

# SIERRA VISTA

9500 MONTGOMERY, ALBUQUERQUE, NM 87111

FOR  
LEASE



**\$14.00 Modified Gross**  
(plus gas, electric & janitorial)

## AVAILABLE SUITES

### Second Floor

**Suite 208:** 3,046± RSF

**Suite 209:** 979± RSF

**Suite 210:** 1,185± RSF

**Up to 5,210± RSF Available**

## FEATURES

- » Great Northeast Heights location
- » Convenient access to many restaurants
- » Abundant parking
- » Elevator served
- » Building & Monument signage available

## CONTACT

**STACEY NENNINGER, CCIM**

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☎ 505.855.7608

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# SIERRA VISTA

SECOND FLOOR

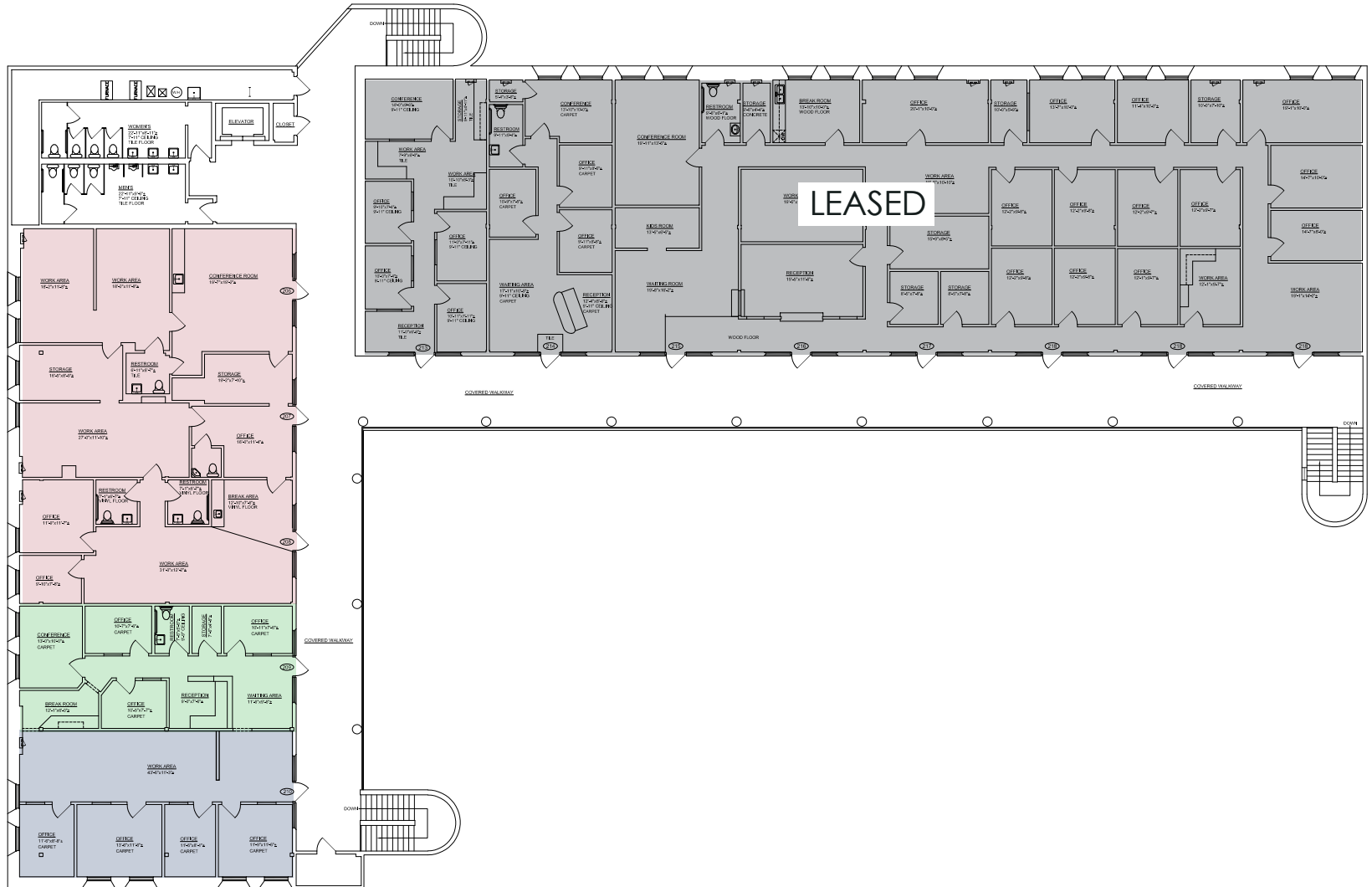
FOR  
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5,210 RSF  
COMBINED

SUITE 208  
3,046 RSF

SUITE 209  
979 RSF

SUITE 210  
1,185 RSF



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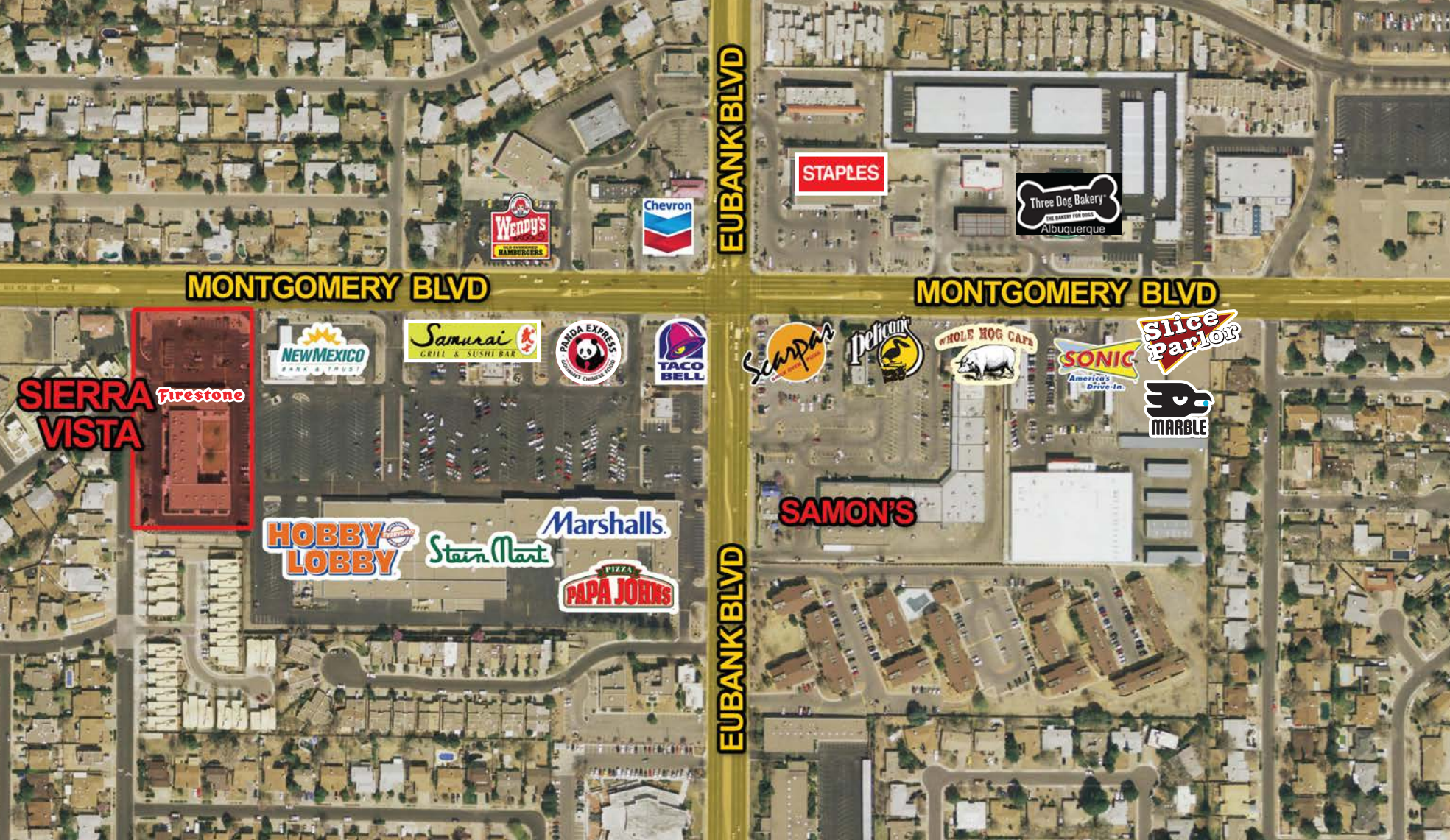




# SIERRA VISTA

AERIAL

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# SIERRA VISTA

## DRIVE TIME DEMOGRAPHICS

FOR  
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**5 MINUTE DRIVE TIME**



Population - 98,472



Avg HH Income - \$77,705



**10 MINUTE DRIVE TIME**



Population - 280,435



Avg HH Income - \$75,717



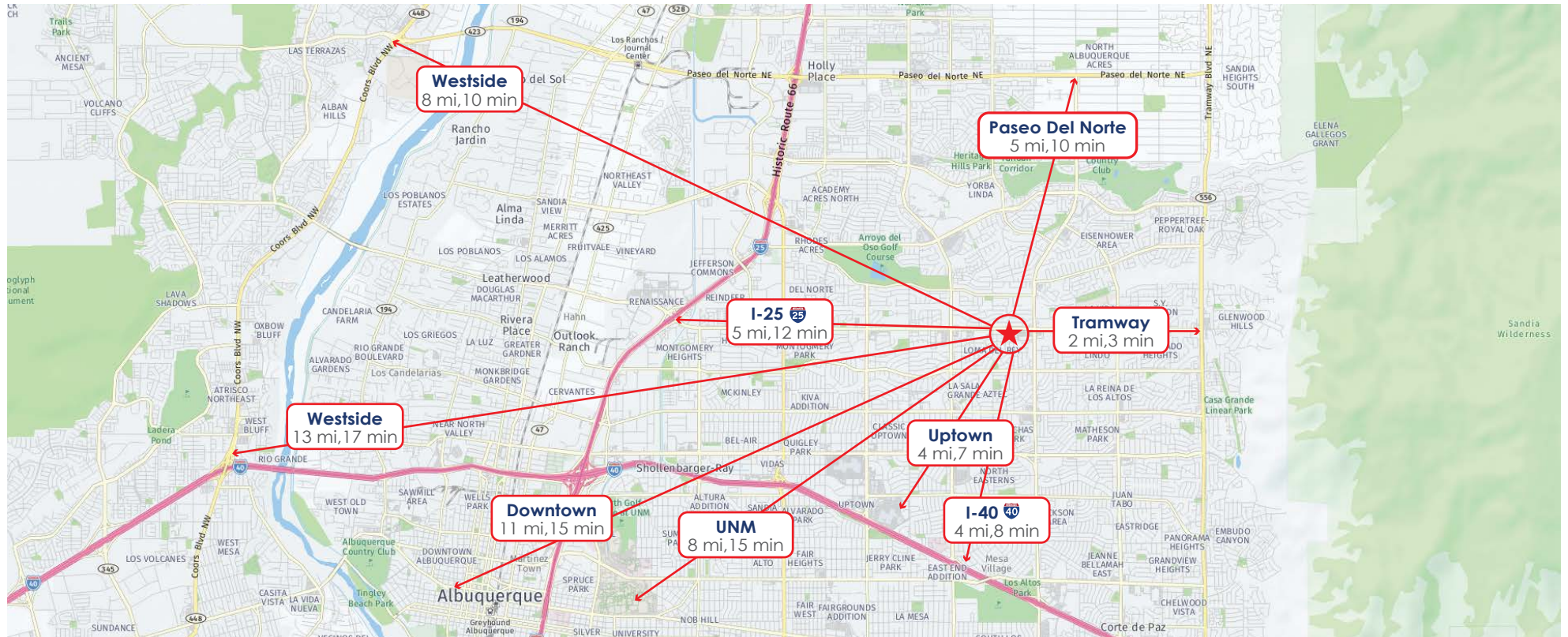
**15 MINUTE DRIVE TIME**



Population - 424,018



Avg HH Income - \$72,599



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