

Boutique Bear Canyon Executive Office

EXCLUSIVE CAMPUS – IDEAL FOR PROFESSIONAL SERVICES

For Lease



5100 Juan Tabo Blvd. NE | Suite 103 | Albuquerque, NM 87111

±340 SF Available

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

k.potter@sunvista.com | 505 998 1571

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PROPERTY

AVAILABLE

Suite 103: ±340 SF

LEASE RATE

\$900/Mo. Full Service (\$32.00/SF)

- Preferred 2-year minimum lease term

HIGHLIGHTS

- Long-term, stable tenants
- Abundant natural light and modern finishes
- Onsite ownership – Business hours are 7 am to 6 pm weekdays only
- Mag-lock monitored security system
- Gated parking access/ ample parking
- ADA-accessible common restrooms
- Pet-friendly – No children please
- Monument and directory signage
- Common-area art collection
- Suite 103 features:
 - New flooring
 - Sound proofing
 - High ceilings

ZONING MX-T

LOCATION

SEQ Juan Tabo Blvd. & Spain Rd. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,258	104,723	225,900
Average HH Income	\$116,334	\$131,360	\$115,267
Daytime Employment	5,682	27,230	110,745

2026 Forecasted by Esri



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FLOOR PLAN

