

For Lease

Move-In Ready Office Space

DESIRABLE OFFICE IN THE FAR NORTHEAST HEIGHTS

8300 Carmel Ave. NE | Albuquerque, NM 87122

NEC Paseo Del Norte & Wyoming Blvd. NE



AVAILABLE

- Office 3: ±165 SF \$600/Mo.

IDO ZONING

- MX-T, Transition

PROPERTY HIGHLIGHTS

- Easy access to plumbing
- Reception area
- Break room
- Storage room
- Vinyl plank flooring throughout
- Located just north of Paseo del Norte
- Only 5 minutes from I-25
- Highly-visible to ±33,100 cars per day on Paseo Del Norte
- Pride of ownership

NASunVista

got space

FOR MORE INFORMATION:

Shelly Branscom, CCIM

shelly@sunvista.com

505 414 2669

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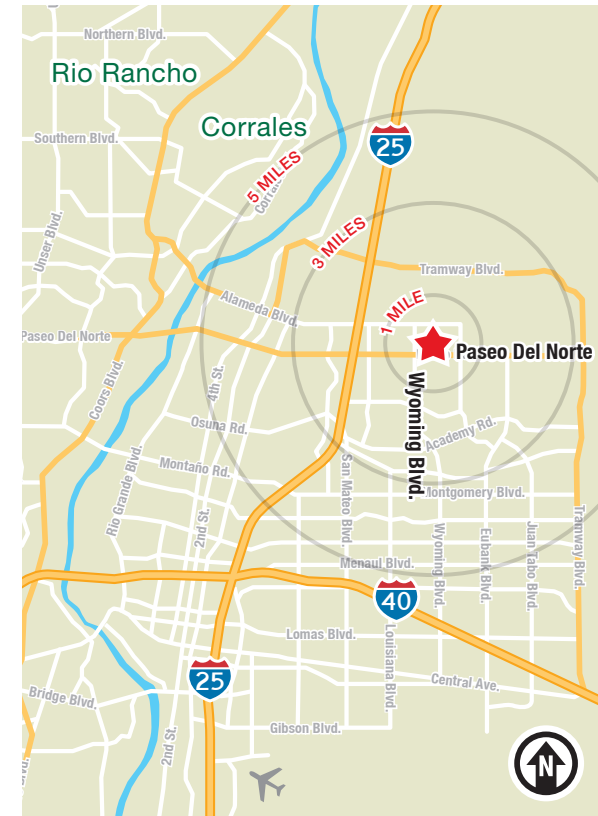
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,688	74,161	178,423
Average HH Income	\$123,015	\$105,394	\$94,017
Daytime Employment	5,353	51,654	110,931

2021 Forecasted by Esri



NAI SunVista 505 878 0001 sunvista.com
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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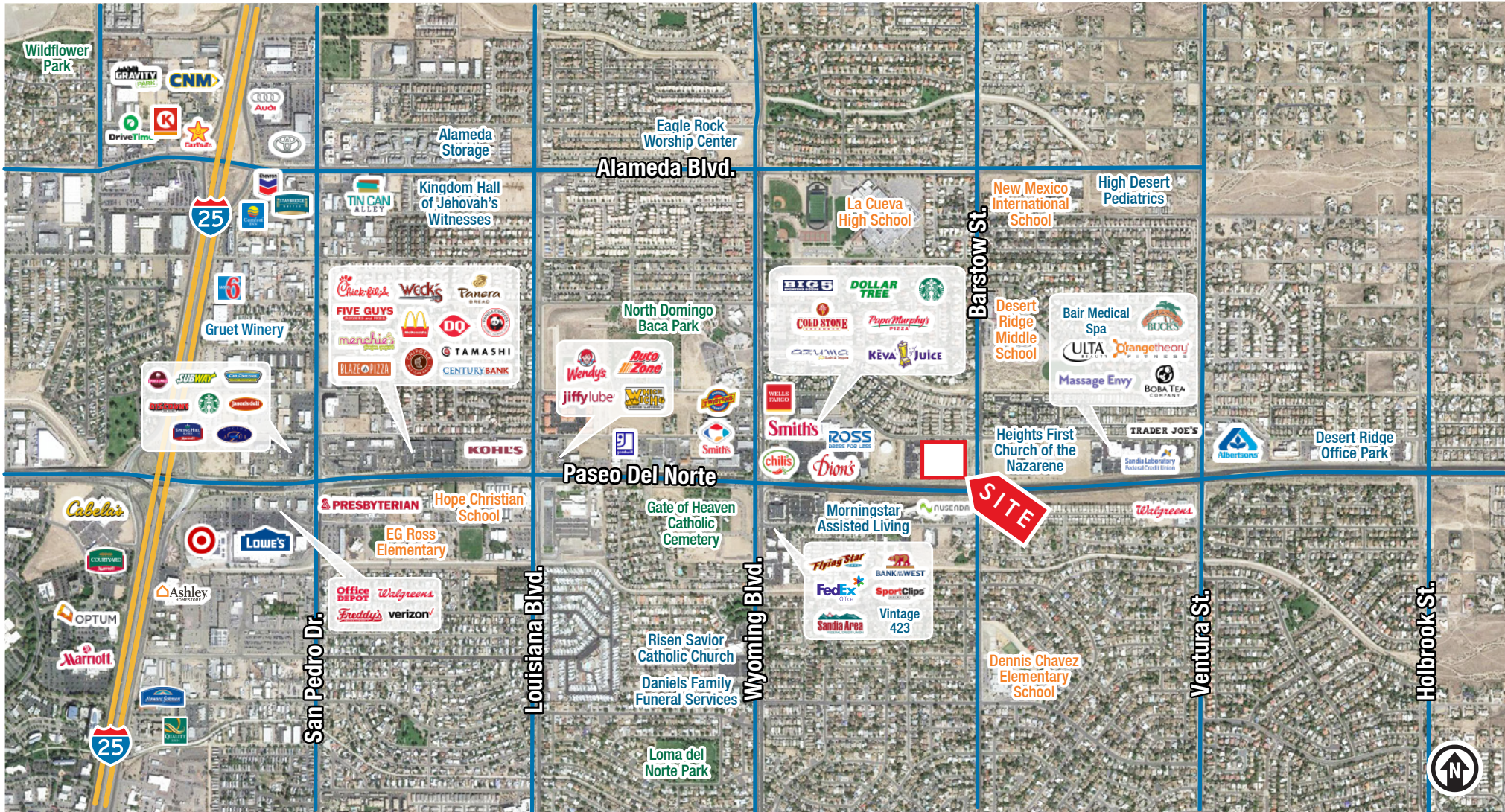
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PHOTOS



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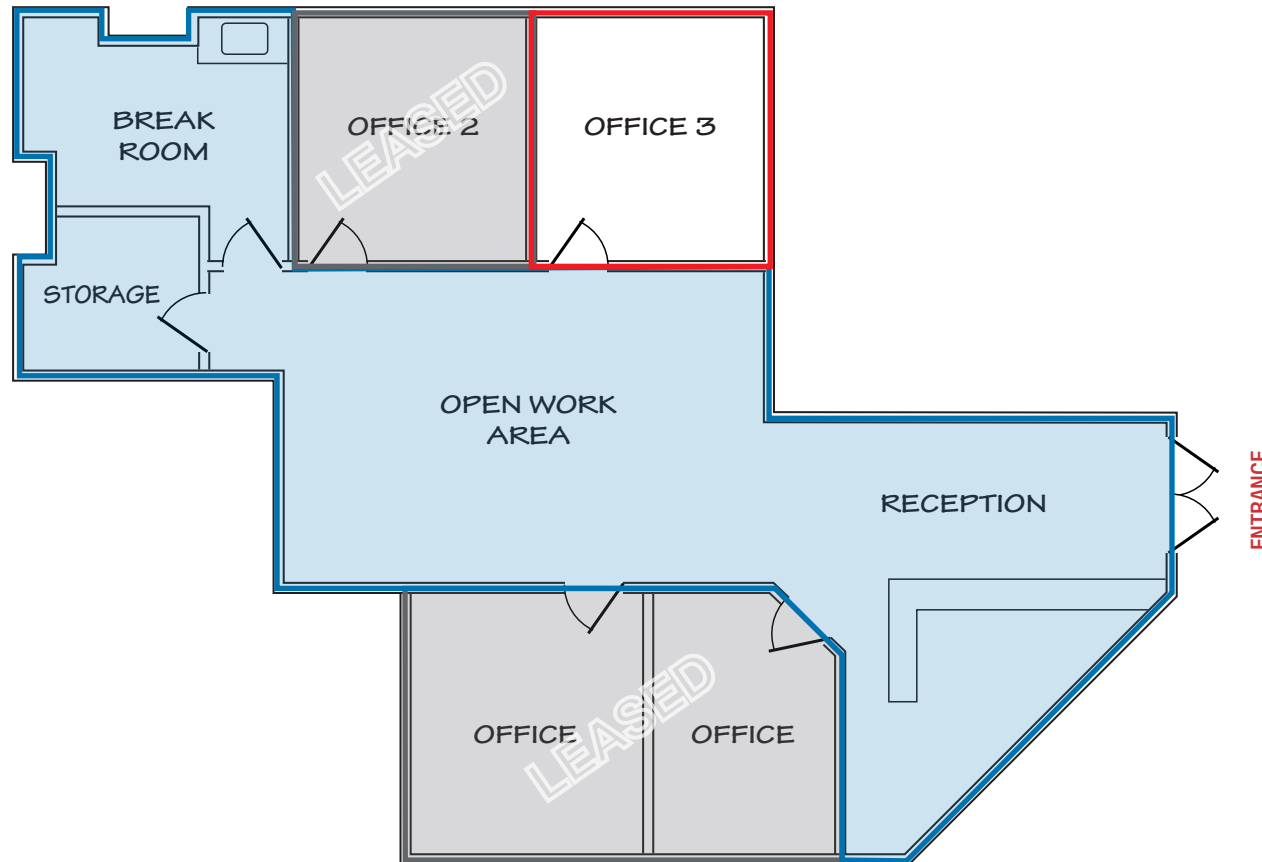
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FLOOR PLAN



AVAILABLE

Office 3: ±165 SF \$600/Mo.

- Available
- Leased
- Common Area