

OFFICE/MEDICAL/DENTAL

6800 MONTGOMERY, ALBUQUERQUE, NM 87109

FOR
LEASE



LANDLORD WILL PROVIDE
NEW OFFICE BUILDOUT

LEASE

» **Rate:** \$23.00/SF Modified Gross

Suite G - 1,353 ±RSF

Renovations

- » Landscaping
- » Monument Signage
- » Building Facia

FEATURES

- » Prominent Montgomery frontage
- » Campus setting with excellent parking
- » Walking distance to multiple restaurants
- » Under floor plumbing access
- » Building signage available

CONTACT

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SITE OVERVIEW

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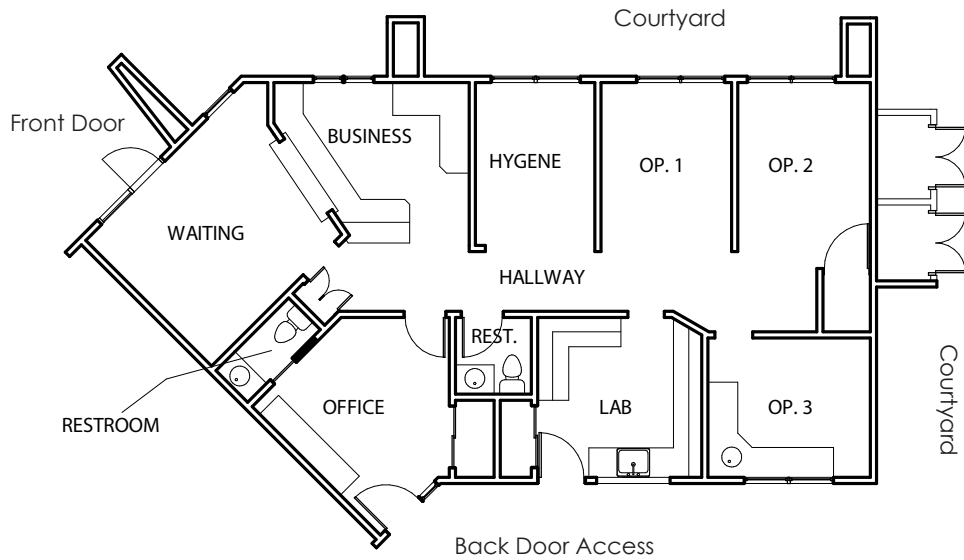
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FLOOR PLANS

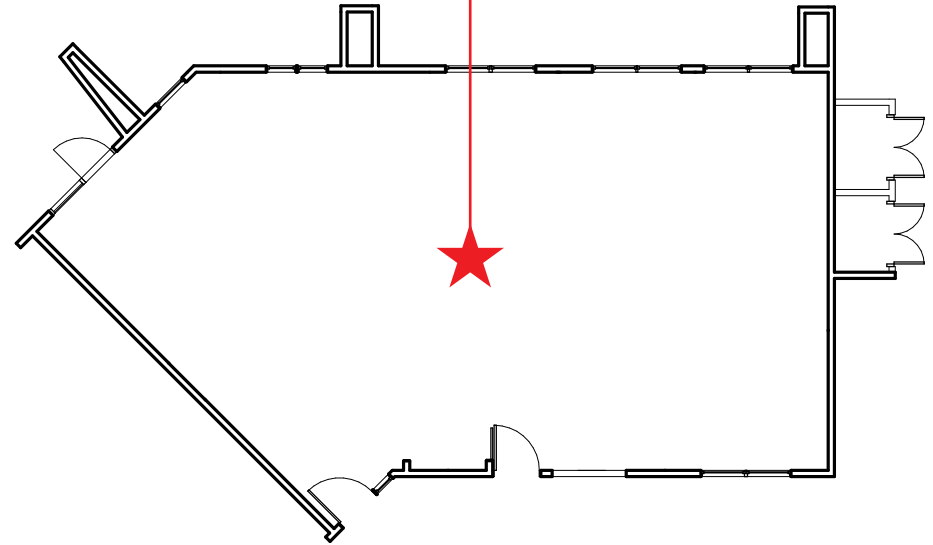
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As Built



Landlord will build out
space to suit your needs



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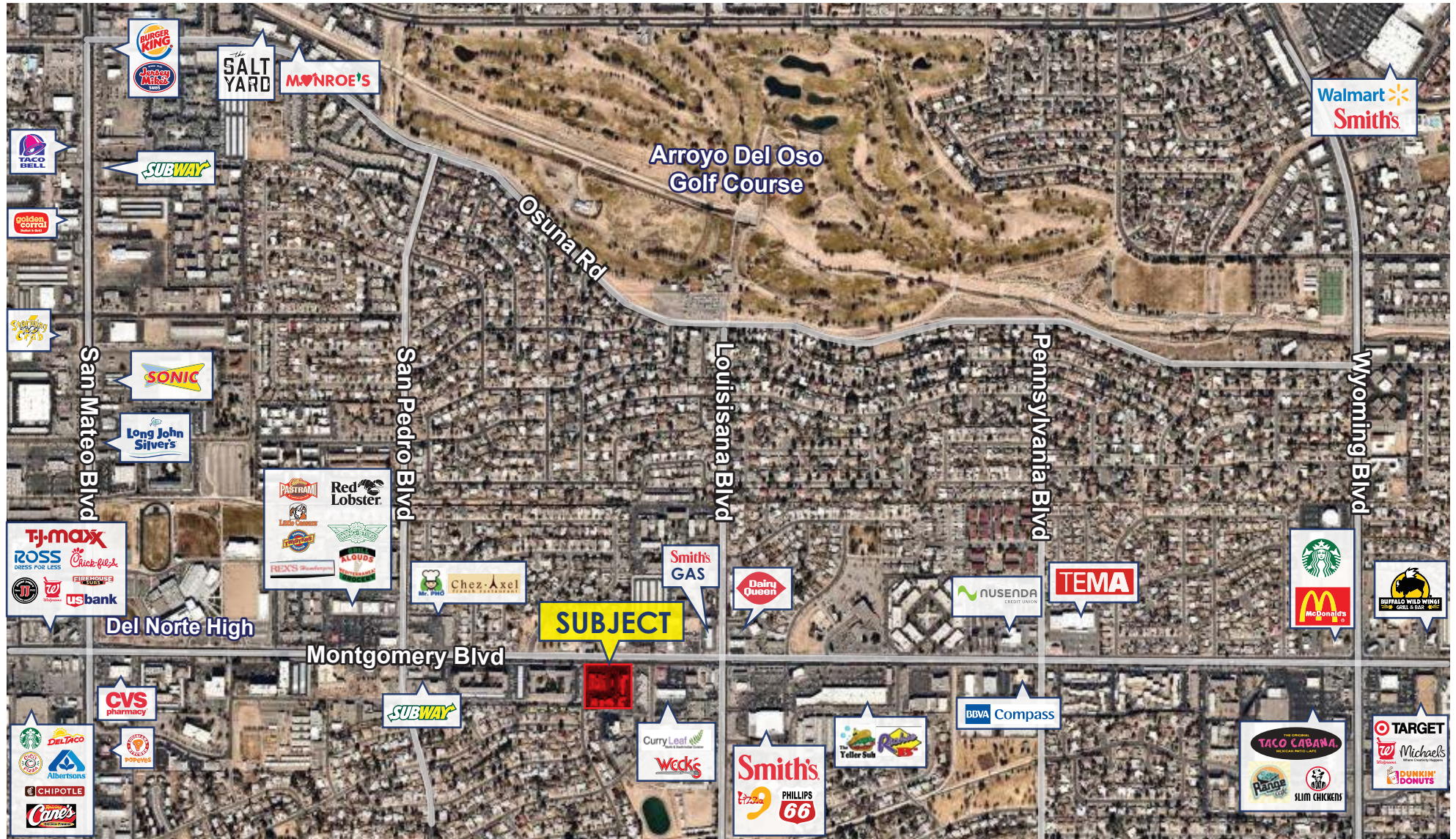
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AREA OVERVIEW

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DRIVE TIME DEMOGRAPHICS

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5 MINUTE DRIVE TIME



Population - 76,124



Avg HH Income - \$62,260



10 MINUTE DRIVE TIME



Population - 378,044



Avg HH Income - \$68,670



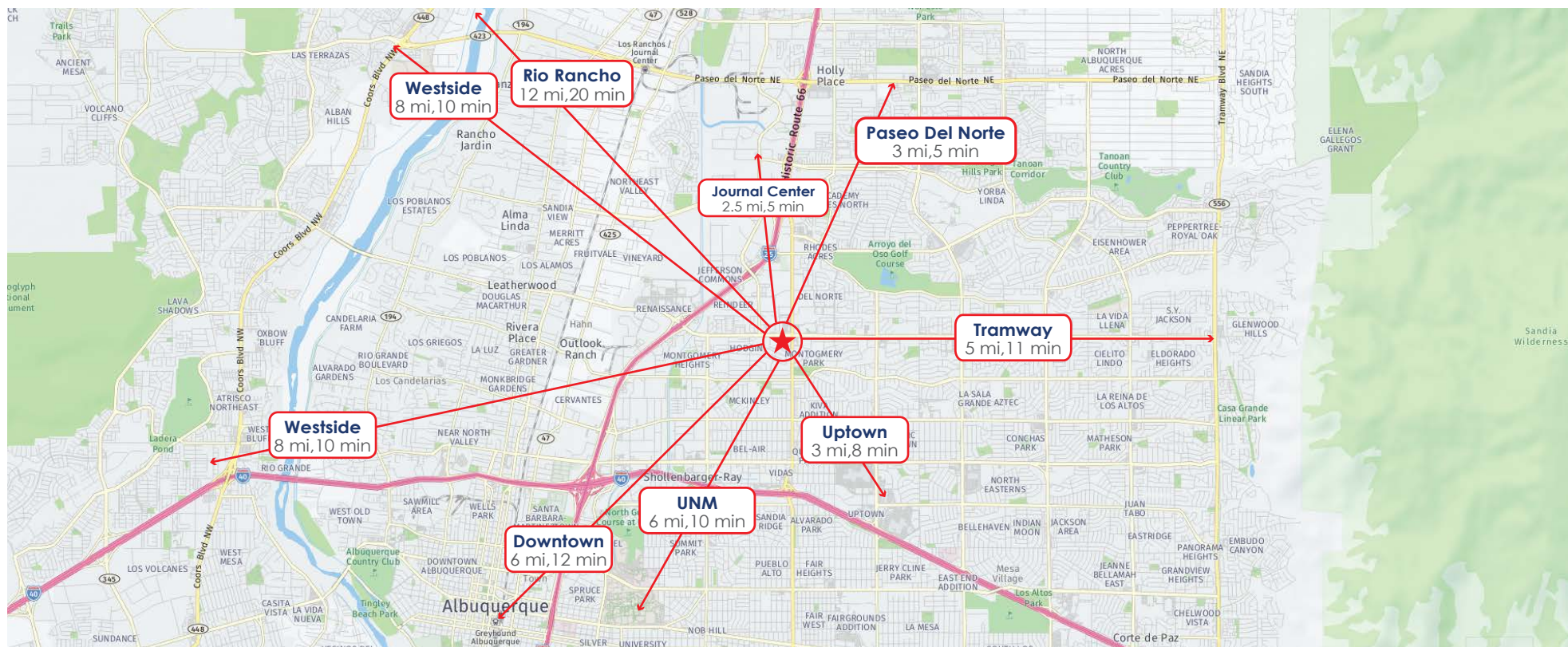
15 MINUTE DRIVE TIME



Population - 604,132



Avg HH Income - \$73,179



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