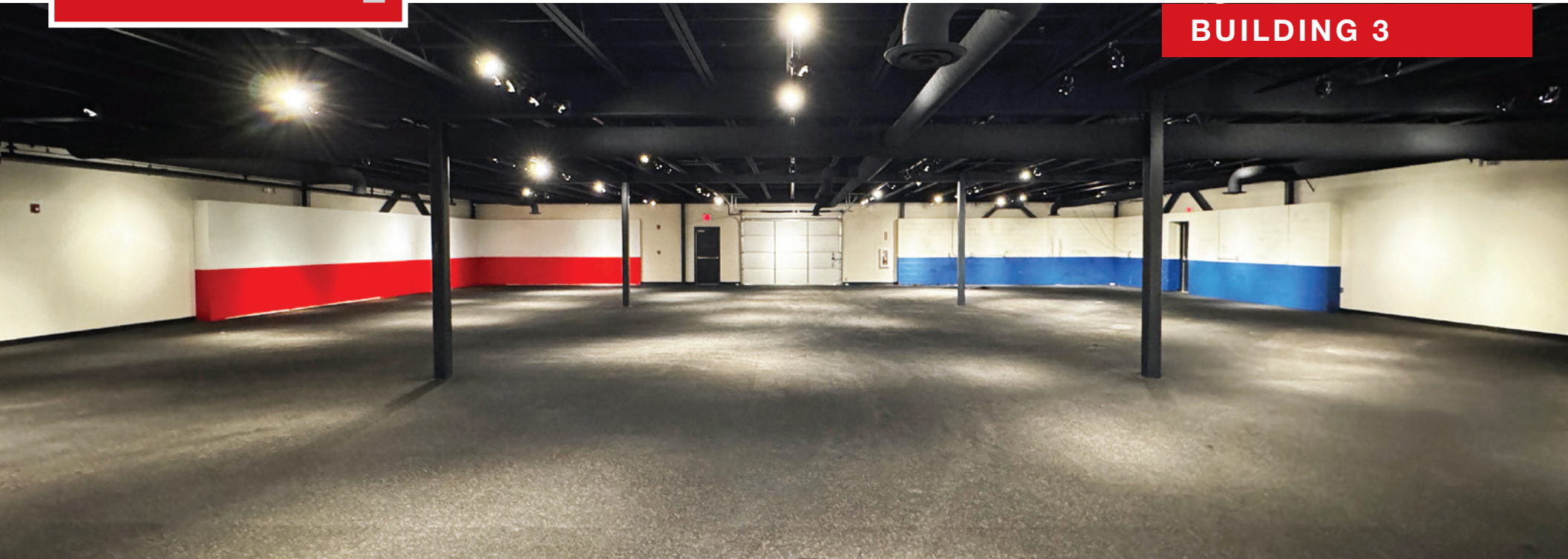
BUILDING SIGNAGE AVAILABLE



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BUILDING 3



SUITE ENTRY



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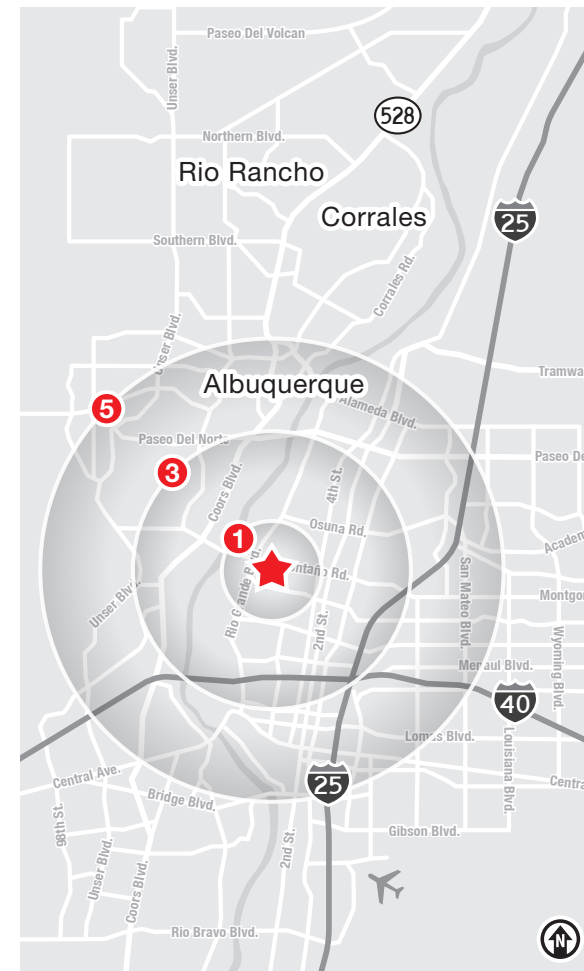
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,964	70,212	220,665
Average HH Income	\$122,728	\$104,414	\$92,966
Daytime Employment	1,287	40,710	177,084

2025 Forecasted by Esri



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