

For Lease

# Penn-Mont Office Building

DESIRABLE FAR NORTHEAST HEIGHTS LOCATION

7510 Montgomery Blvd. NE | Albuquerque, NM 87110

SWQ Montgomery Blvd. & Pennsylvania St. NE



Visit Our YouTube Channel  
to See this Property Video



## LEASE RATE

- \$14.50/SF Full Service

## AVAILABLE

- Suite 105: ±1,080 SF
- Suite 201: ±1,892 SF
- Suite 204: ±2,358 SF
- Suite 205: ±1,080 SF
- Combined: ±3,438 SF

## IDO ZONING

- MX-L, Low Intensity

## PROPERTY HIGHLIGHTS

- Beautiful, two-story atrium/lobby entrance
- Natural light with plenty of windows
- Tenant mix of office and medical users
- Building signage
- Open-area room for cubicles
- Suites 204 & 205 can be combined
- Parking on all sides of building
- Elevator access

FOR MORE INFORMATION:

**NA**SunVista

got space

**Martha Carpenter**

martha@sunvista.com  
505 228 0154

**Lisa Mercer**

lisa@sunvista.com  
505 235 8503



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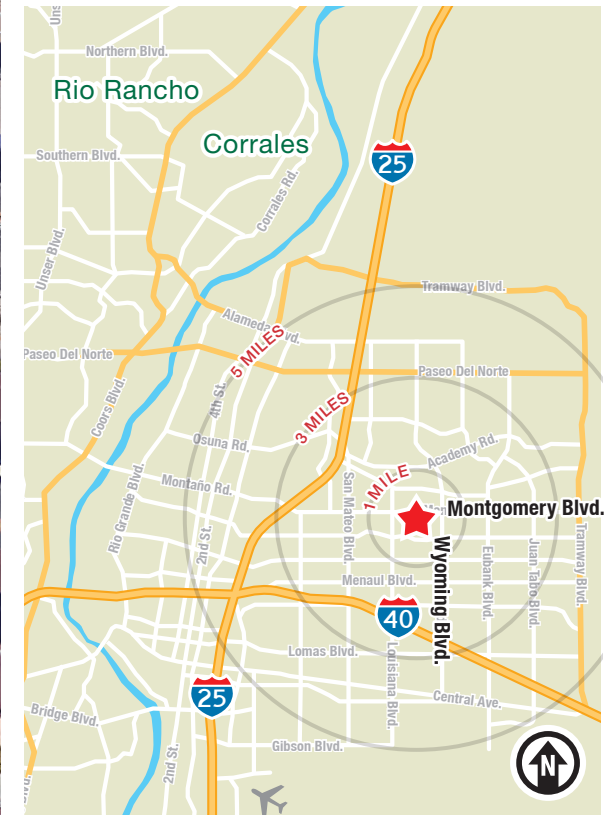
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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,534	132,163	302,894
Average HH Income	\$81,321	\$73,849	\$80,063
Daytime Employment	4,821	85,351	205,725

2021 Forecasted by Esri



**NA SunVista**

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** [sunvista.com](http://sunvista.com)

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PHOTOS



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SUITE 201



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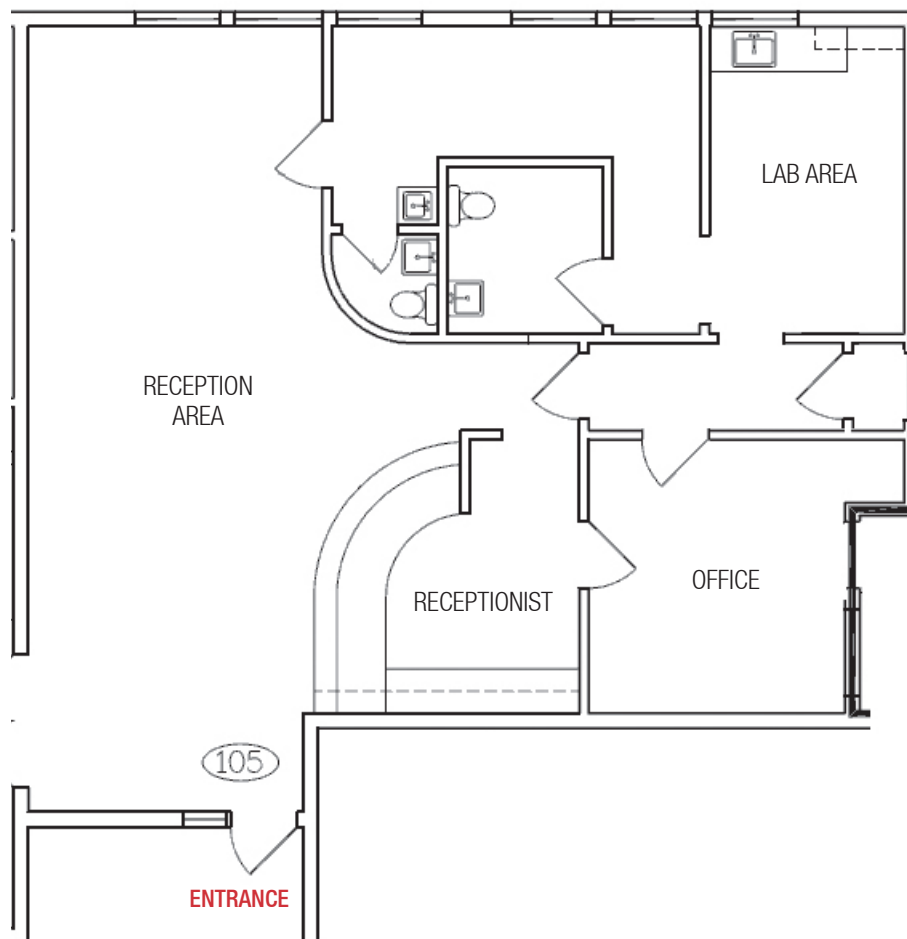
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FLOOR PLAN



### AVAILABLE

Suite 105:  $\pm 1,080$  SF

- Interior restrooms
- Reception areas with built-in cabinets



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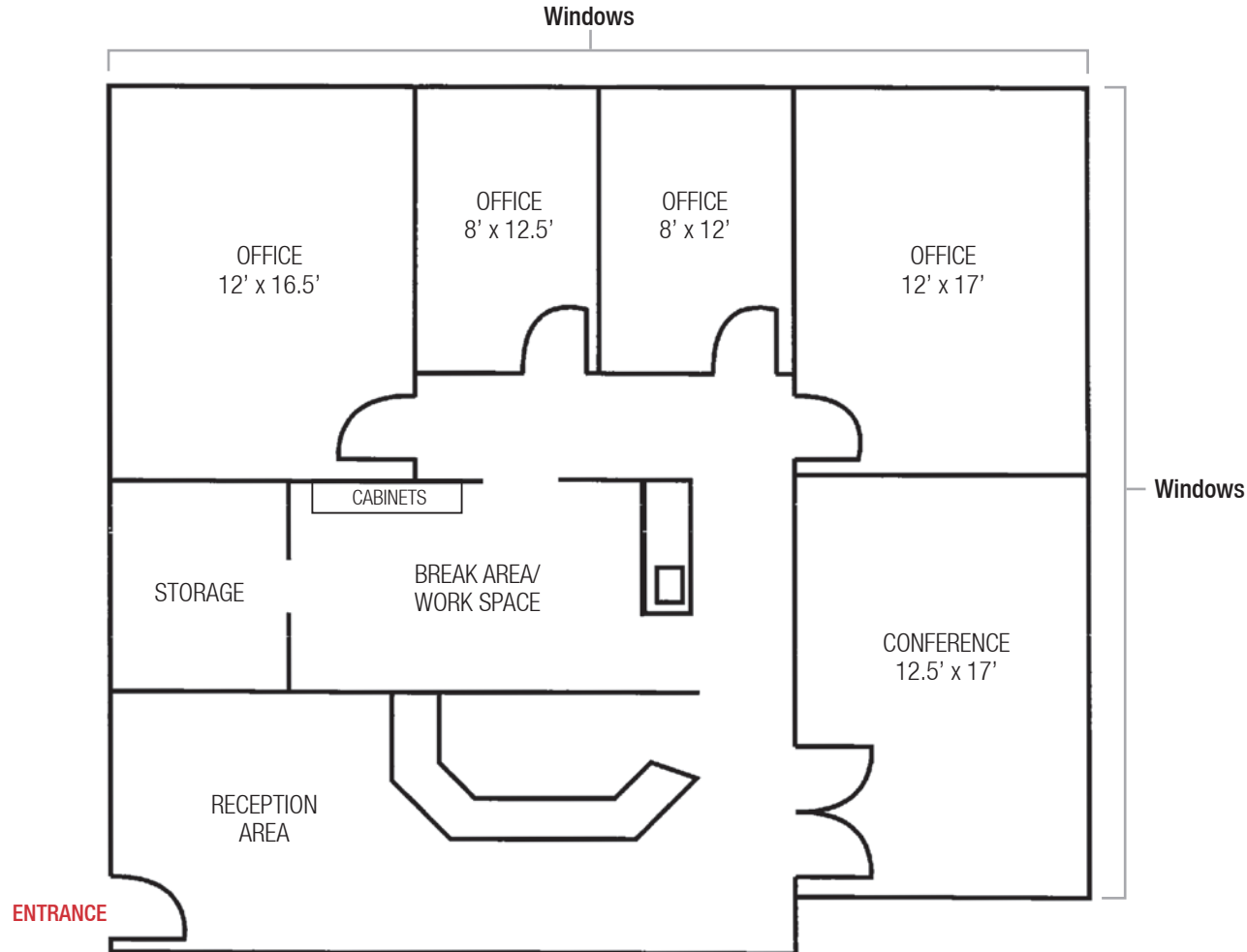
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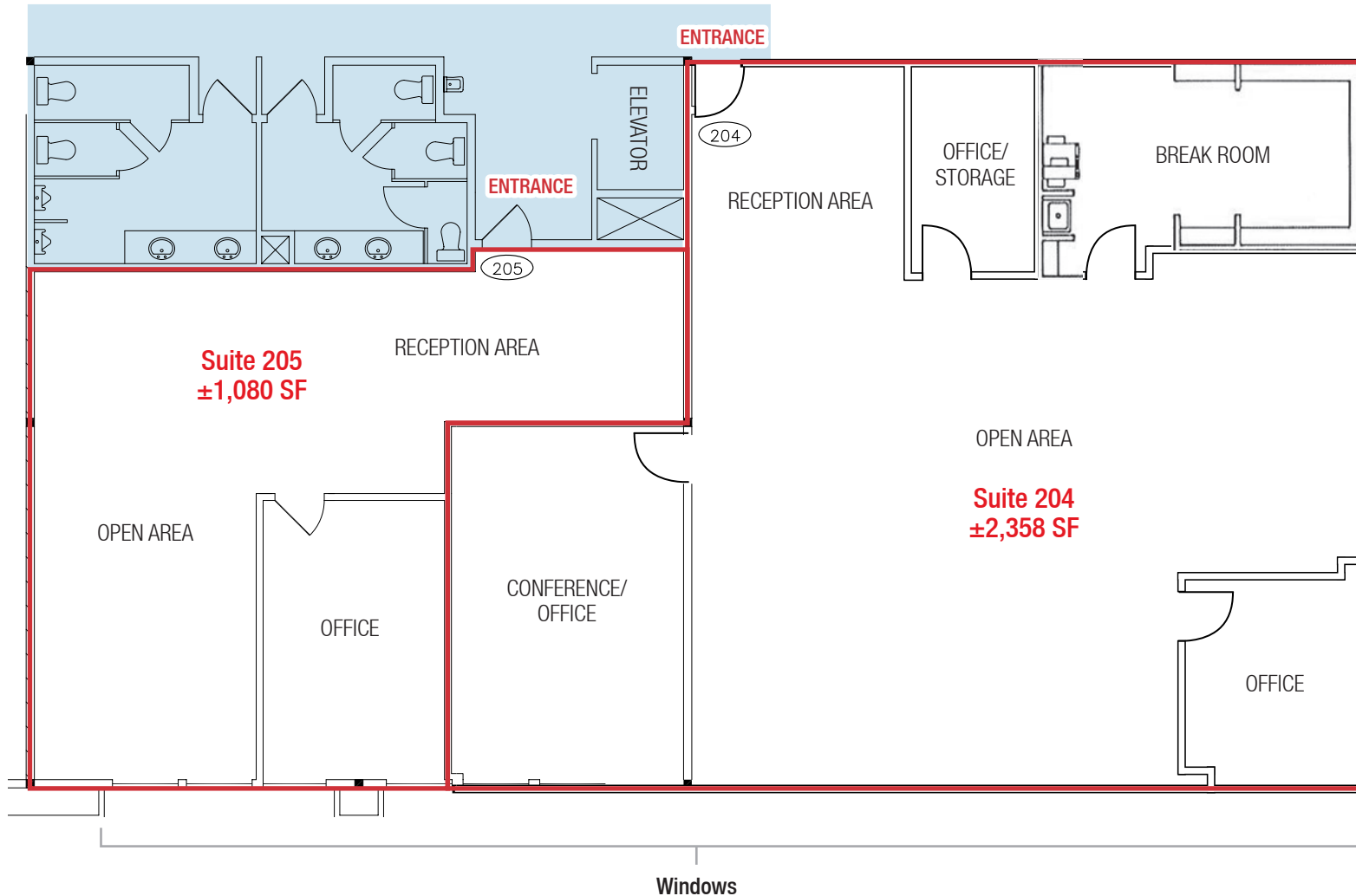
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FLOOR PLAN



## AVAILABLE

Suite 204:  $\pm 2,358$  SF

Suite 205:  $\pm 1,080$  SF

Total:  $\pm 3,438$  SF

- Available
- Leased
- Common Area



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