

For Lease

Two Versatile Flex Spaces

IDEAL FOR PHOTO STUDIO, GALLERY, SHOWROOM, EVENTS, GYM



BUILDING 1

±12,626 SF

- Private entry
- 9' to 12' to deck
- 36' - 50' wall spans
- Track lighting/
Exposed beams
- Large kitchen/
hospitality area
- Vehicle lift bay/
loading

BUILDING 3

±8,076 SF

- Private suite entry
- One 12'x10' drive-in,
roll-up door
- 12'-5" beam height,
open ceiling
- Track lighting
- Glass-walled display
areas

±8,076 - 12,626 SF
Available

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

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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PROPERTY

LEASE RATE

\$14/SF Modified Gross
(Tenant is billed back prorata share of gas, electric)

AVAILABLE

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

HIGHLIGHTS

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

ZONING

- C-1, Los Ranchos (Commercial use)

LOCATION

SEQ Montañó Rd. & Rio Grande Blvd. NW



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BUILDING 1



BUILDING SIGNAGE AVAILABLE



COVERED PARKING



MONUMENT SIGNAGE AVAILABLE

NAI SunVista

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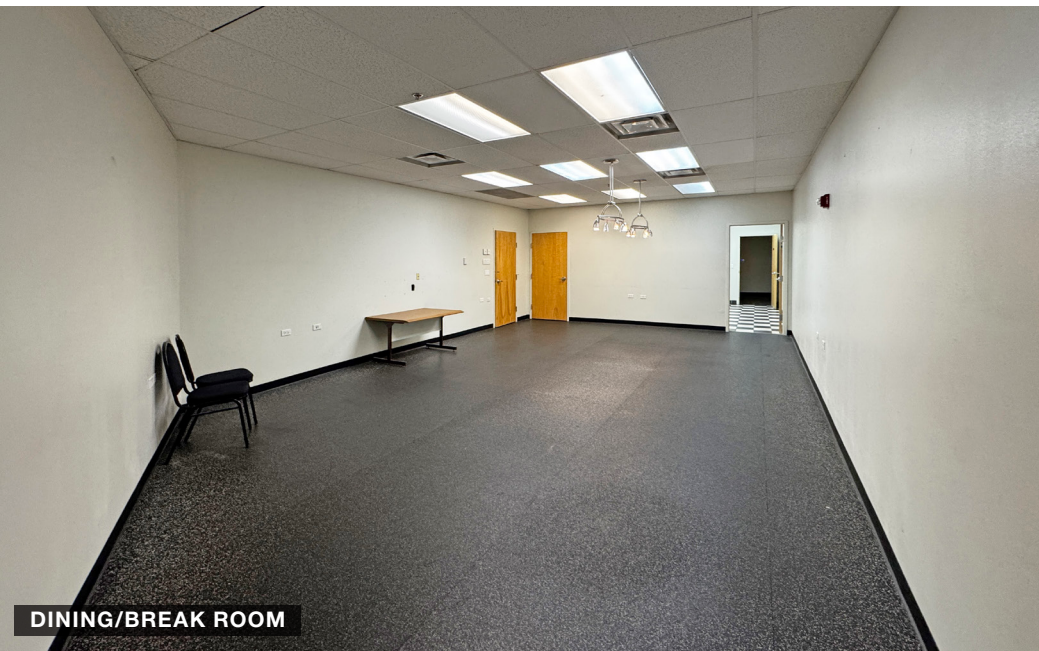
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BUILDING 1



TRACK LIGHTING & EXPOSED BEAMS



DINING/BREAK ROOM



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BUILDING 1

EXPANSIVE WALL SPANS

WINDOWS AND SKYLIGHTS CAN BE ADDED

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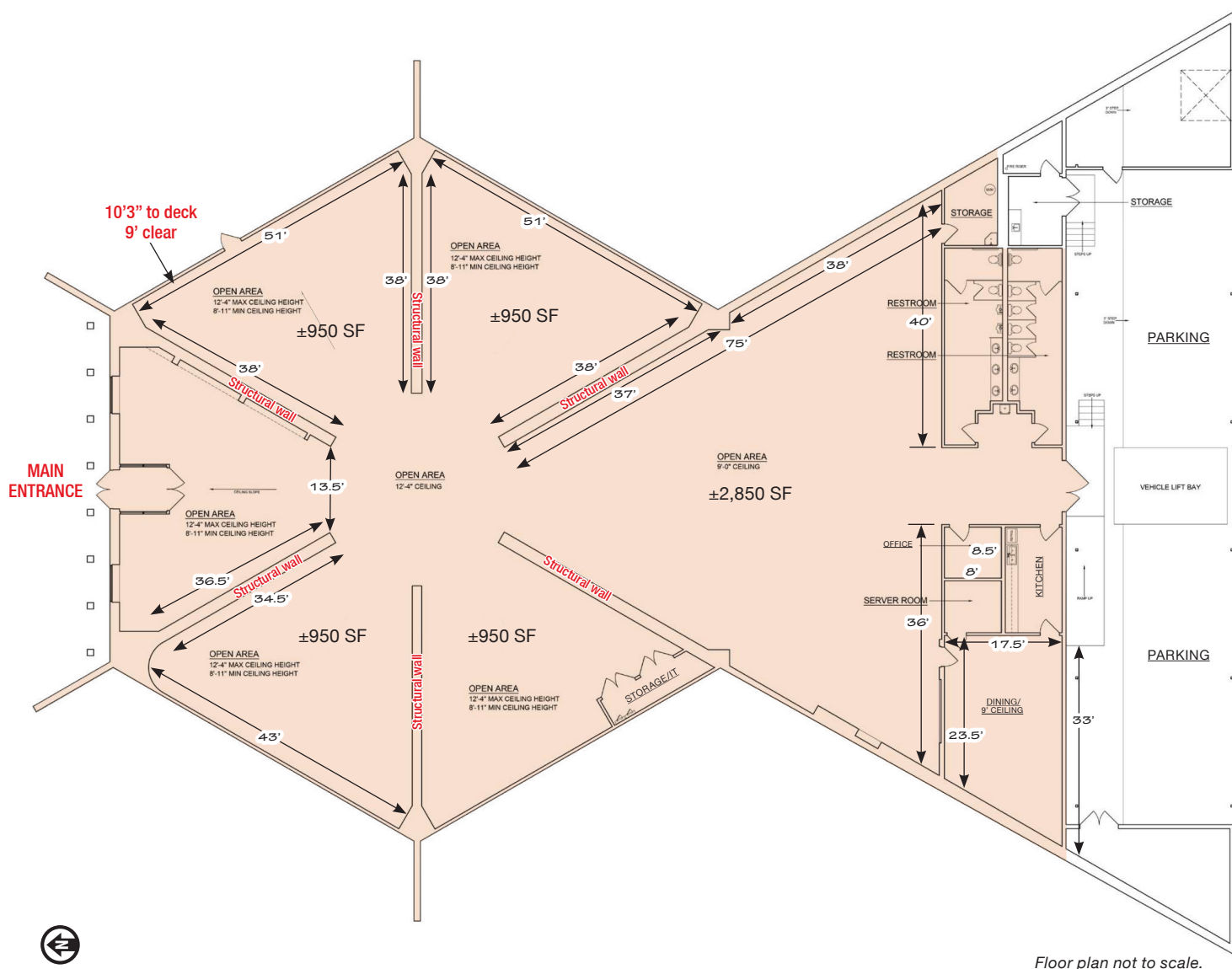
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BUILDING 1

AVAILABLE

±12,262 SF

- Large “wedge” areas around central core
- Minimal natural light (windows and skylights can be added)
- Exposed beams and industrial aesthetic
- Building and monument signage
- High visibility from Montano with 28k CPD
- 9' to 12-4" to deck (slanted roof)
- 36' - 50' wall spans
- Hard rubber floors
- Large kitchen + dining room
- Private entry
- LED and modern track lighting
- Storage and office
- Restrooms
- Vehicle lift bay
- Open parking (40+ spaces)



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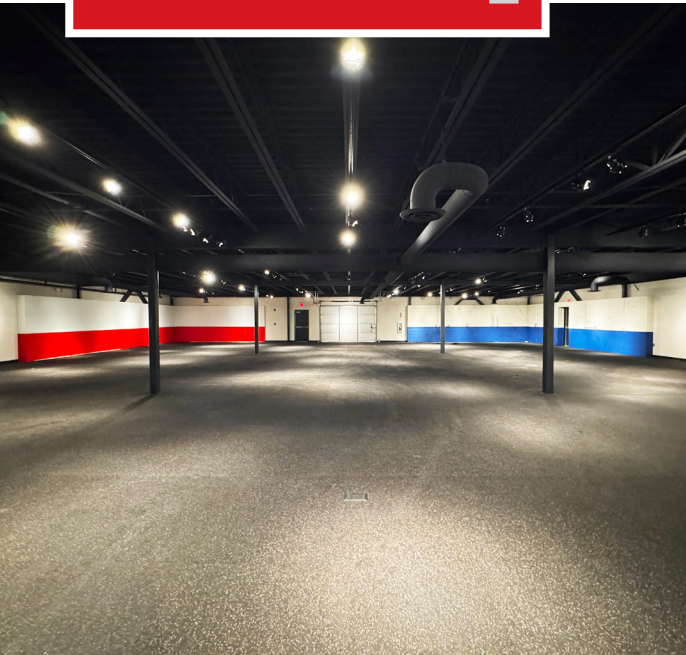
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BUILDING 3



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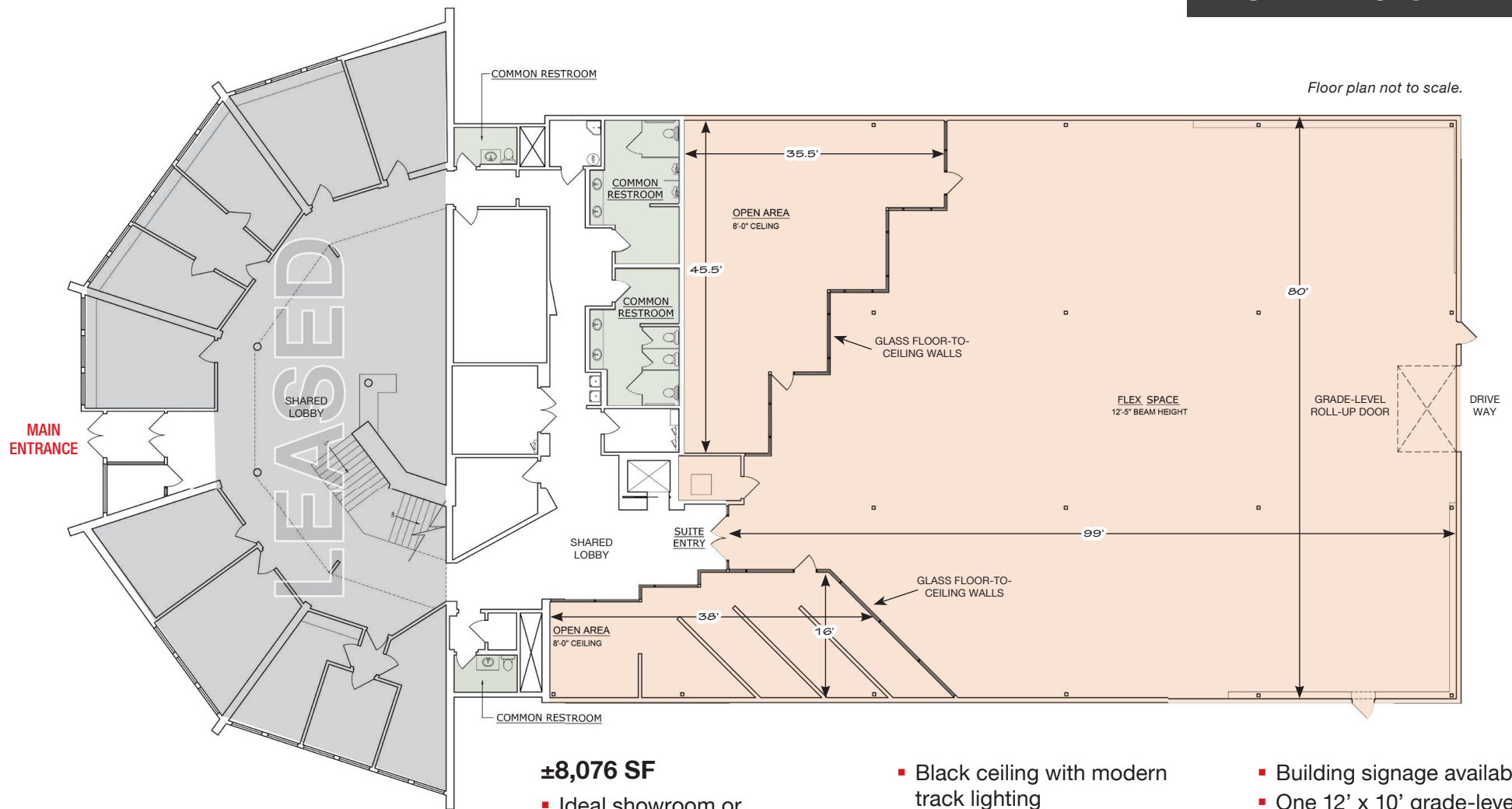
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BUILDING 3



±8,076 SF

- Ideal showroom or display space
- Office/Warehouse
- 12'-5" beam height
- Open parking (40+ spaces)
- Glass walled areas

- Black ceiling with modern track lighting
- No natural light
- Building conference area
- Shared building entry and lobby
- Private suite entry with double doors

- Building signage available
- One 12' x 10' grade-level roll-up door
- Common restrooms



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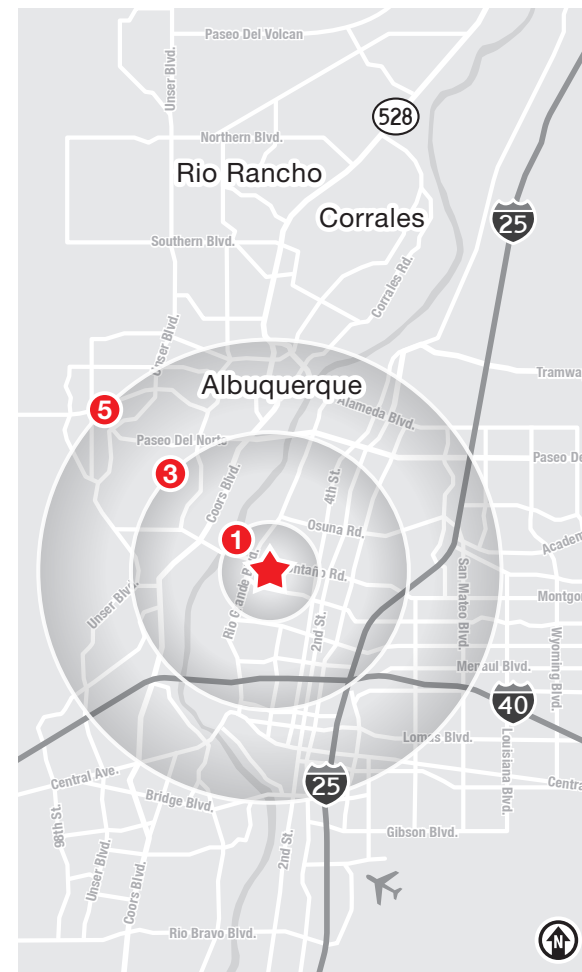
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LOCATION

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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