

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



111,582
2020 POPULATION
3 MILE RADIUS



68,728
2020 DAYTIME POPULATION
3 MILE RADIUS



\$87,980
2020 AVERAGE INCOME
3 MILE RADIUS



11,295 VPD
MONTGOMERY BLVD NE

FOR LEASE

\$200 - \$1,200/mo
Full Service

AVAILABLE SPACE

70 SF - 1,000 SF

PROPERTY HIGHLIGHTS

- Far NE Heights Location
- Near many restaurant services
- Below market rents
- Common area patios, courtyard, foyer

TRAFFIC COUNT

Juan Tabo Blvd NE: 11,023 VPD
Montgomery Blvd NE: 11,295 VPD
(SitesUSA 2020)

AREA TRAFFIC GENERATORS



Daniel Kearney
dkearney@resolutre.com
505.337.0777

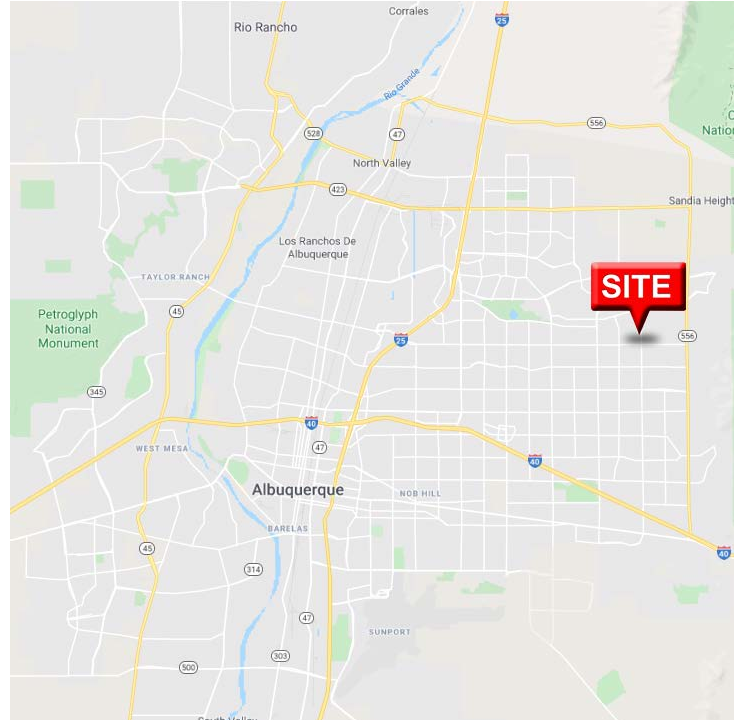
Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com

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Far NE Heights Office

NWC MONTGOMERY & JUAN TABO
4425 JUAN TABO BLVD NE, #4320
ALBUQUERQUE, NM 87110



PROPERTY OVERVIEW

Lease Rate	\$200 - \$1,200/mo Full Service
Building Size:	16,000 SF
Available SF:	70 SF - 1,000 SF
Submarket:	Far NE Heights

PROPERTY DESCRIPTION

4425 Juan Tabo is a multi tenant office building with the common area features of a large building with the amenities of a stand-alone building with private entrances. The property features exterior patio areas on both the first and second floors and views of the Sandia mountains. The property has common area lounge areas, common area restrooms, ample parking, and covered parking. This property is in the heart of the highest income demo in town while being well below market rents.

LOCATION OVERVIEW

4425 Juan Tabo is located in the Far NE Heights submarket near the corner of Juan Tabo and Montgomery. This property is one of the furthest north properties in the submarket and has the unique placement to serve business owners that want to be "close to home". The property is in one of the highest income areas with services surrounding the property.

SPACES	LEASE RATE	SPACE CONDITION	SPACE SIZE
Suite 103B	\$1,000/Full Service	2nd Gen Office	+/- 600 SF
Suite 112C	LEASED	2nd Gen Office	+/- 250 SF
Suite 125	\$1,200/mo	2nd Gen Office	+/- 650 SF
Suite 207	LEASED	2nd Gen Office	+/- 150 SF
Suite 205	LEASED	2nd Gen Office	+/- 80 SF
Suite 206	\$200/Full Service	2nd Gen Office	+/- 70 SF
Suite 220	\$1,000/Full Service	2nd Gen Office	+/- 1,000 SF

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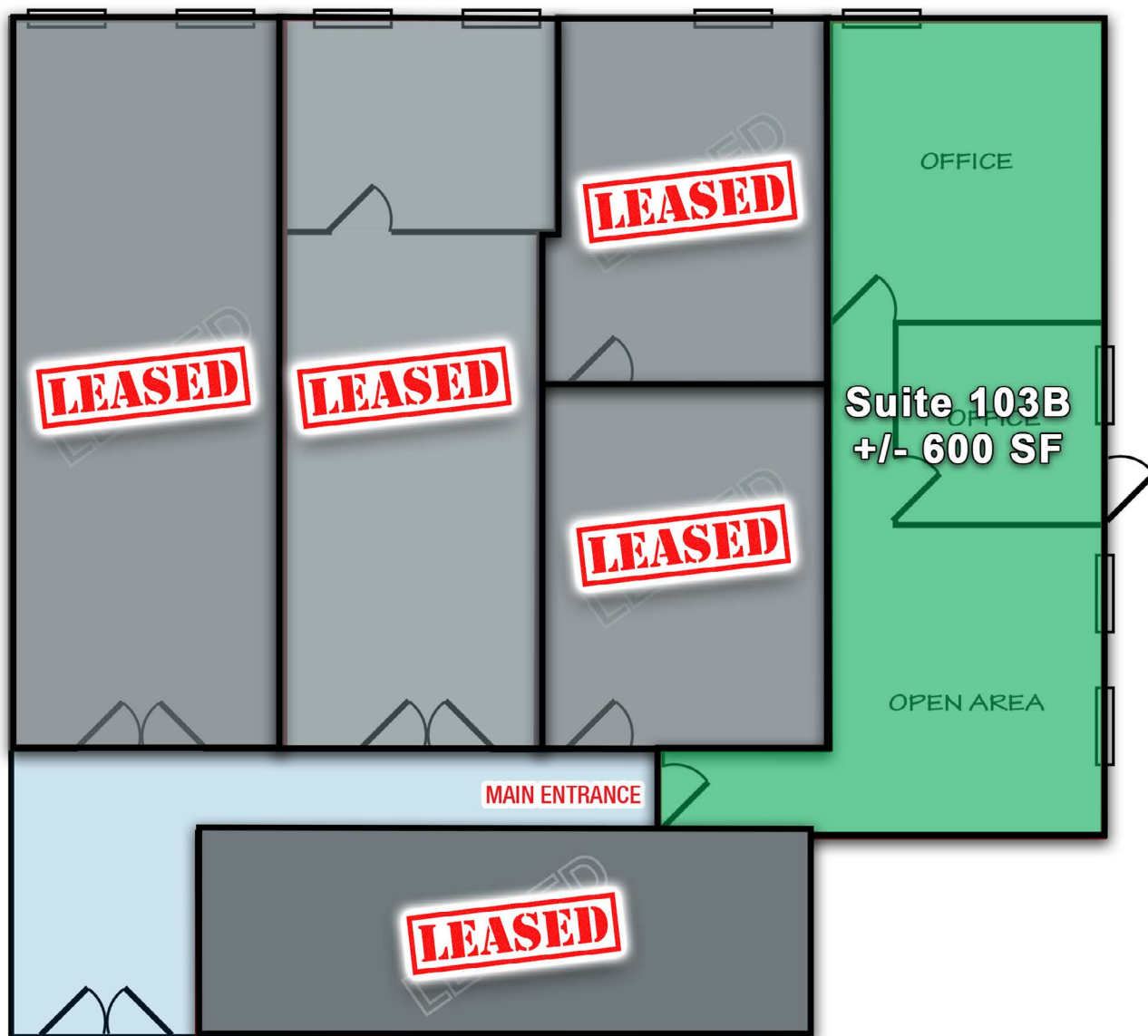
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First Floor Suites



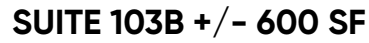
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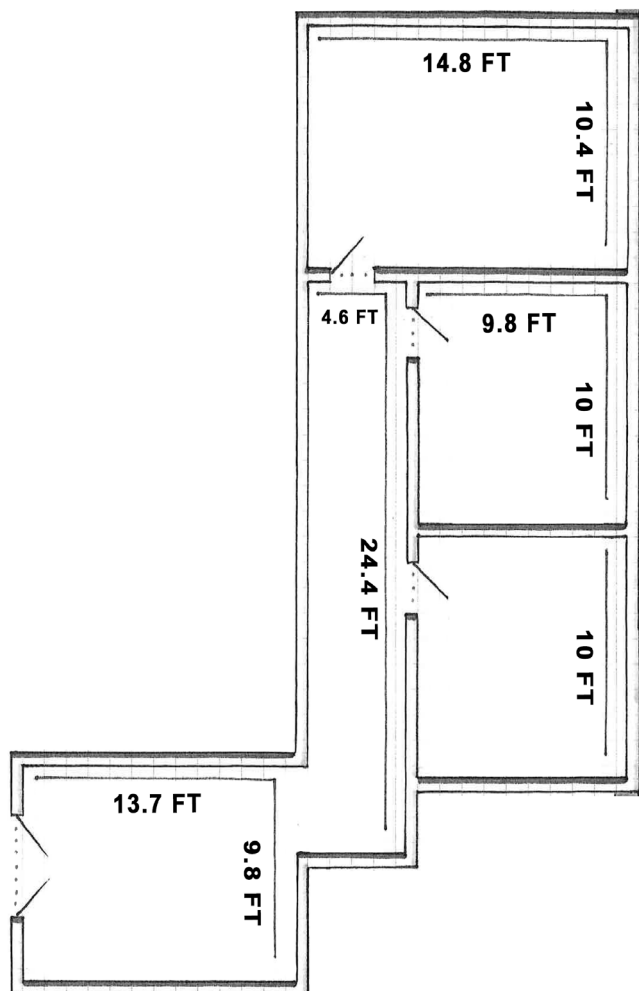


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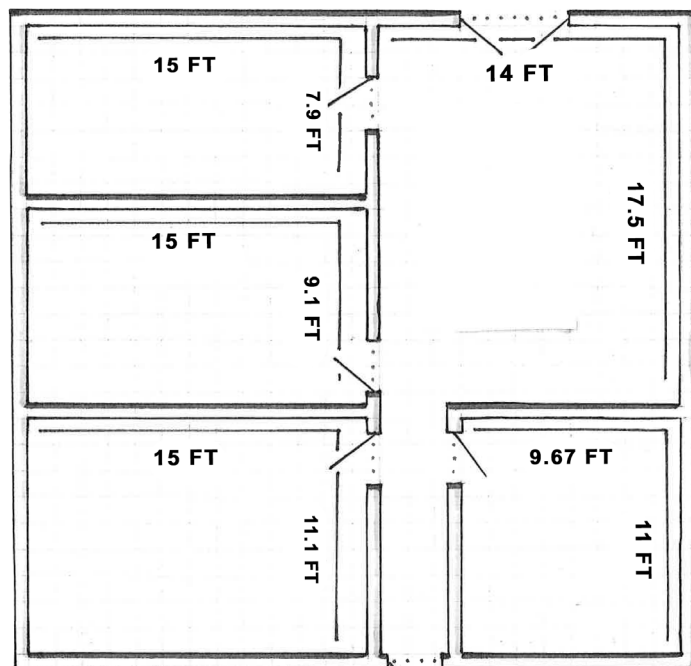


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SUITE 125 +/- 650 SF



SUITE 220 +/- 1,000 SF



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Exterior Photos



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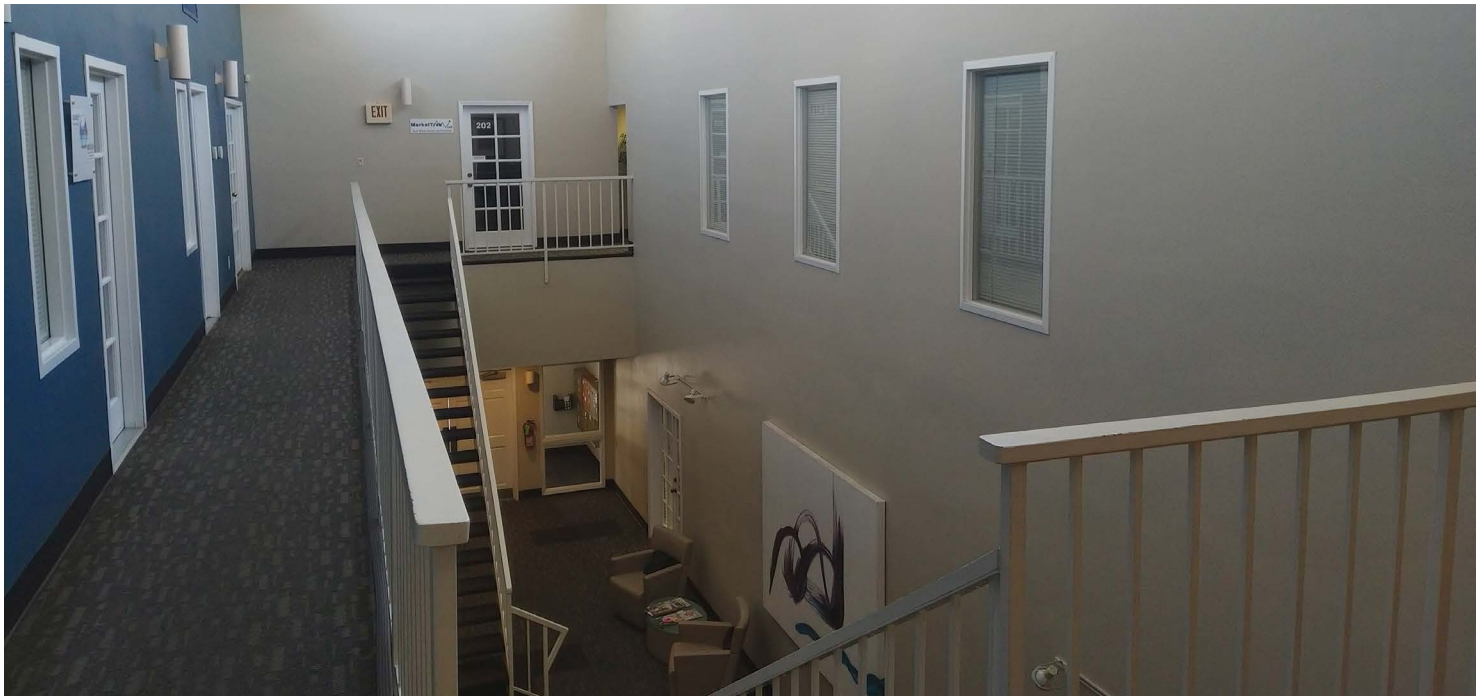


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Interior Photos



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