



# MONTGOMERY BUSINESS PARK STANDALONE OFFICE

NEC OF MONTGOMERY BLVD NE AND MORRIS ST NE  
10421 Montgomery Parkway Northeast Albuquerque, NM 87111



**FOR SALE  
OR LEASE**

**AVAILABLE  
SPACE**  
2,800 SF

**SALE PRICE**

\$715,000

**LEASE RATE**

\$19.50 PSF NNN

NNNs\* \$6.00

\* Estimate provided by Landlord  
and subject to change

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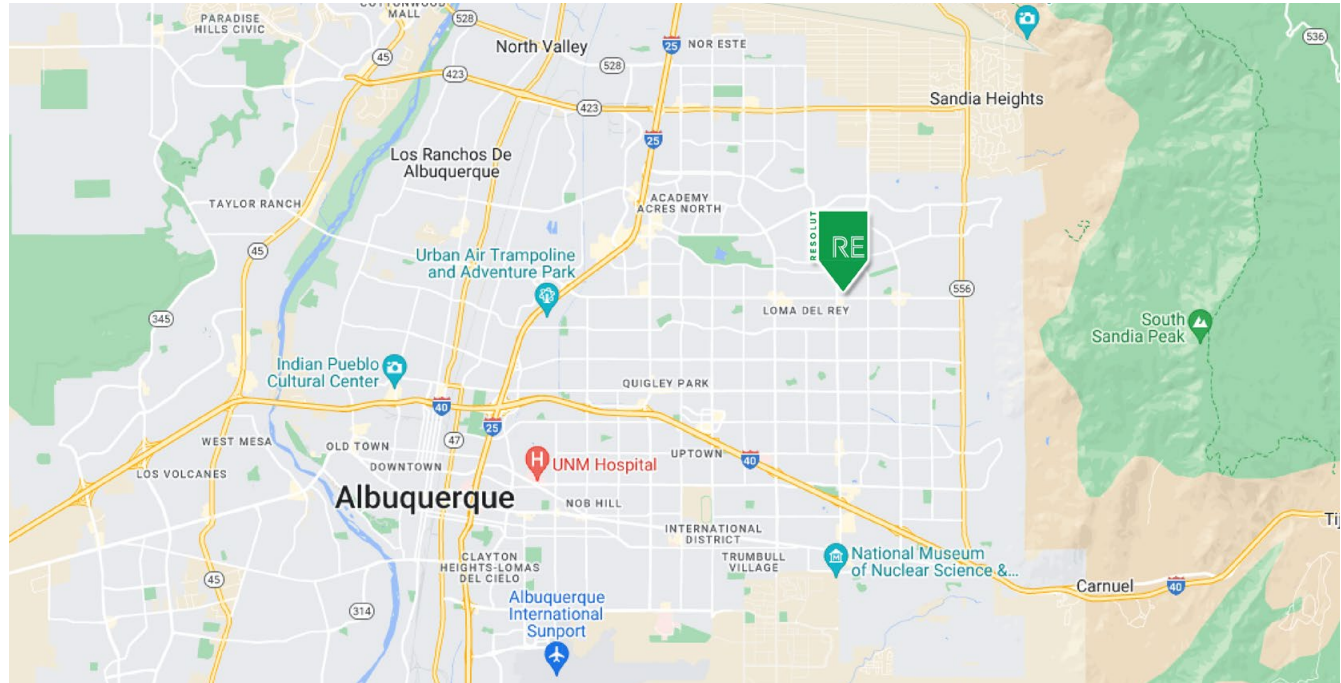
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### PROPERTY HIGHLIGHTS

- 2,800 SF, 5 Private Offices, Conference Room, Large Storage Area
- Immaculately Remodeled in 2020 with Quality, Modern Finishes
- Standalone Building with Private Parking
- Desirable Far Northeast Heights Location near High Traffic Corridor
- Monument and Building Signage Available
- 750 SF of Interior Storage
- Space for Additional Office Expansion



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2025



**118,890**  
**POPULATION**  
3-MILE RADIUS



**\$113,125.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**78,060**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Montgomery Blvd E: 11,221 VPD  
(Sites USA 2025)

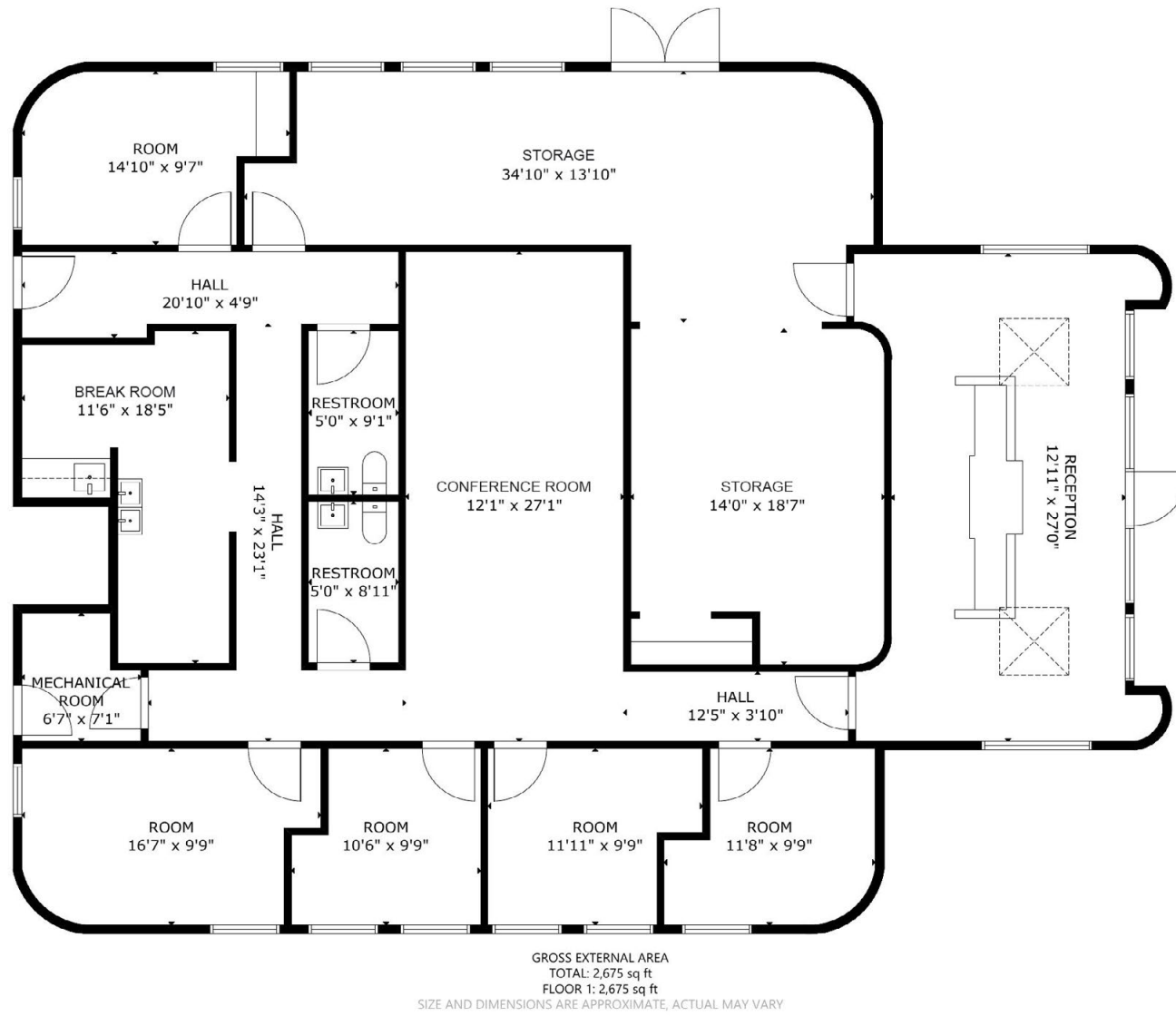
## PROPERTY OVERVIEW

This 2,800 square foot standalone office building offers an exceptional opportunity in Albuquerque's highly desirable Far Northeast Heights submarket. Immaculately remodeled in 2020, the building features quality, modern finishes throughout, providing a professional and welcoming environment for clients and employees. The floor plan includes five private offices, a conference room, and 750 SF of interior storage conveniently accessible from the parking lot through double doors and perfect for deliveries of large product. This storage area could also be converted into additional office space. With a private parking lot, the property ensures convenient access for staff and visitors. Located near a high-traffic corridor in the Far Northeast Heights, the building offers excellent visibility and accessibility. Both monument and building signage are available, providing valuable branding opportunities. This property is ideal for businesses seeking a move-in ready office in one of Albuquerque's most sought-after submarkets, with the added flexibility of storage space and expansion potential.

## LOCATION OVERVIEW

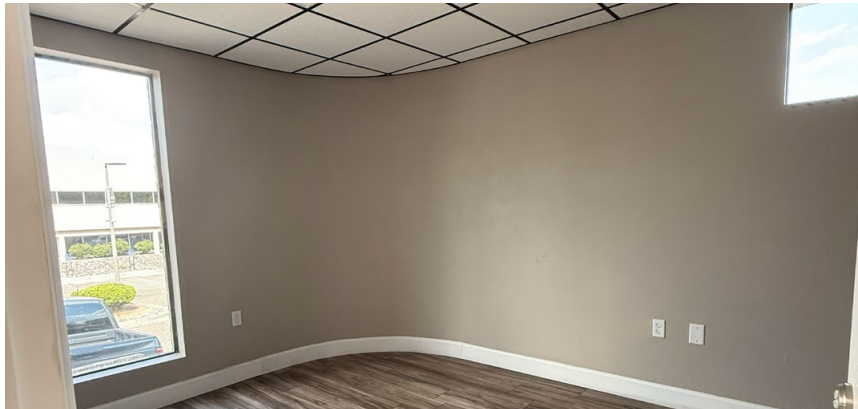
This property sits within Albuquerque's Far Northeast Heights, a prestigious submarket nestled between the Sandia Mountains and the city's growing urban corridors. It benefits from the panorama of foothill ridge lines and desert landscapes, making it both picturesque and highly desirable. Far Northeast Heights maintains a lower crime profile than much of the city, even as citywide crime trends have fluctuated. It is considered one of the safer areas of Albuquerque. 10421 Montgomery Parkway NE well-rounded location combining scenic beauty, convenience, safety, and community perfect for businesses or institutions seeking a visible, accessible, and desirable regional footprint.





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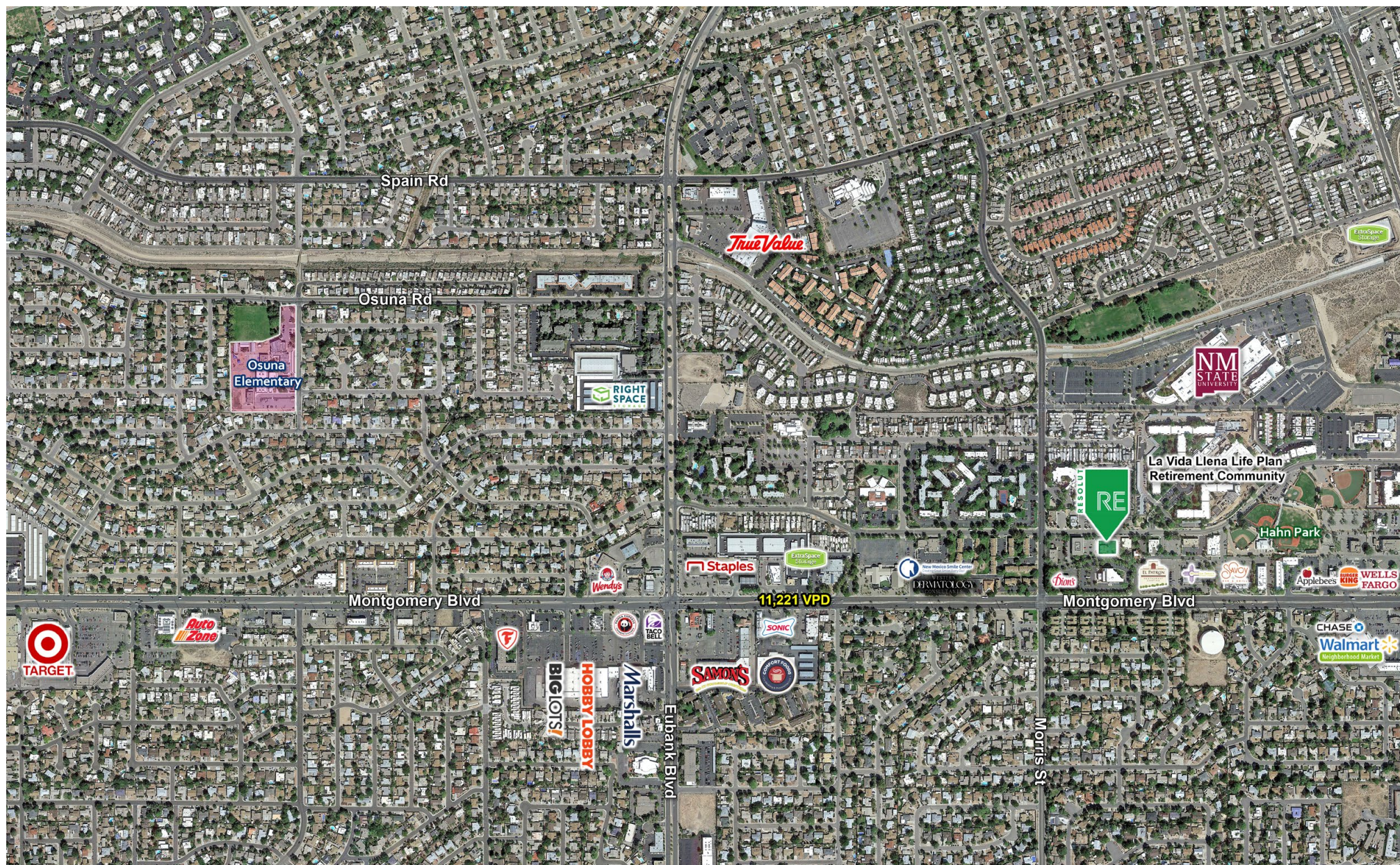
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