

OFFICE/MEDICAL/DENTAL

6800-6830 MONTGOMERY, ALBUQUERQUE, NM 87109

FOR
LEASE



LANDLORD WILL PROVIDE
NEW OFFICE BUILDOUT

30 Years
OF SERVICE
1994 - 2024

LEASE

- » **Rate:** \$27.00/SF +Utilities
- » **6800 Montgomery**
Suite G - 1,353 ±RSF
- » **6830 Montgomery**
Suite B&C - 3,153 ±RSF
- » **Renovations**
- » Landscaping, Building Facia
Monument Signage

FEATURES

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

CONTACT

- » **STACEY NENNINGER, CCIM**
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OFFICE/MEDICAL/DENTAL

SITE OVERVIEW

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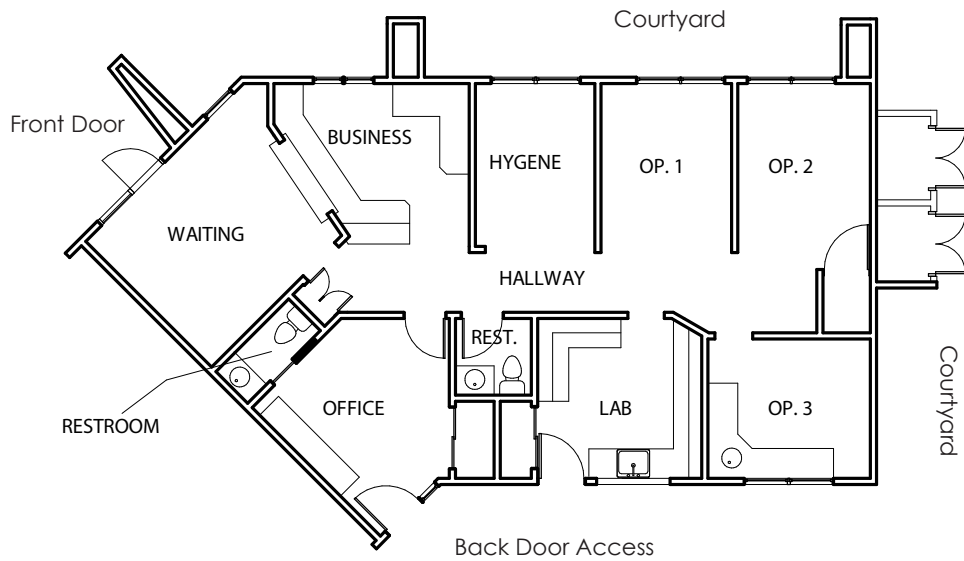
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FLOOR PLANS

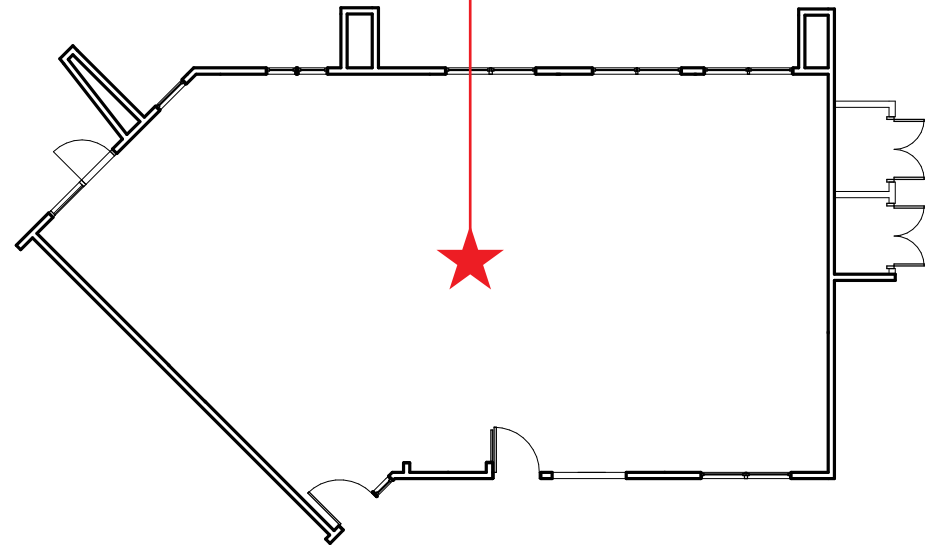
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6800 Montgomery
Suite G - 1,353 ±RSF

As Built



Landlord will build out
space to suit your needs



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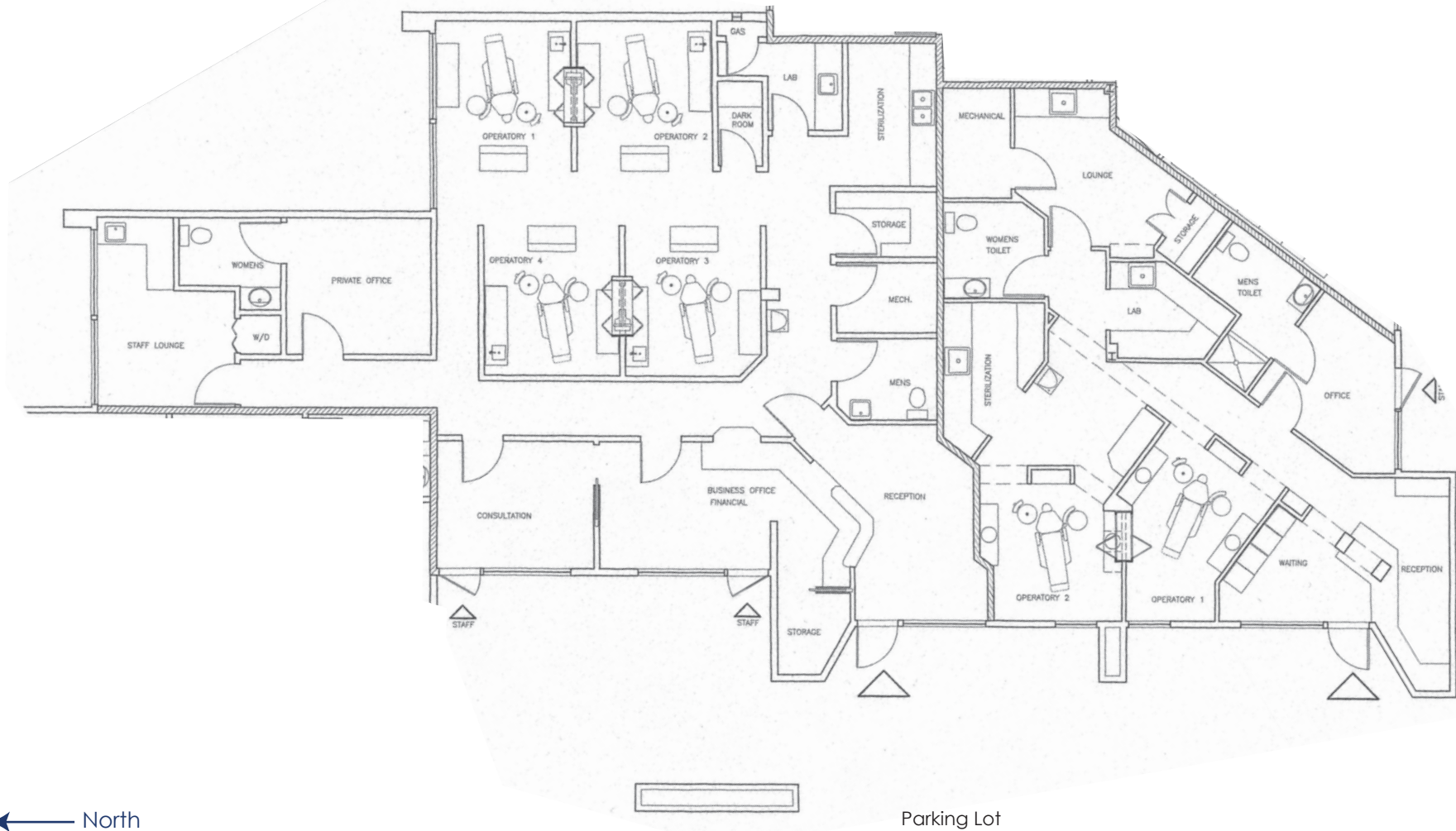


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FLOOR PLANS

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6830 Montgomery
Suite B&C - 3,153 ±RSF



← North

Parking Lot

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AREA OVERVIEW

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AERIAL

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DRIVE TIME DEMOGRAPHICS

FOR
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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



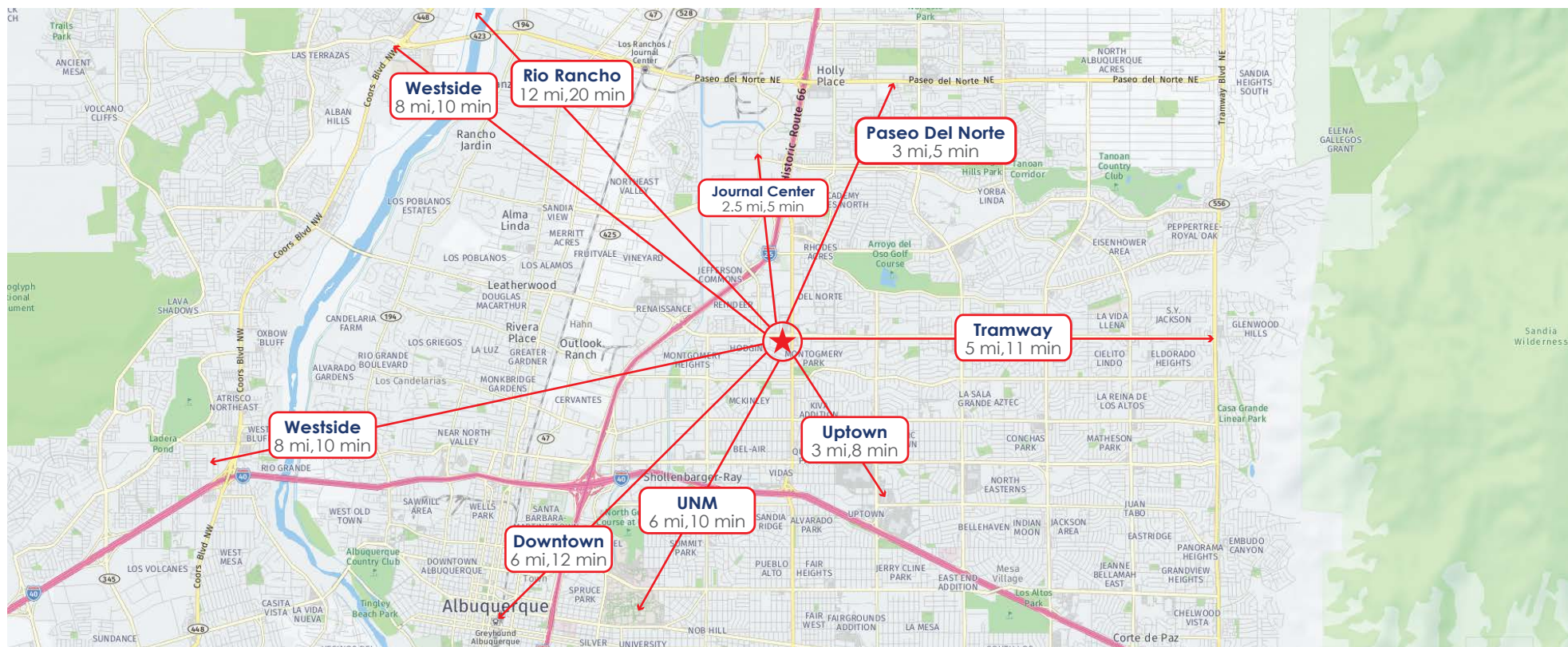
15 MINUTE DRIVE TIME



Population - 604,132



Avg HH Income - \$73,179



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