

For Lease

Office Suites in a Campus Setting

ACADEMY OFFICE PARK THE FAR NORTHEAST HEIGHTS

6705 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



LEASE RATE

- \$15.50/SF Modified Gross Plus \$1.91/SF CAM
- Tenant pays gas, electric & janitorial
- 3-5 year lease term

AVAILABLE

- Suite A: ±2,471 SF

IDO ZONING

- PD, Planned Development

PROPERTY HIGHLIGHTS

- Located directly North of Arroyo del Oso Golf Course
- Building faces Academy Rd.
- Situated in a campus-like setting
- Building signage available
- Easy access to I-25
- Close to major retail area
- 4.5:1,000 parking ratio

NASunVista

got space

Debbie Harms, CCIM, SIOR
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505 975 0784

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

FOR MORE INFORMATION:

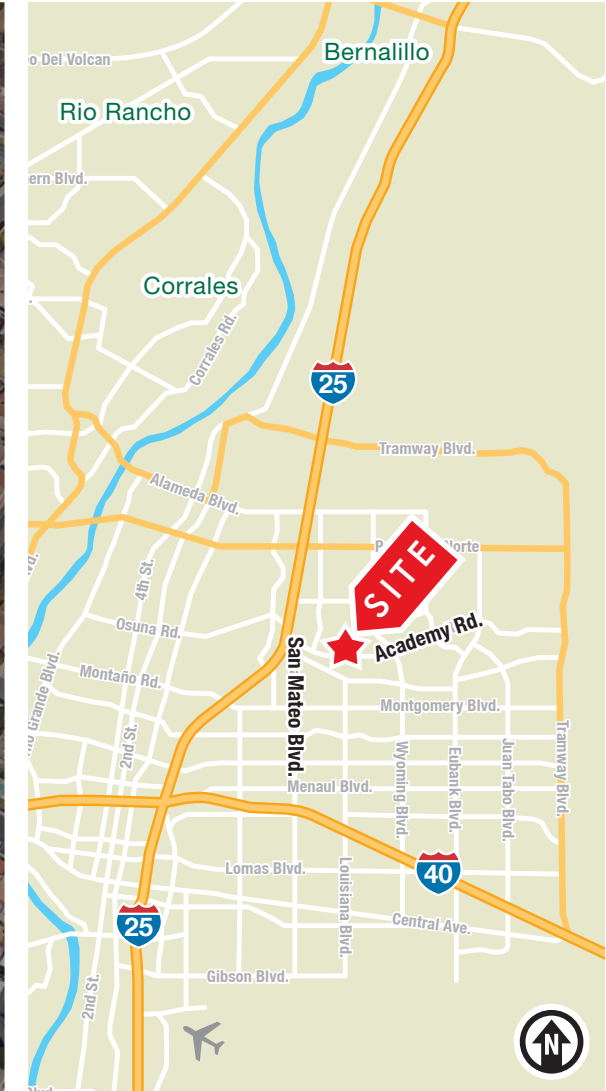
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LOCATION



NAI SunVista

505 878 0001 sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



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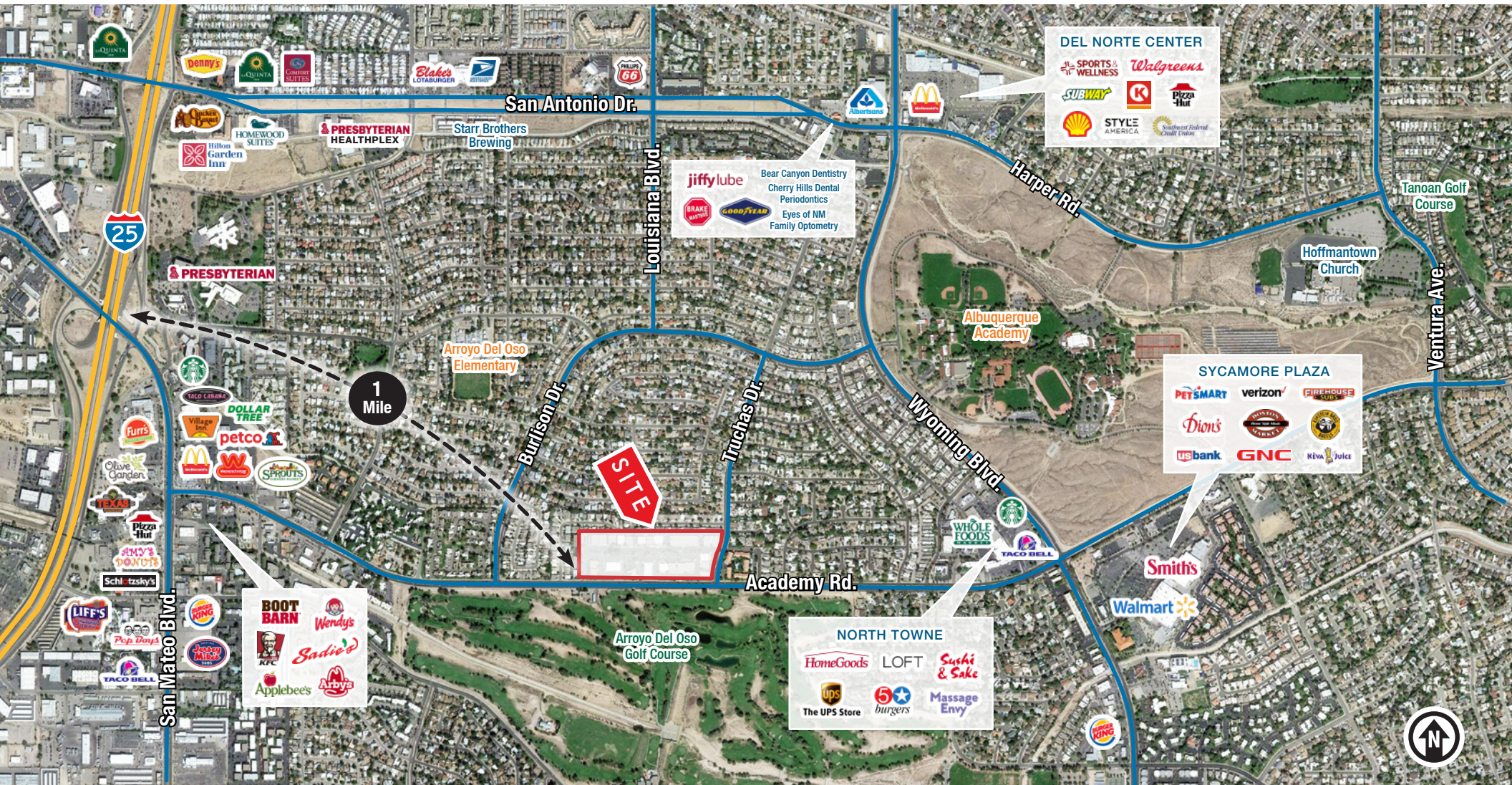
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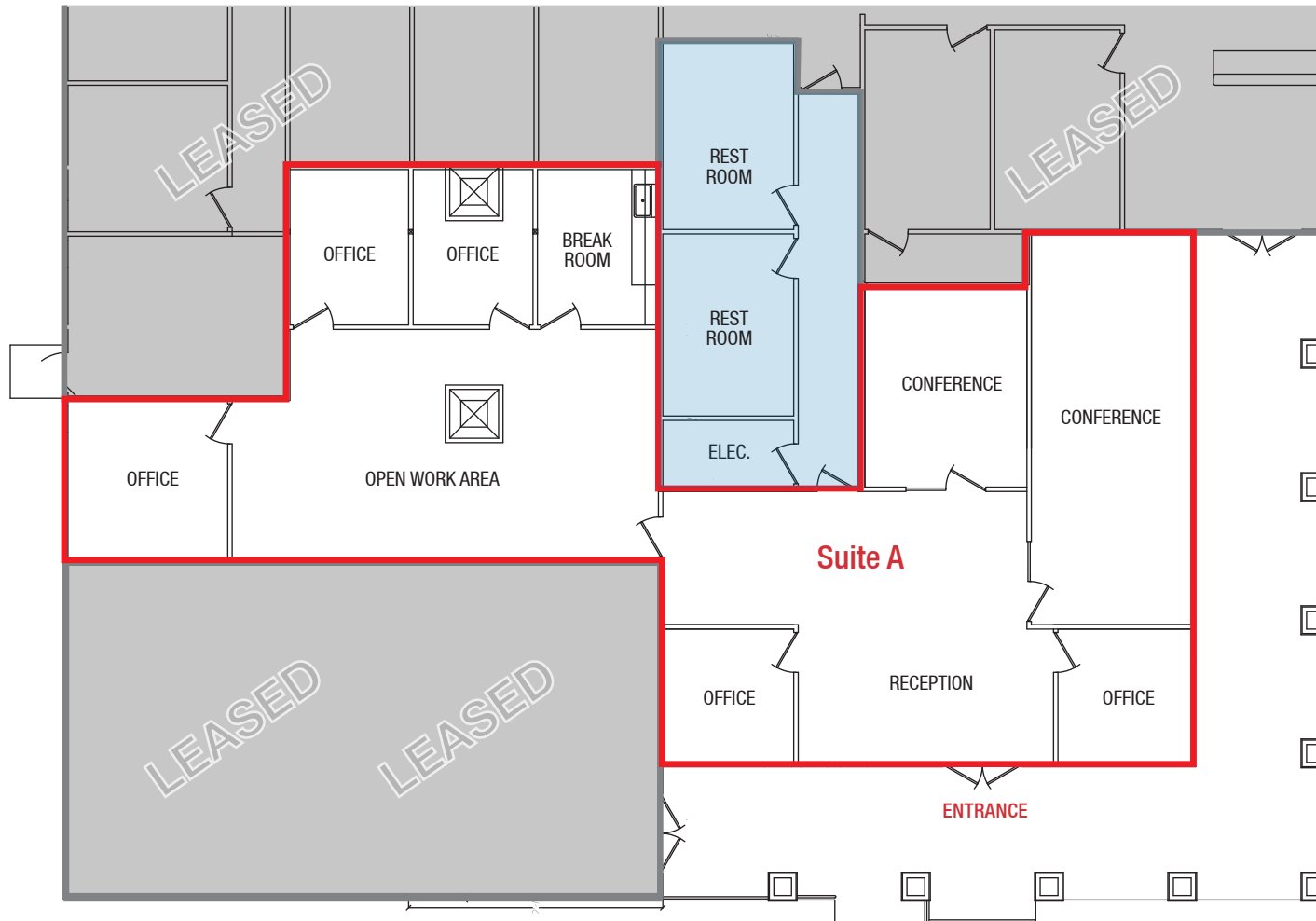
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FLOOR PLAN



AVAILABLE

Suite A: ±2,471 SF

- Available
- Leased
- Common Area

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PHOTOS



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