

For Lease

Spacious & Affordable NE Heights Offices

FENCED PROPERTY WITH NEW HVAC



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

10832 Prospect Ave. NE | Albuquerque, NM 87112

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,215 - 2,546 SF
Available**

Kate Potter

k.potter@sunvista.com | 505 998 1571

For Lease

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PROPERTY

AVAILABLE

Suite 202: ±1,331 SF

Suite 203: ±1,215 SF

Total: ±2,546 SF

LEASE RATE

\$10.00/SF Modified Gross
Plus Utilities

HIGHLIGHTS

- New HVAC, roof, paint, carpet, bathrooms and lighting
- Just south of Menaul Blvd. and west of Juan Tabo Blvd.
- Both suites comprise 2 offices, 2 in-suite restrooms, open work area, and storage
- High ceilings and large windows
- Second-floor offices - stair access only (ramps can be installed)
- Shared 1st floor break area
- Close to parks, school, residential and amenities.
- 3.5:1000 parking ratio
- Fenced and gated perimeter plus monitoring service
- Building signage

ZONING MX-L 

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SHARED BALCONY



SHARED BREAK AREA



SHARED BREAK AREA



MONITORING SERVICE

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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SUITE 202



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SUITE 203



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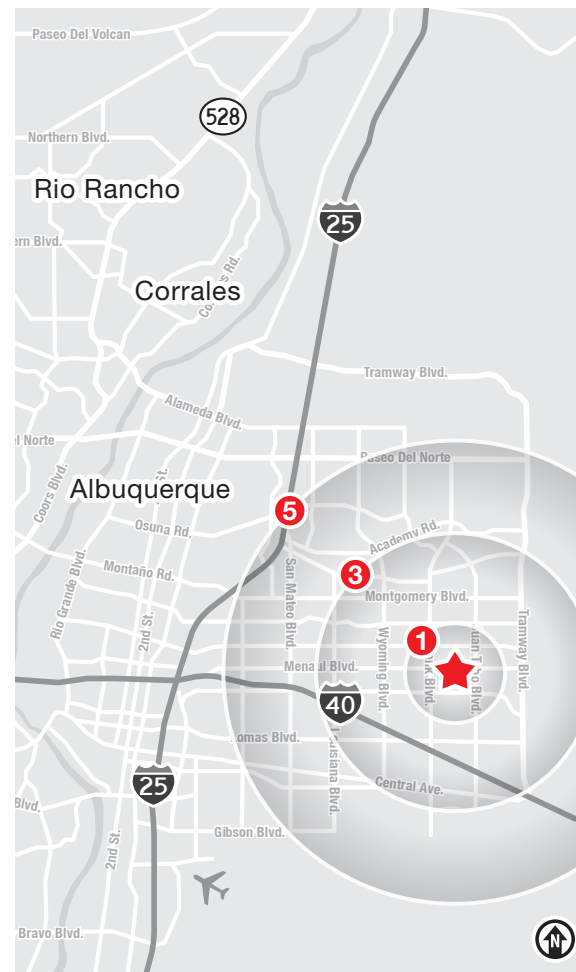
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,140	132,617	265,875
Average HH Income	\$87,356	\$93,390	\$97,116
Daytime Employment	5,652	47,543	115,512

2025 Forecasted by Esri



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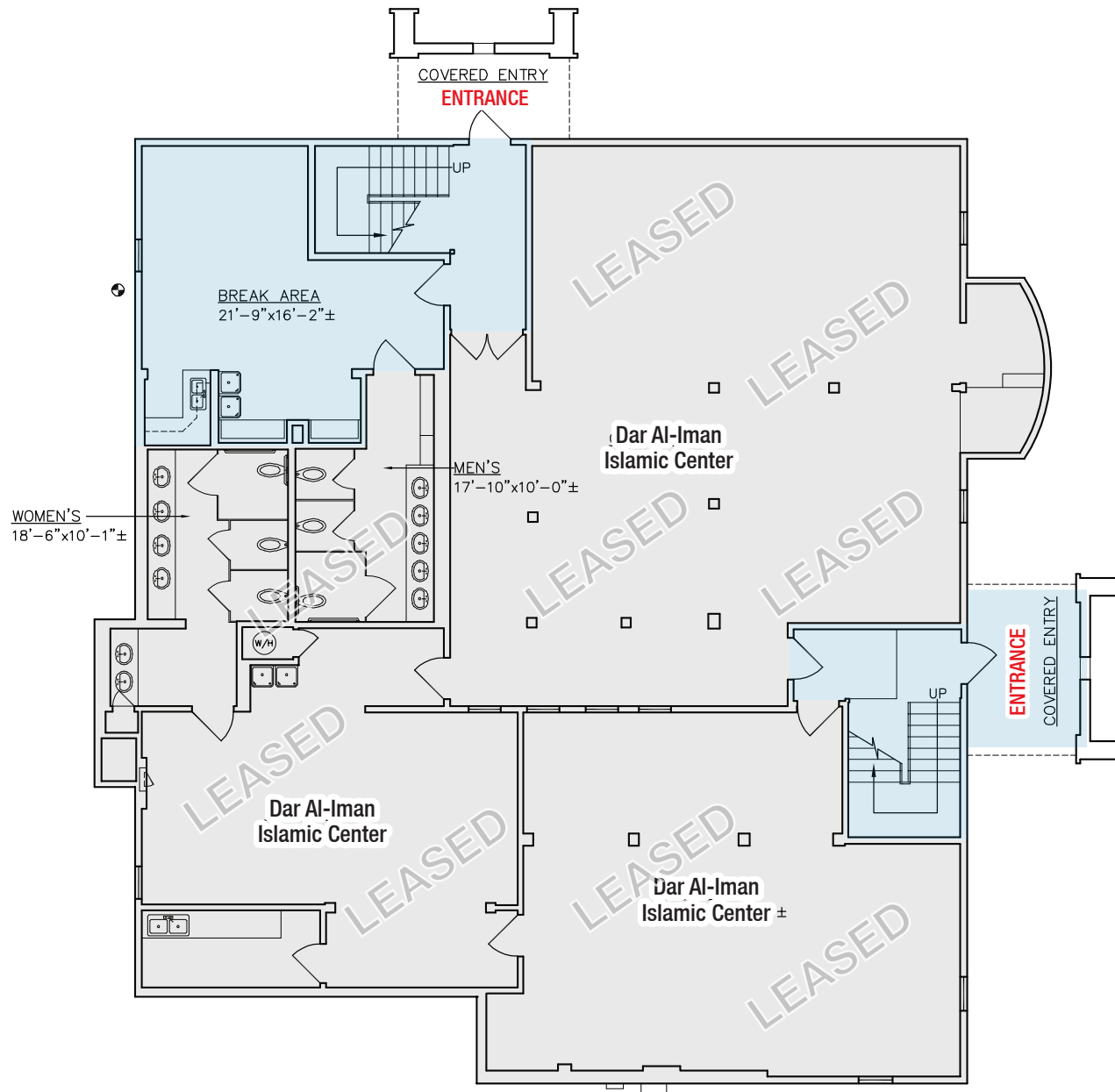
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FLOOR PLAN

1ST FLOOR

Common
Break Area and
Restrooms

- Available
- Leased
- Common Area



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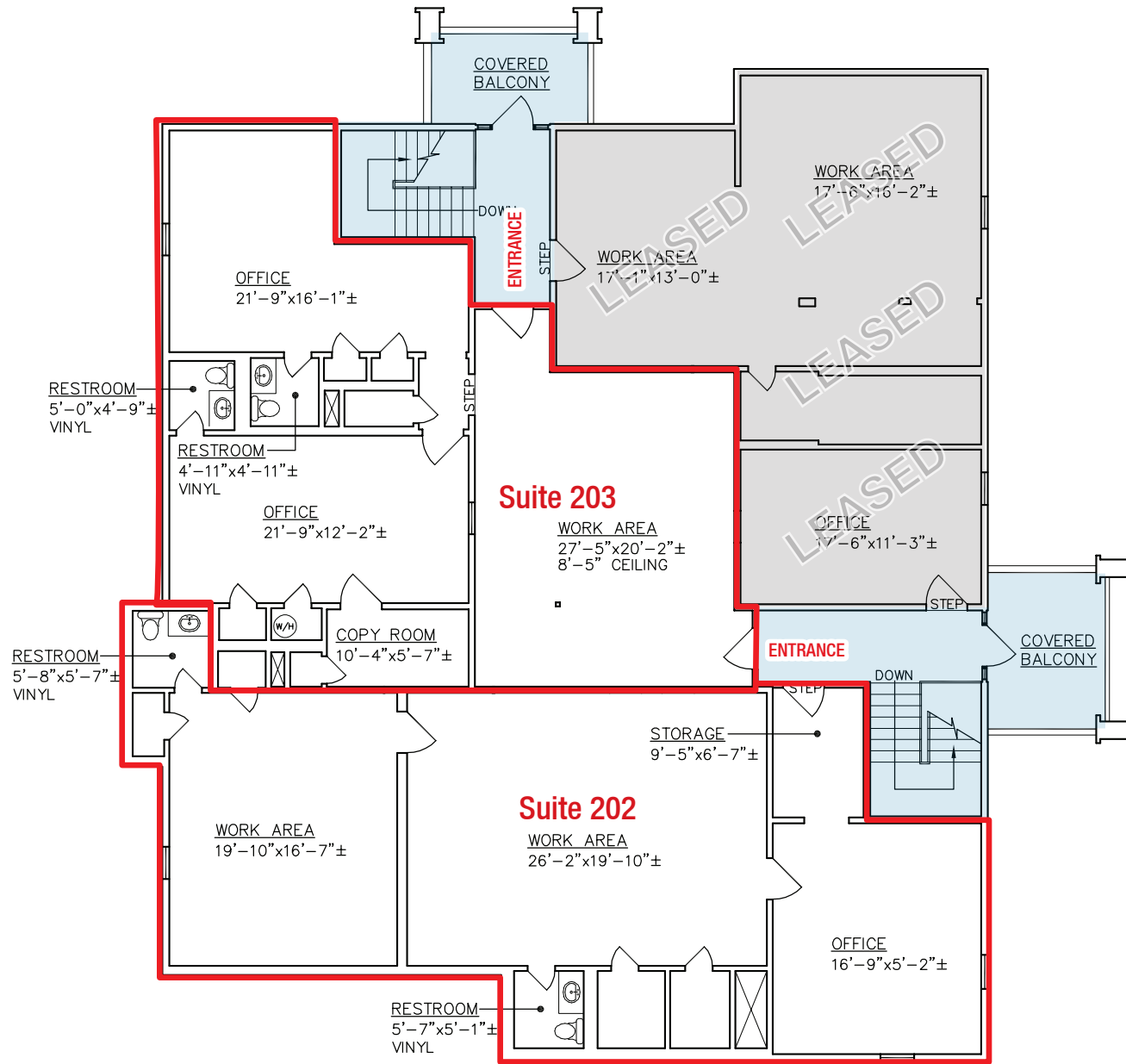
FLOOR PLAN

2ND FLOOR

Suite 202: ±1,331 SF

Suite 203: ±1,215 SF

Total: ±2,546 SF



- Available
- Leased
- Common Area

