

**For
Lease**



Medical/Dental Offices

TWO FORMER DENTAL SUITES AVAILABLE



Suite 6800-B

**±2,259 - 4,203 SF
Available**

6800-6830 Montgomery Blvd. NE | Albuquerque, NM 87109

Clay Azar CCIM
clay@sunvista.com | 505 480 9777

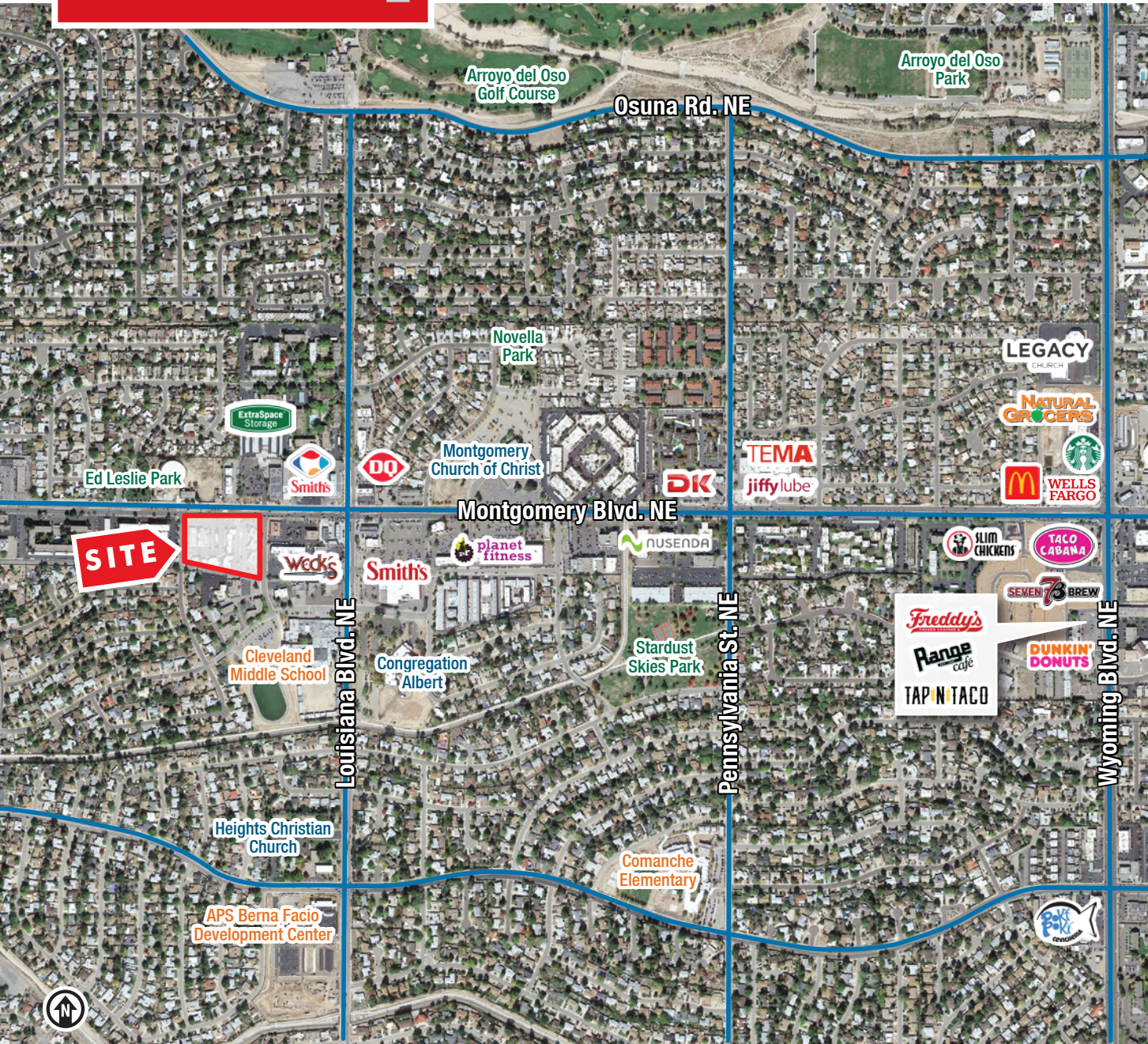
Lisa Mercer CCIM
lisa@sunvista.com | 505 235 8503

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

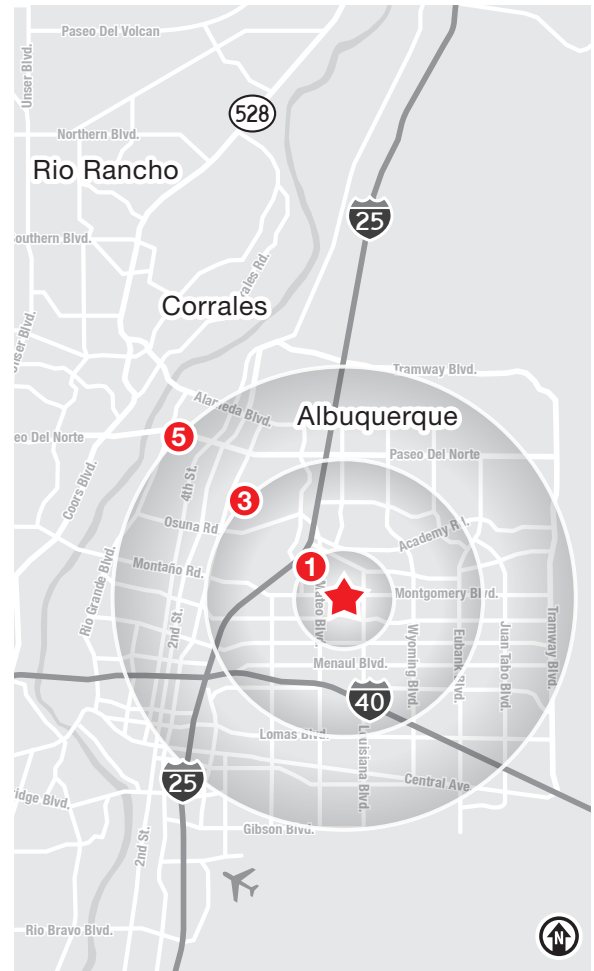
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,147	118,317	301,086
Average HH Income	\$93,538	\$88,251	\$97,406
Daytime Employment	5,510	96,636	200,189

2025 Forecasted by Esri



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PROPERTY

LEASE RATE

\$19.00 - \$21.00/SF
Modified Gross

AVAILABLE

6800-B: ±4,203 SF \$21.00/SF
6830-F: ±2,259 SF \$19.00/SF

HIGHLIGHTS

- Excellent central location
- Surrounded by walkable amenities
- Building and monument signage available
- Professional medical office campus setting
- Landlord to offer improvement allowance for qualified prospects
- Move-in ready floor plans

ZONING [MX-T](#)

LOCATION

SWQ Montgomery & Louisiana Blvds. NE

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SUITE 6800-B



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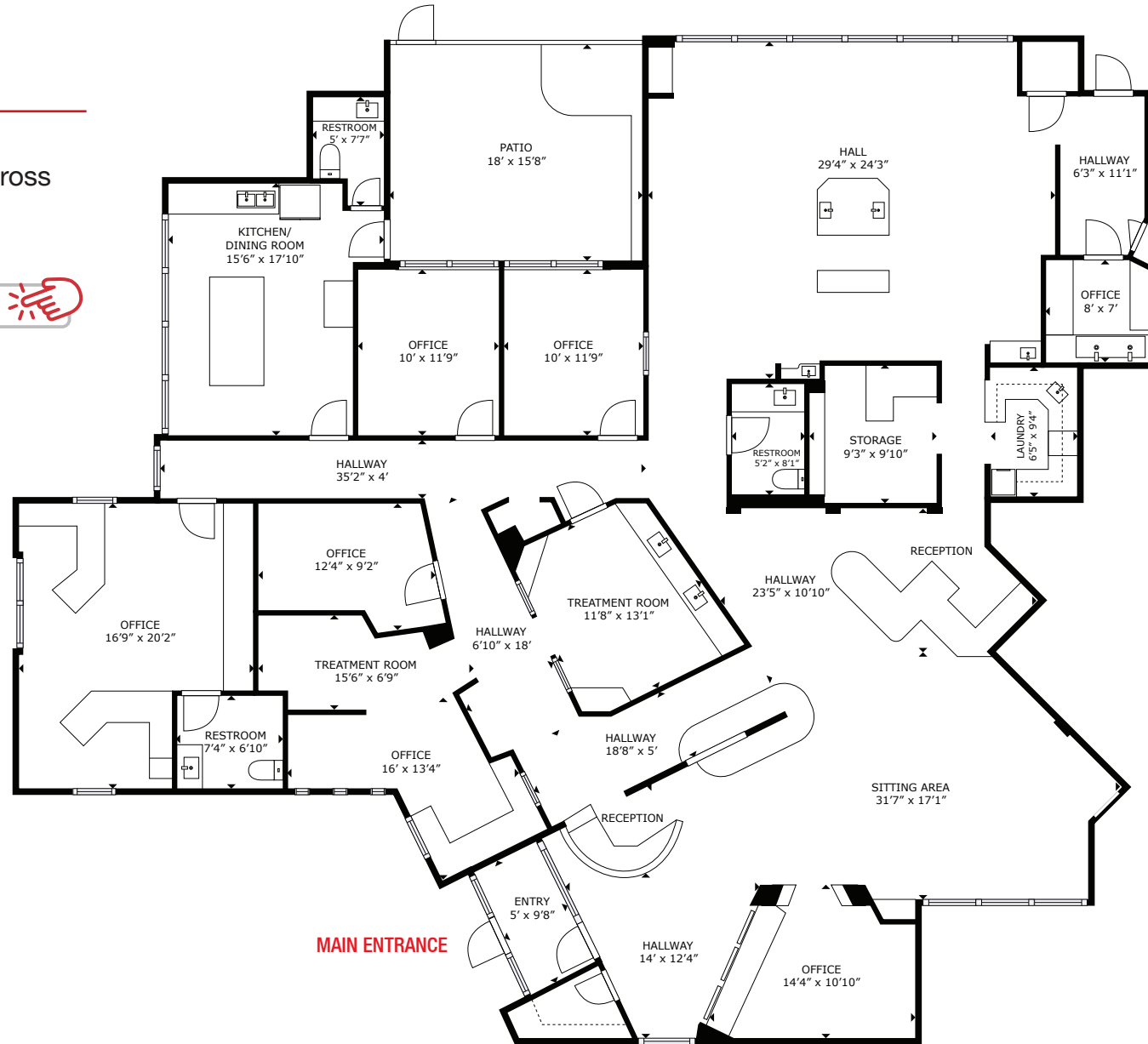
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FLOOR PLAN

SUITE 6800-B

±4,203 SF
\$21.00/SF Modified Gross

Take a Virtual Tour



MAIN ENTRANCE

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SUITE 6830-F



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SUITE 6830-F



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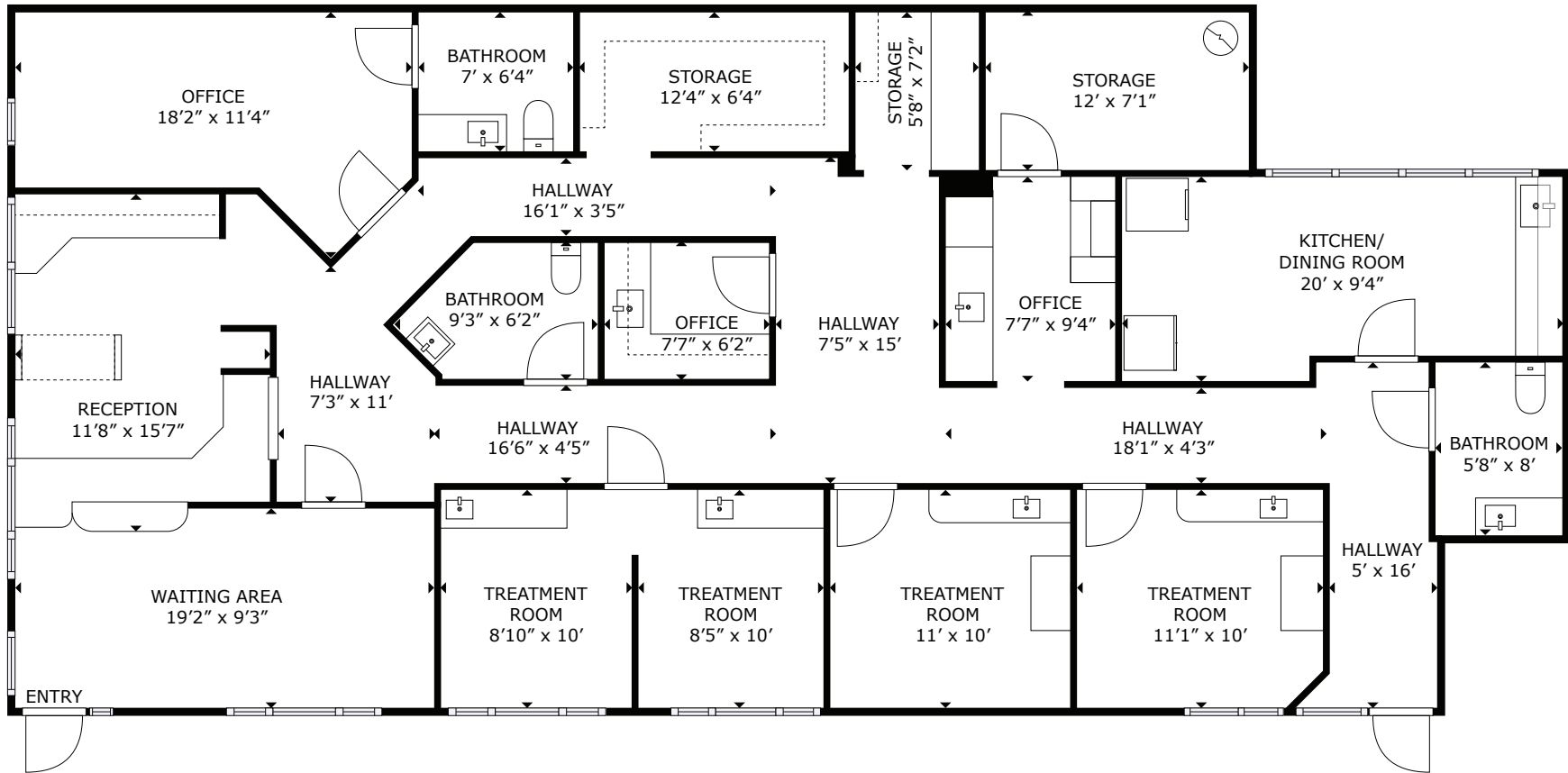
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FLOOR PLAN

SUITE 6830-F

±2,259 SF
\$19.00/SF Modified Gross

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MAIN ENTRANCE

