

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



110,269 110,269
2024 POPULATION
3 MILE RADIUS



67,881
2024 DAYTIME POPULATION
3 MILE RADIUS



\$122,016
2024 AVERAGE INCOME
3 MILE RADIUS



23,068 VPD
MONTGOMERY BLVD NE

FOR LEASE

\$250 - \$2,295/mo
Full Service

AVAILABLE SPACE

Suite 100	1,500 RSF
Suite 205	180 RSF
Suite 240	1,450 RSF
Suite 206	220 RSF

PROPERTY HIGHLIGHTS

- Far NE Heights Location
- Near many restaurants and services
- Below market rents
- Common area patios, courtyard, foyer

TRAFFIC COUNT

Juan Tabo Blvd NE: 13,698 VPD
Montgomery Blvd NE: 23,068 VPD
(SitesUSA 2024)

AREA TRAFFIC GENERATORS

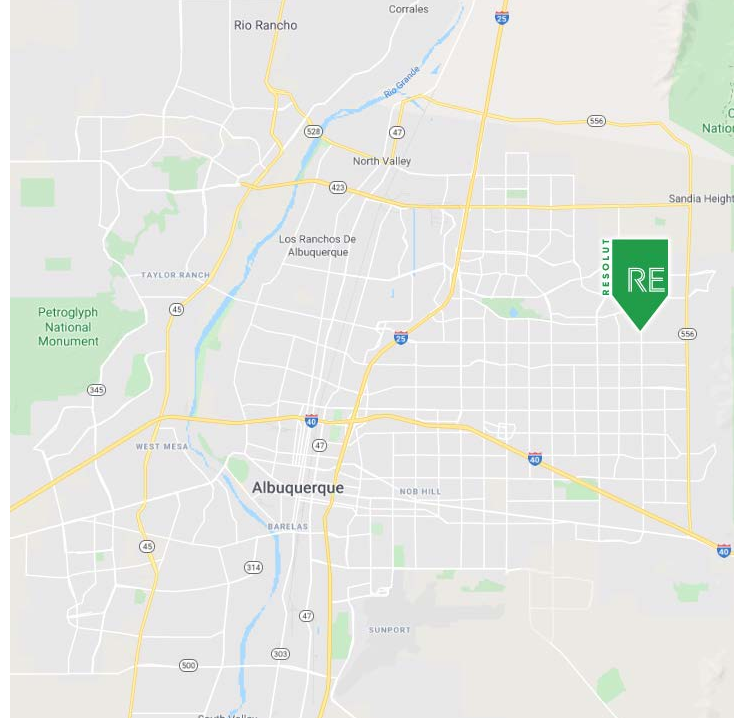


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PROPERTY OVERVIEW

Building Size: 16,000 SF
Availability & Pricing

Suite 100 1,500 RSF | \$2,295/mo
Suite 205 180 RSF | \$250/mo
Suite 240 1,450 RSF | \$1,975/mo
Suite 206 250 RSF | \$350/mo

Four Offices, Private Entrance, Conference Room

PROPERTY DESCRIPTION

4425 Juan Tabo is a multi tenant office building with the common area features of a large building with the amenities of a stand-alone building with private entrances. The property features exterior patio areas on both the first and second floors and views of the Sandia mountains. The property has common area lounge areas, common area restrooms, ample parking, and covered parking. This property is in the heart of the highest income demo in town while being well below market rents.

LOCATION OVERVIEW

4425 Juan Tabo is located in the Far NE Heights submarket near the corner of Juan Tabo and Montgomery. This property is one of the furthest north properties in the submarket and has the unique placement to serve business owners that want to be "close to home." The property is in one of the highest income areas with services surrounding the property.

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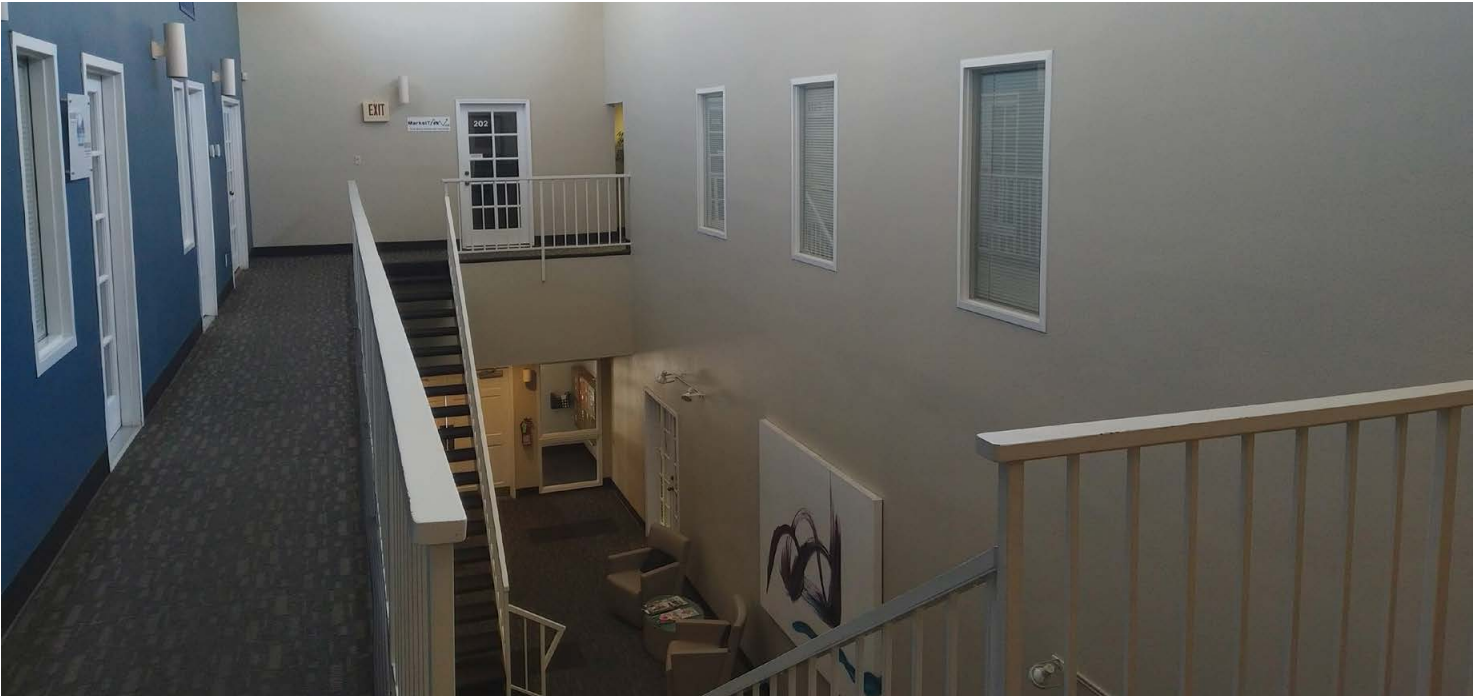
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Interior Photos



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Interior Photos - Suite 100



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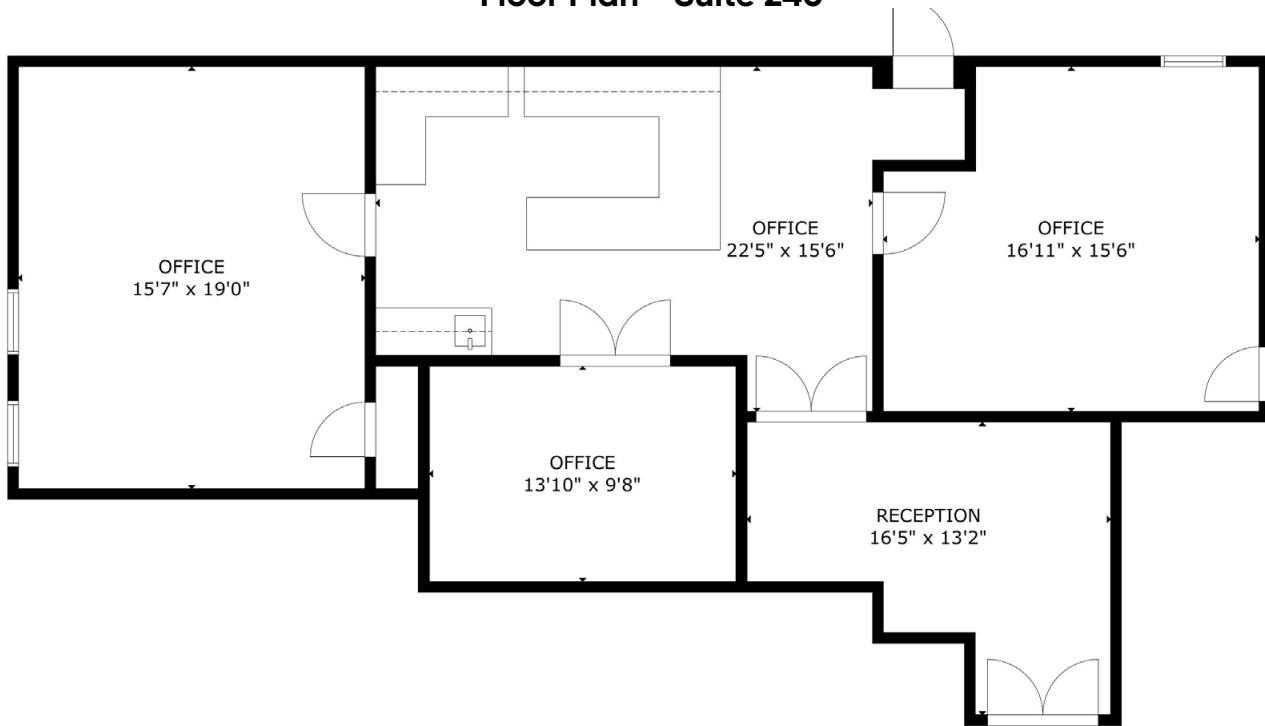
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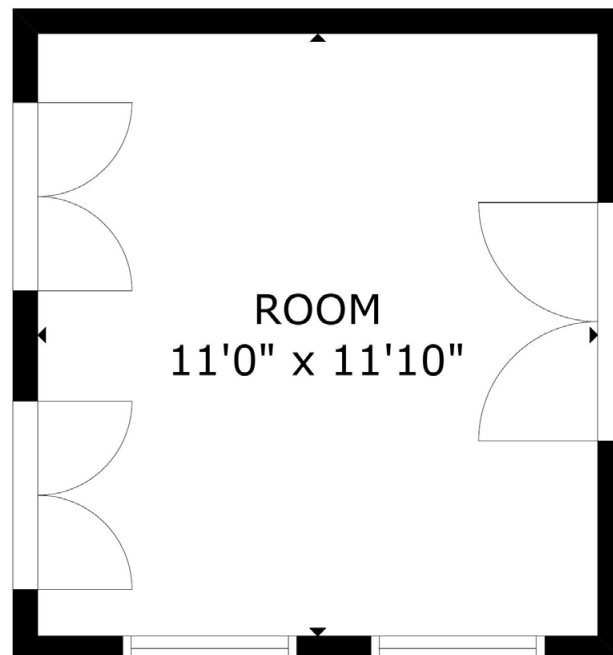


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Floor Plan - Suite 240



Floor Plan - Suite 205



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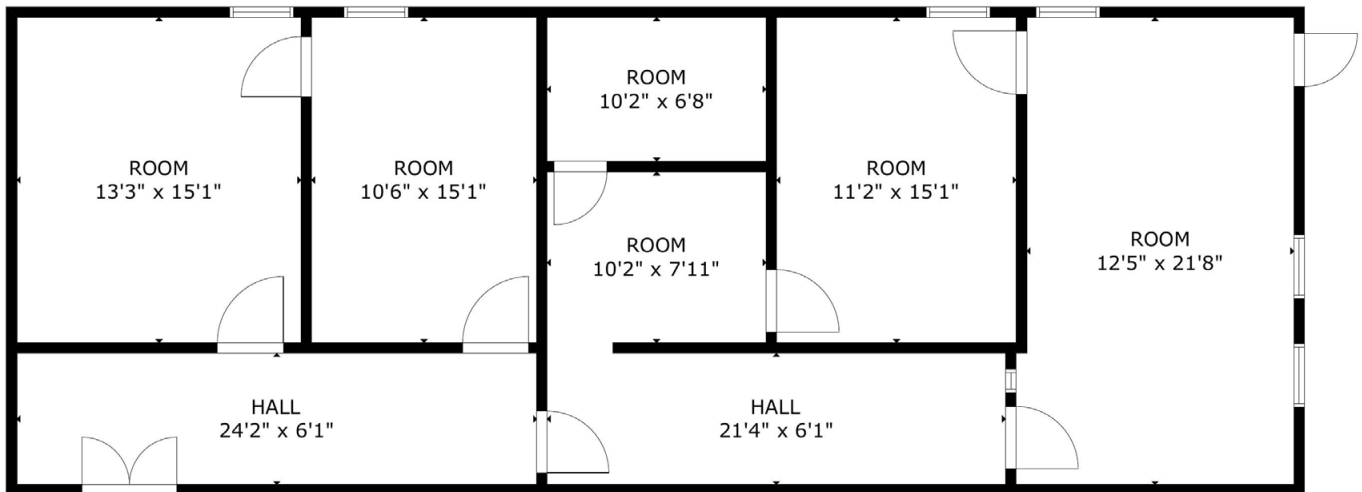
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Floor Plan - Suite 100



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Far NE Heights Office

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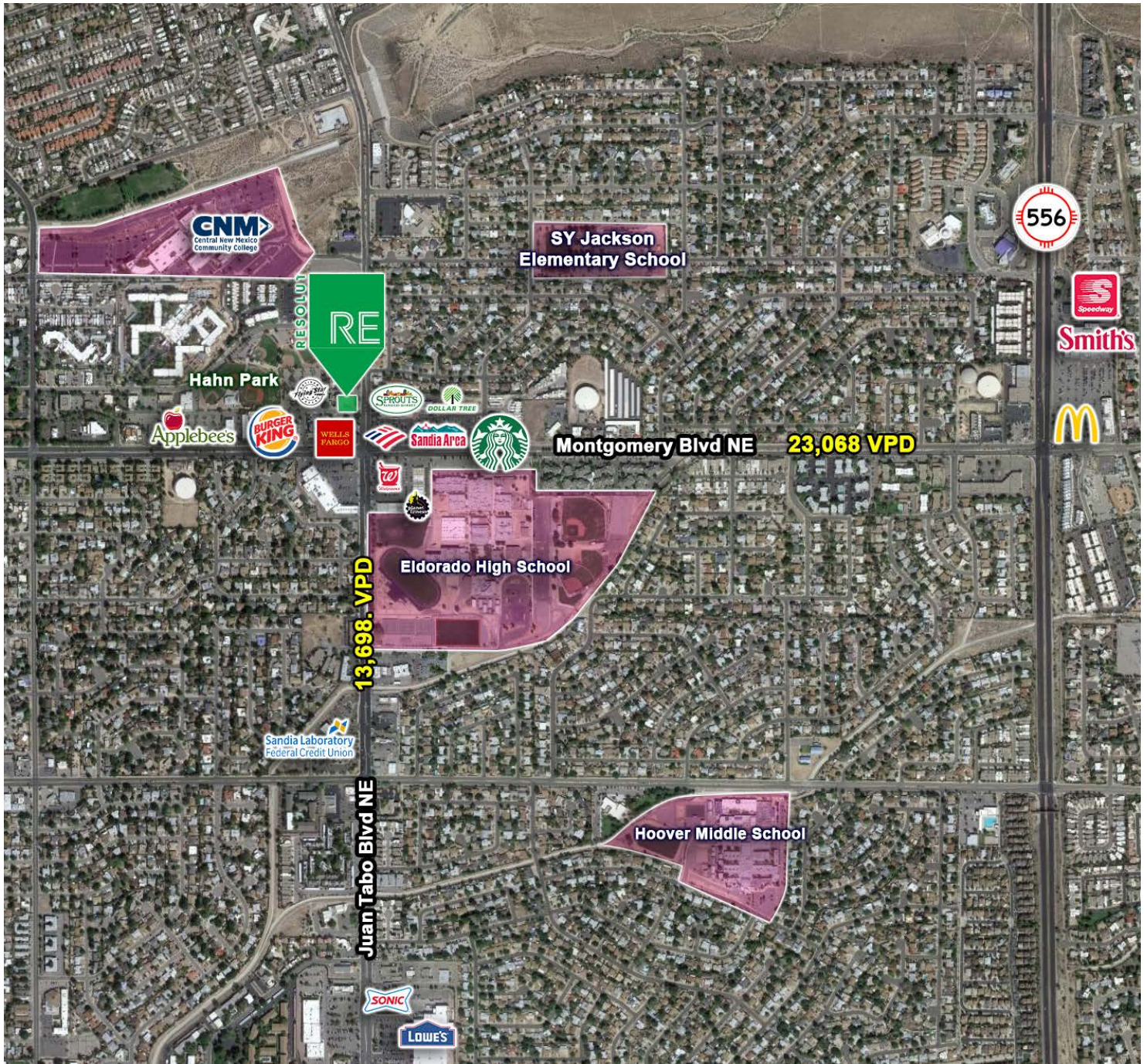
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