

MOUNTAIN ROAD MEDICAL PLAZA

MOUNTAIN RD NE, NEAR UPTOWN
8010 MOUNTAIN RD NE, ALBUQUERQUE, NM 87110



FOR LEASE

AVAILABLE SPACE

Suite 100: 2,000 SF
Suite 200: 4,158 SF

RATE

\$15.50 PSF
Modified Gross

Jeremy Salazar

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505.337.0777

PROPERTY HIGHLIGHTS

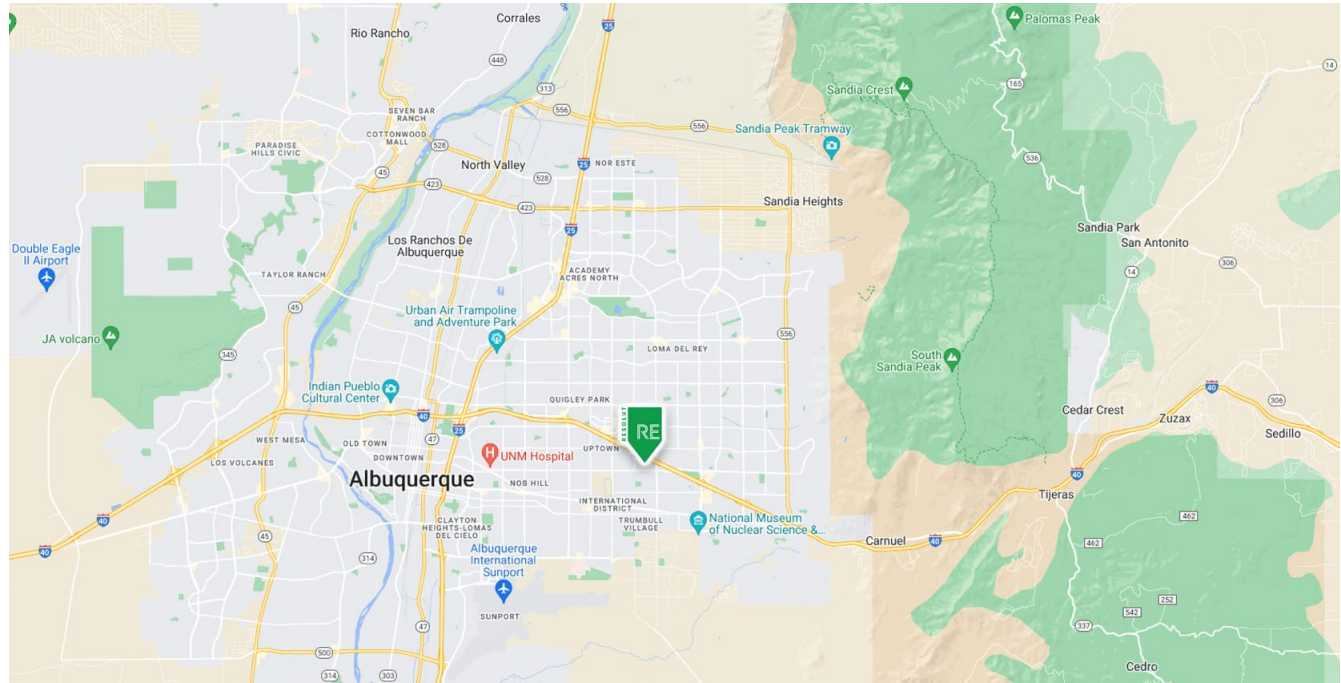
- Medical office building with abundant parking
- Near Uptown area
- Monument signage available

Suite 100 Features:

- 2,000 SF
- 3 exam rooms
- Separate staff entrance
- Lab area
- Private shower
- Large reception office

Suite 200 Features:

- 4,158 SF
- Large waiting room
- At least 8 private rooms
- Large break room



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



137,514
POPULATION
3-MILE RADIUS



\$83,524.00
AVG HH INCOME
3-MILE RADIUS



115,746
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Pennsylvania: 7,440 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

Mountain Road Medical Plaza is a standalone medical office building consisting of three medical suites. This office is a great option for medical providers with a loyal patient base and don't require a location with high visibility. The abundant parking also ensures patients and visitors can always find an open space near the entrance.

Suite 100 & 200 are currently available and offer an adaptive office layout suitable to medical and general office users. Tenant improvements available.

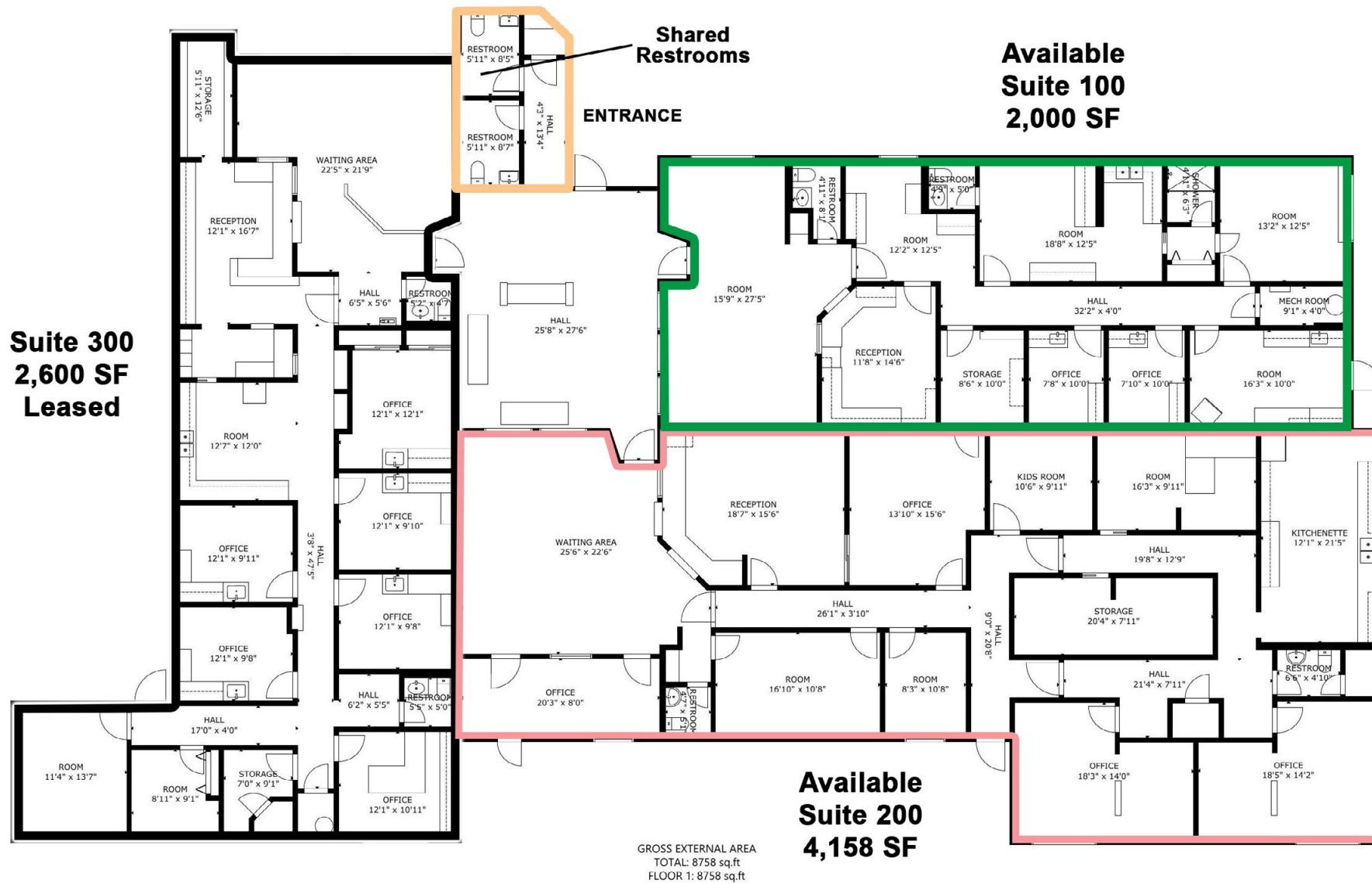
LOCATION OVERVIEW

Mountain Road Medical Plaza is located near the bustling Uptown Area of Albuquerque, NM in a business park consisting of other medical offices, law offices and counseling services.

PROPERTY OVERVIEW

SF:	Suite 100: 2,000 SF Suite 200: 4,158 SF
Zoning:	MX-T
Submarket:	Southeast Heights





FLOOR 1

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SUITE 100 - 2,000 SF



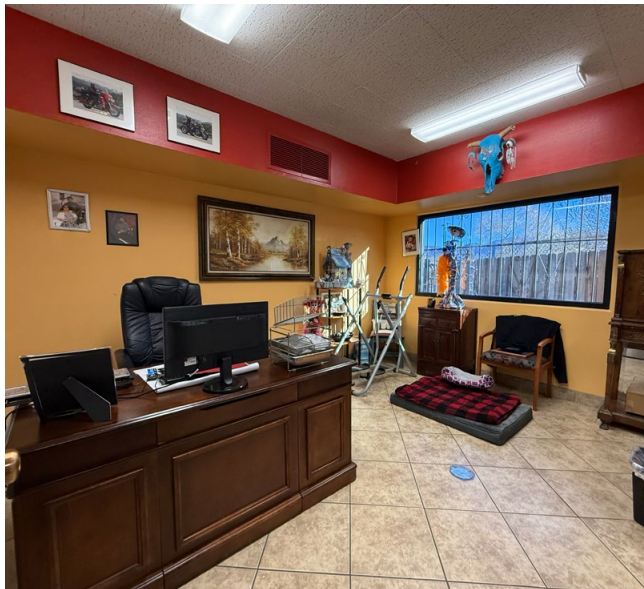
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SUITE 200 - 4,158 SF



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