

# 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

Visit Our YouTube Channel  
to View this Property Video

### 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**

k.potter@sunvista.com | 505 998 1571

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## PROPERTY

### LEASE RATE

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

### AVAILABLE

Building 1: ±12,626 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**

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505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
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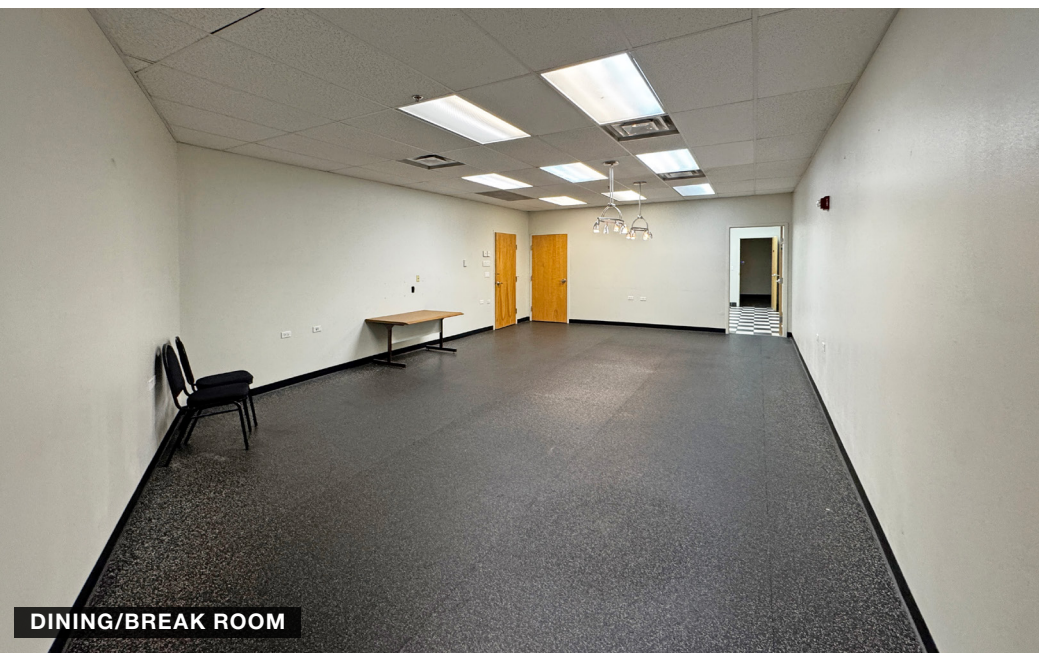
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**BUILDING 1**



**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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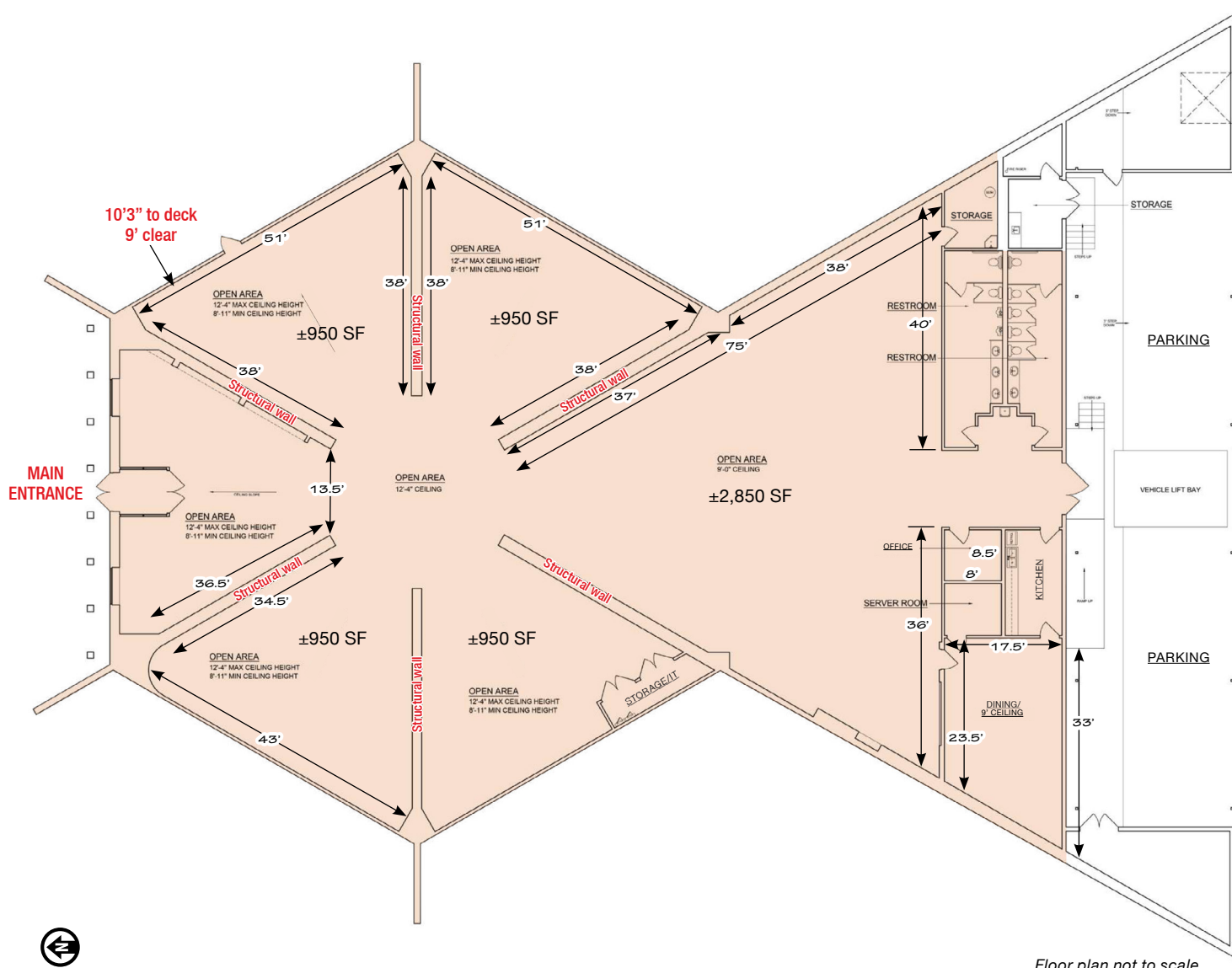
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## BUILDING 1

### AVAILABLE

**±12,626 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)



Floor plan not to scale.



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**BUILDING 3**



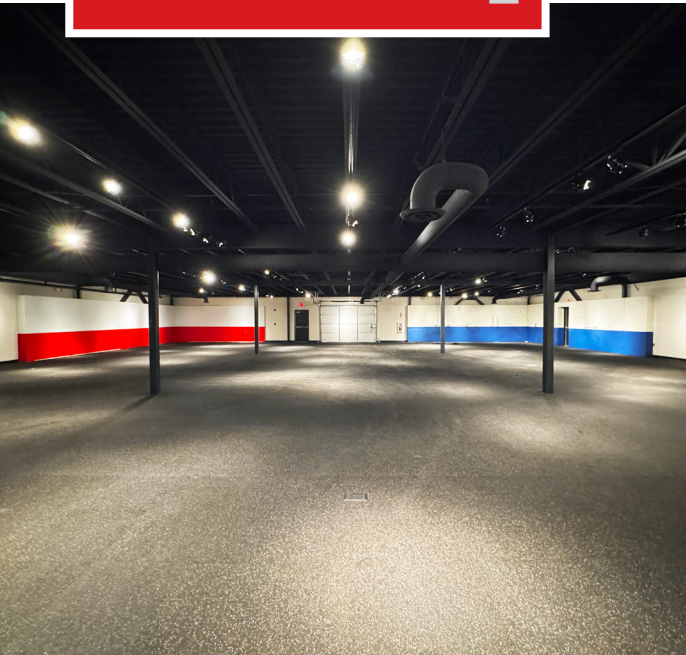
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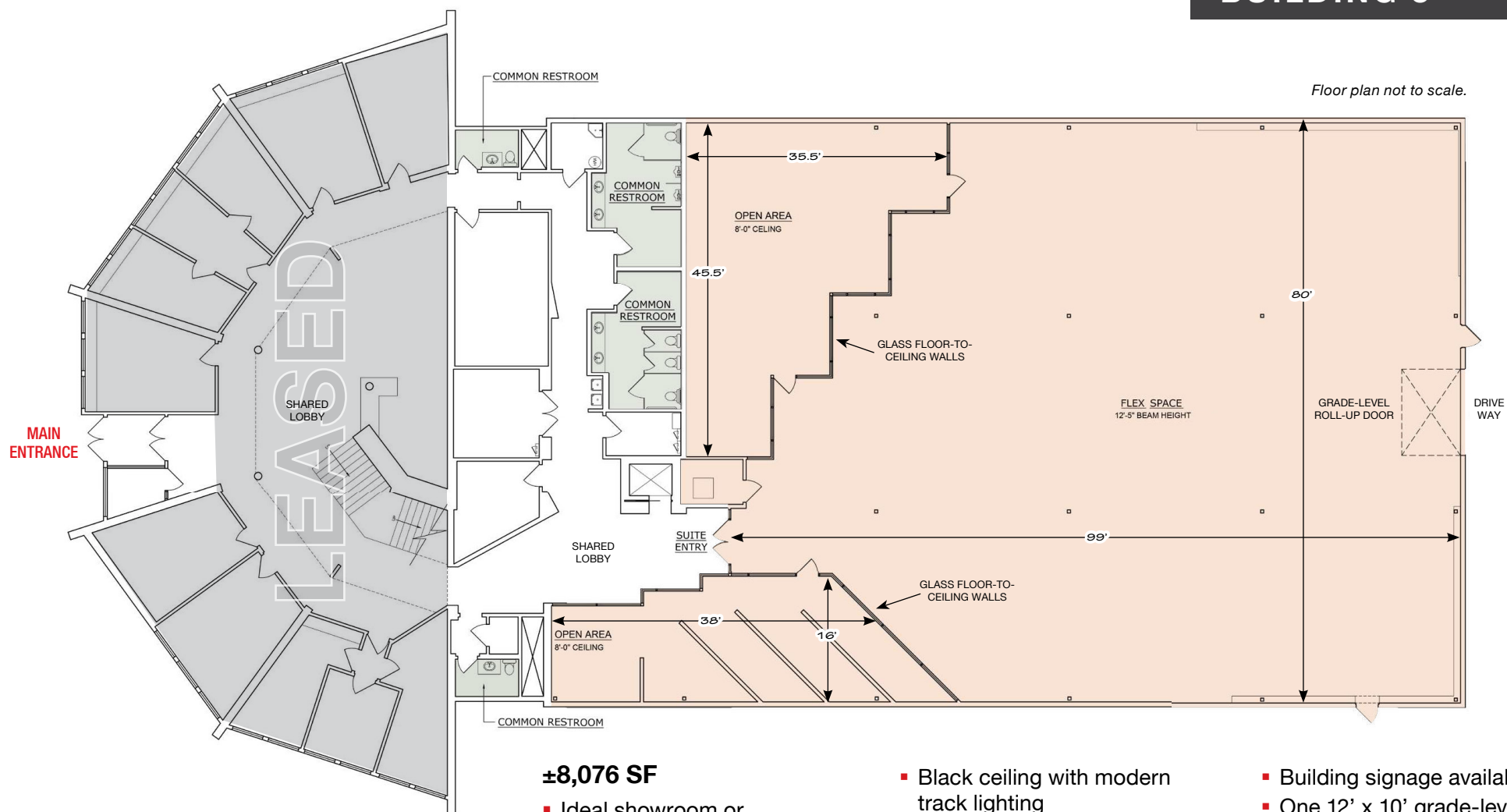
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## BUILDING 3



**±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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## 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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