

FOR LEASE

6745 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE

Office Suite in Campus Setting

ACADEMY OFFICE PARK
IN THE FAR NE HEIGHTS



LEASE RATE

- \$13.50/SF Modified Gross
Plus \$1.91/SF CAM
Tenant pays gas, electric & janitorial
3-5 year lease term

AVAILABLE

- Suite A: ±4,157 SF

IDO ZONING

- PD, Planned Development

PROPERTY HIGHLIGHTS

- Nicely built-out suite
- In-suite restrooms
- Windowed offices
- Located directly north of Arroyo del Oso Golf Course
- Garden office park campus
- Easy access to I-25
- Abundance of natural light
- Close to major retail area
- Parking ratio: 4.5:1,000

got space

 Visit Our YouTube Channel
to See this Property Video 

NAI SunVista

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FOR MORE INFORMATION:

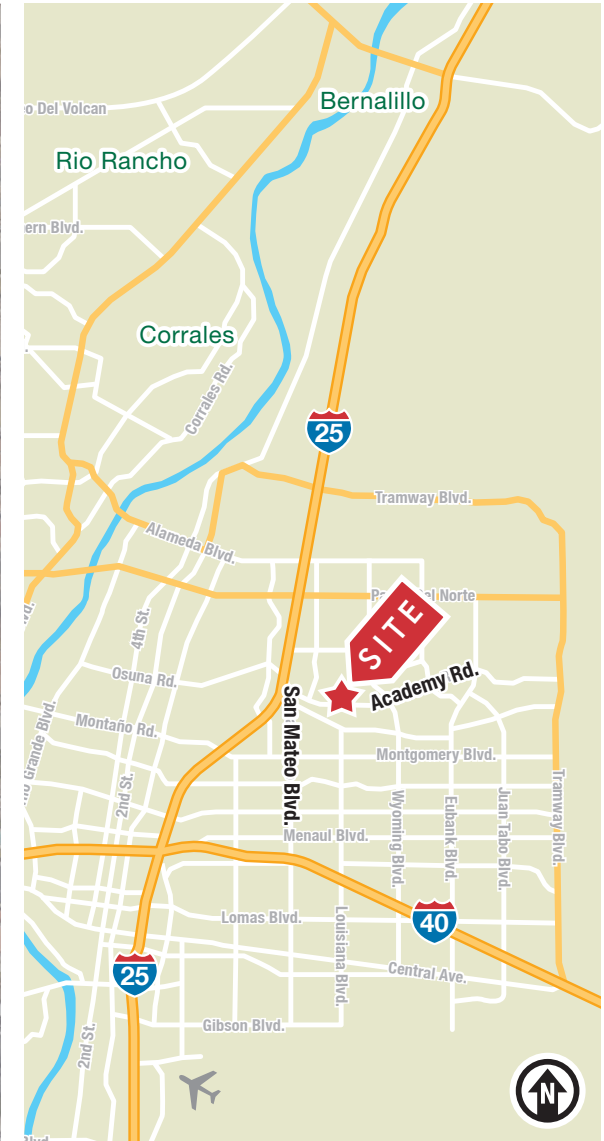
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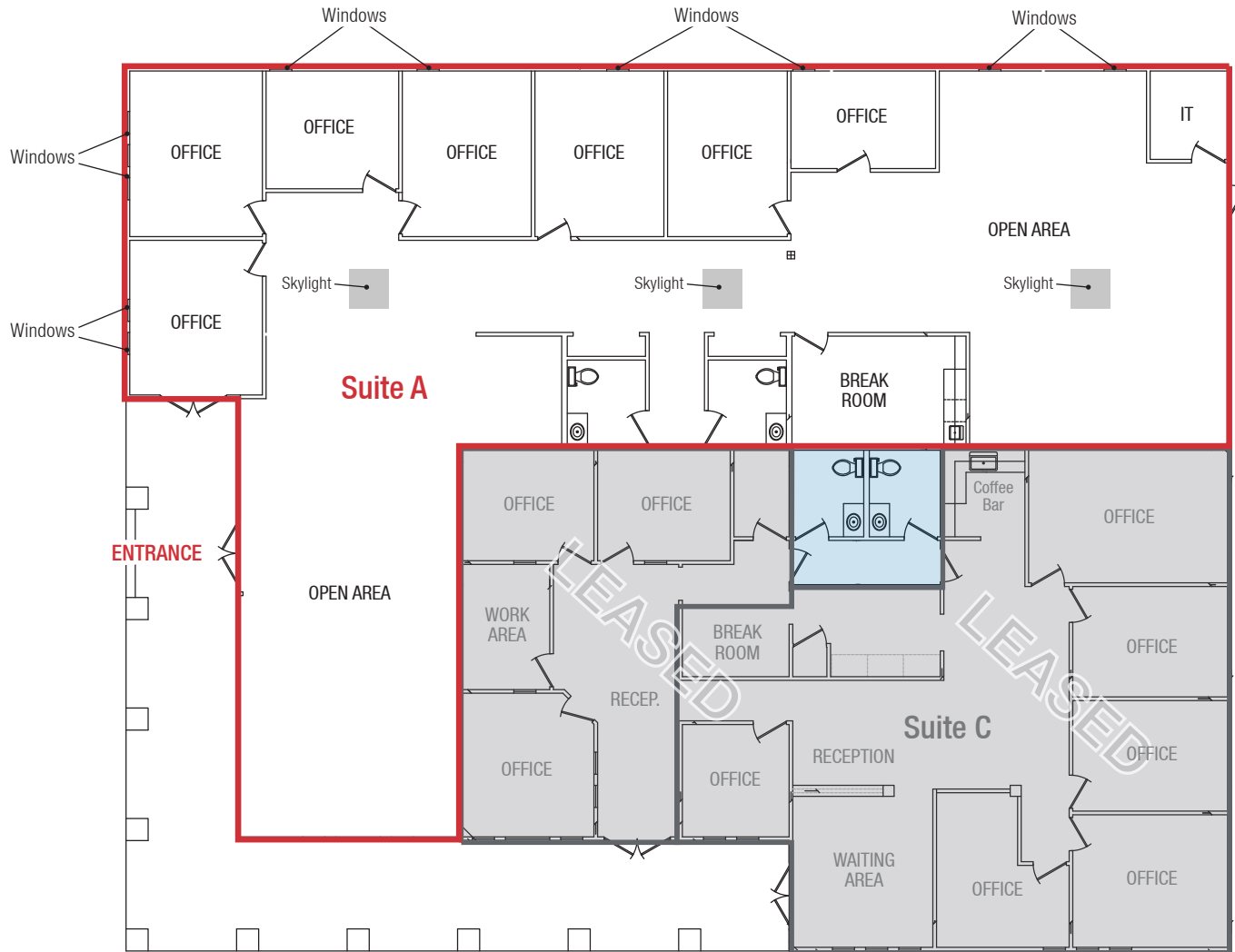
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- Available
- Leased
- Common Area



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