

Office Suite in a Campus Setting

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS

For Lease



6745 Academy Rd. NE | Albuquerque, NM 87109

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,002 SF Available

Debbie Harms CCIM, SIOR

Owner/Broker
debbie@sunvista.com | 505 975 0784

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

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PROPERTY

AVAILABLE

Suite C: ±2,002 SF

LEASE RATE

\$19.50/SF + \$2.45/SF CAM

- 3-5 Year Lease Term
- Tenant pays gas, electric & janitorial

HIGHLIGHTS

- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Five offices, waiting area, two conference rooms, and break area
- Shared restrooms
- Building signage available
- Campus atmosphere with award-winning landscaping
- Easy access to I-25
- 4.5:1,000 parking ratio

ZONING PD 

LOCATION

NWQ Academy Rd. &
Truchas Dr. NE



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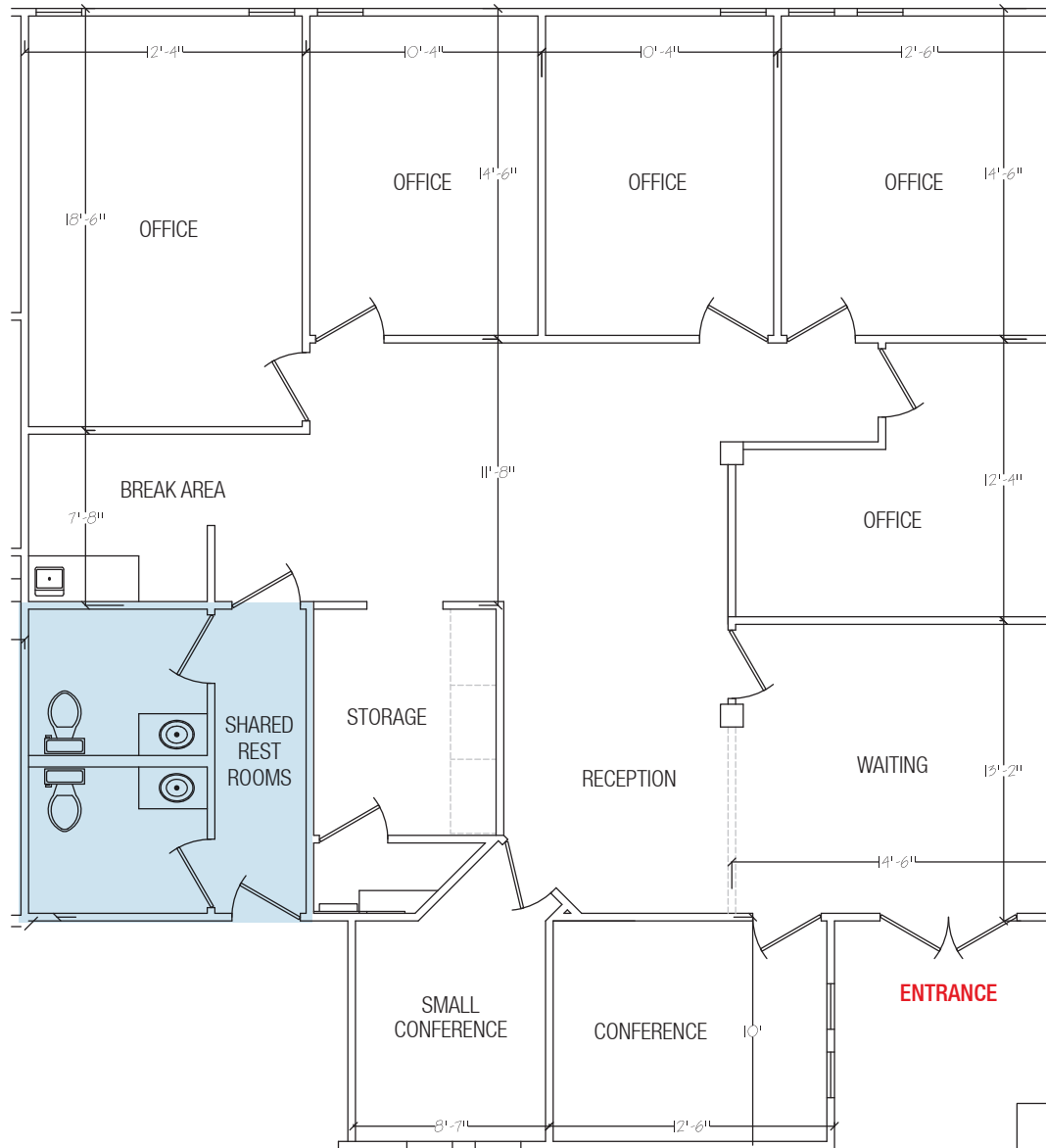
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FLOOR PLAN

AVAILABLE

Suite C: ±2,002 SF

Common Area



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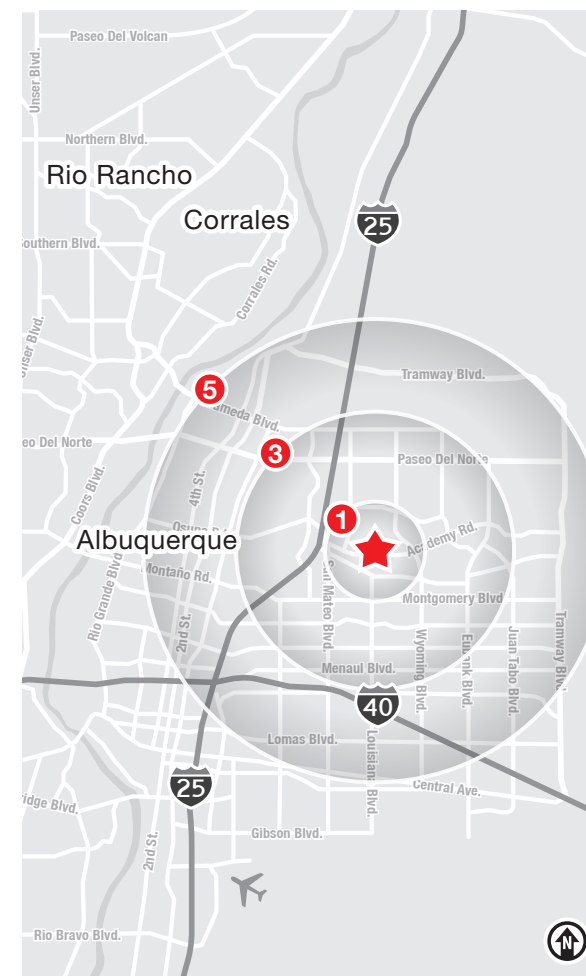
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,172	121,457	255,863
Average HH Income	\$101,549	\$109,217	\$112,864
Daytime Employment	6,516	89,723	166,936

2026 Forecasted by Esri



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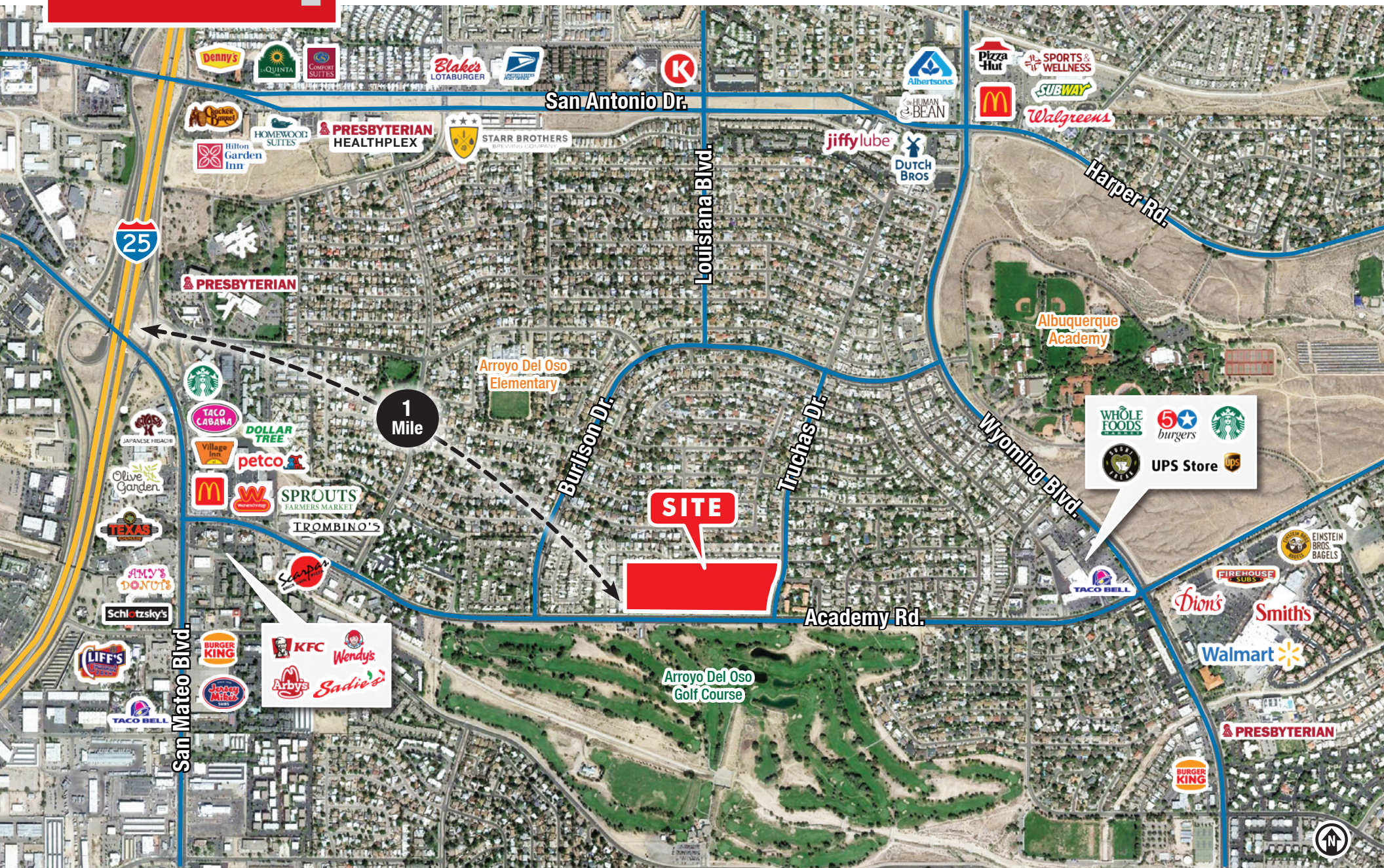
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