

For Lease



Freestanding Flex Building with Montañó Frontage

POTENTIAL FOR OFFICE, LEARNING, EVENTS, SHOWROOM AND CREATIVE



LEASE RATE

See Advisor

AVAILABLE

Building 1: $\pm 12,626$ SF

HIGHLIGHTS

- Gated access overnight
- Park-like campus with picnic areas
- Reverse commute with 28,400 cars per day
- Covered parking available
- Open parking (3.5:1,000)
- Building and monument signage available
- Minutes from Coors Blvd. and 4th St.
- On walking and bike trails

ZONING

- C-1, Los Ranchos (Commercial use)

LOCATION

SEQ Montañó Rd. & Rio Grande Blvd. NW



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

NAISunVista **Got Space**[™]

Opening the Door to Commercial Real Estate Excellence

Building 1:
 $\pm 12,626$ SF Available

Kate Potter

k.potter@sunvista.com | 505 998 1571

For Lease

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

BUILDING 1



BUILDING SIGNAGE AVAILABLE



COVERED PARKING



MONUMENT SIGNAGE AVAILABLE

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

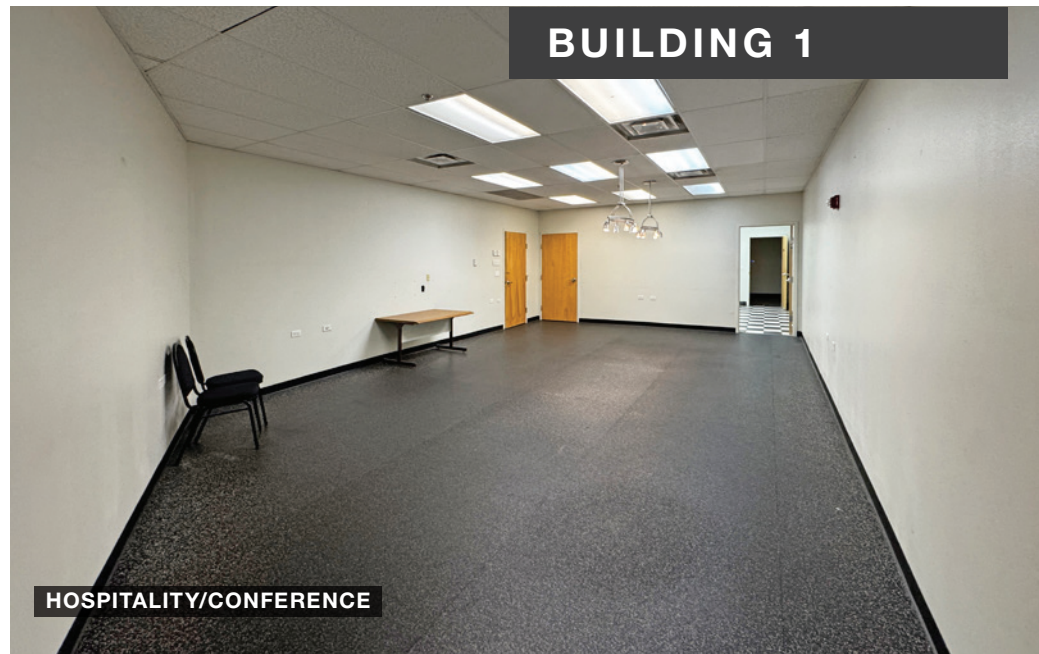
Kate Potter
k.potter@sunvista.com
505 998 1571

For Lease

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

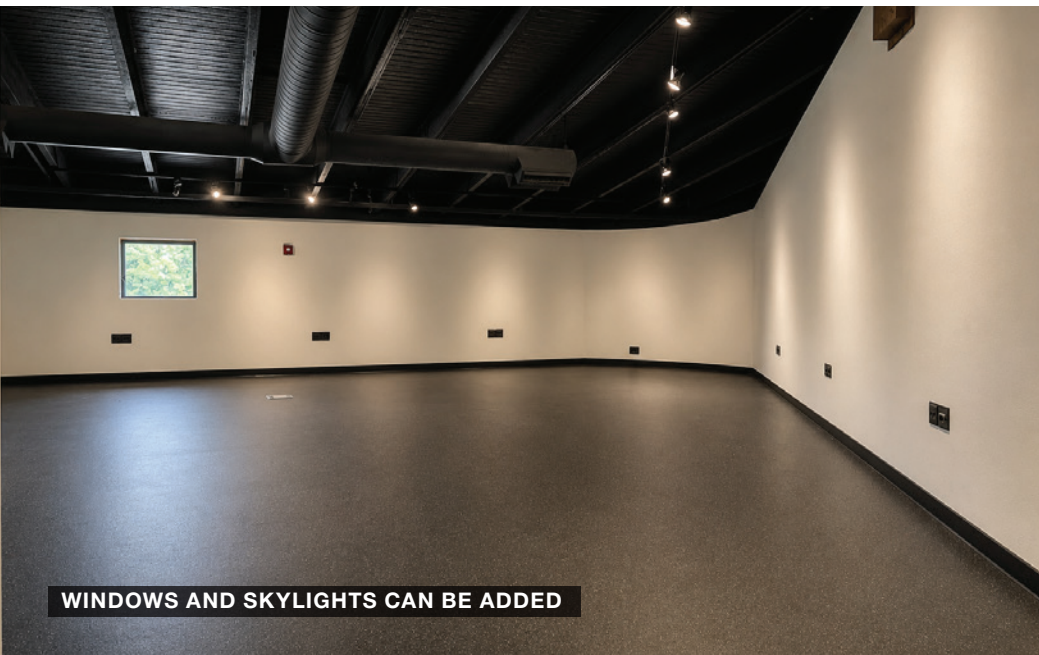


EXPOSED BEAMS



BUILDING 1

HOSPITALITY/CONFERENCE



WINDOWS AND SKYLIGHTS CAN BE ADDED



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Kate Potter
k.potter@sunvista.com
505 998 1571

For Lease

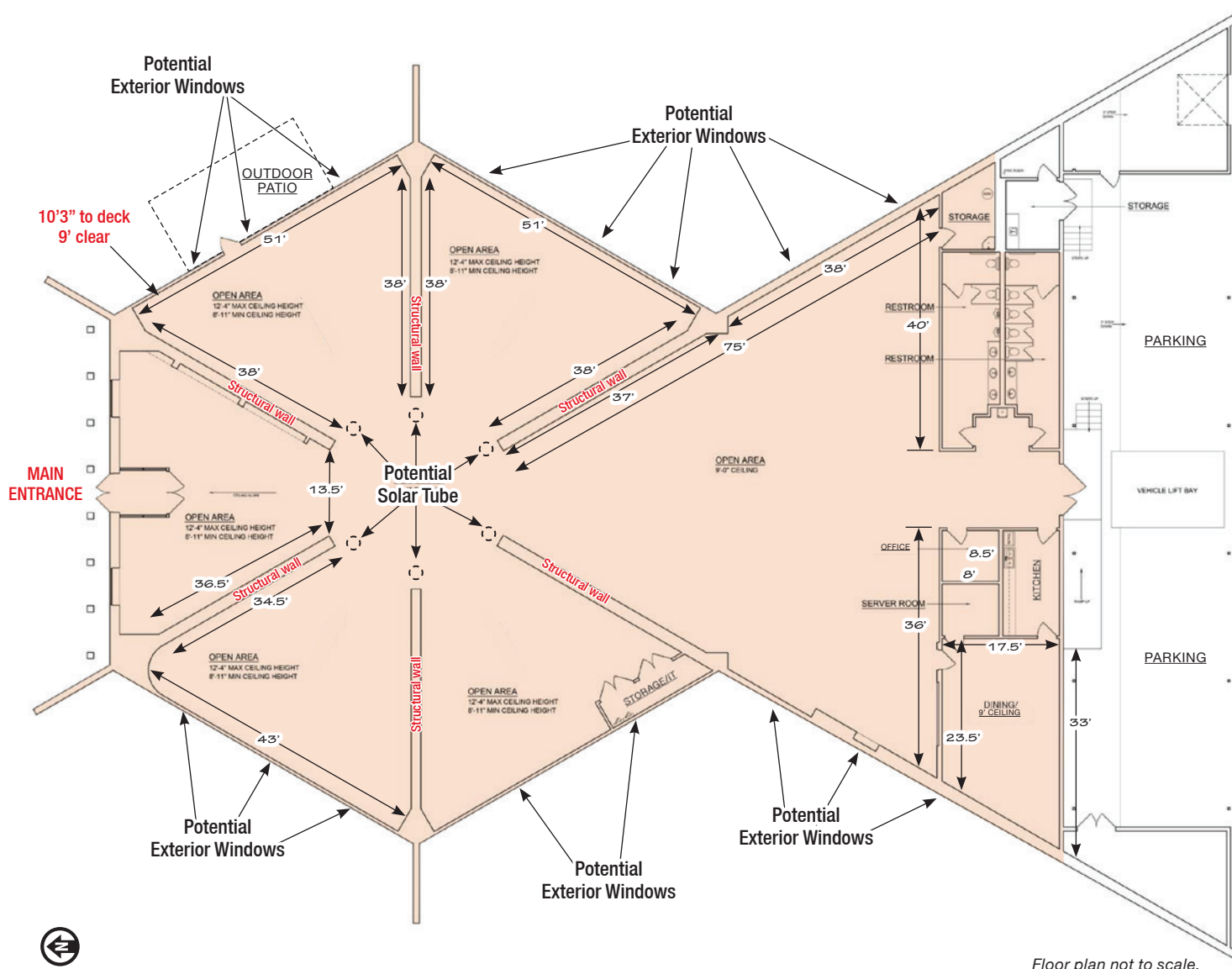
1776 Montañó Rd. NW | Los Ranchos de Albuquerque, NM 87107

BUILDING 1

AVAILABLE

±12,626 SF

- Large open areas around central core
- Windows and skylights can be added
- Exposed beams (9'-12'4" deck)
- Building and monument signage
- 36' - 50' wall spans
- Hard rubber floors
- Large kitchen + hospitality area
- Private entry
- LED and modern track lighting
- Storage and office
- Restrooms
- Vehicle lift bay



Floor plan not to scale.

For Lease

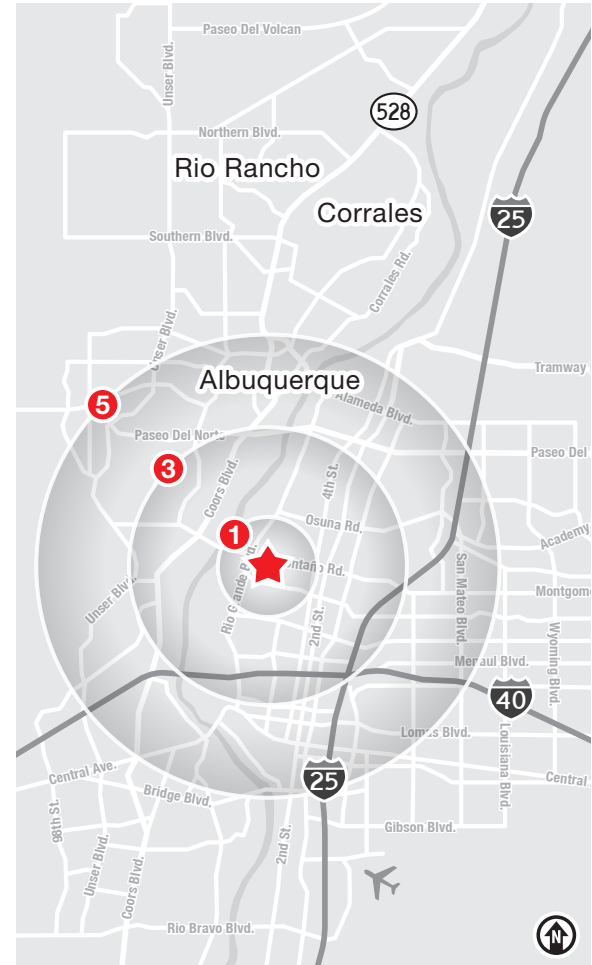
1776 Montañó Rd. NW | Los Ranchos de Albuquerque, NM 87107



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



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Kate Potter
k.potter@sunvista.com
505 998 1571

For Lease

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

