

NE Heights Office/Medical Campus

PENN-MONT PROFESSIONAL PLAZA

For Lease



7520 Montgomery Blvd. NE | Suite D-4 | Albuquerque, NM 87110

SWQ Montgomery Blvd. & Pennsylvania St. NE

- Suite D-4: ±1,938 SF
- \$16.50/SF Modified Gross (\$2,665/Mo.)
- Includes additional ±1,705 SF basement storage area with kitchen
- Five to six office/medical rooms
- In-suite restrooms
- Built-in cabinetry and sinks as needed
- Ideal user: Lawyers, accountants, counselors, health professionals
- Common-area ADA restrooms
- Full built-out basement with kitchen
- Plenty of amenities nearby
- IDO Zoning: MX-L

NASunVista

got space™

Lisa Mercer
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For Lease

NORTHEAST HEIGHTS OFFICE/MEDICAL CAMPUS

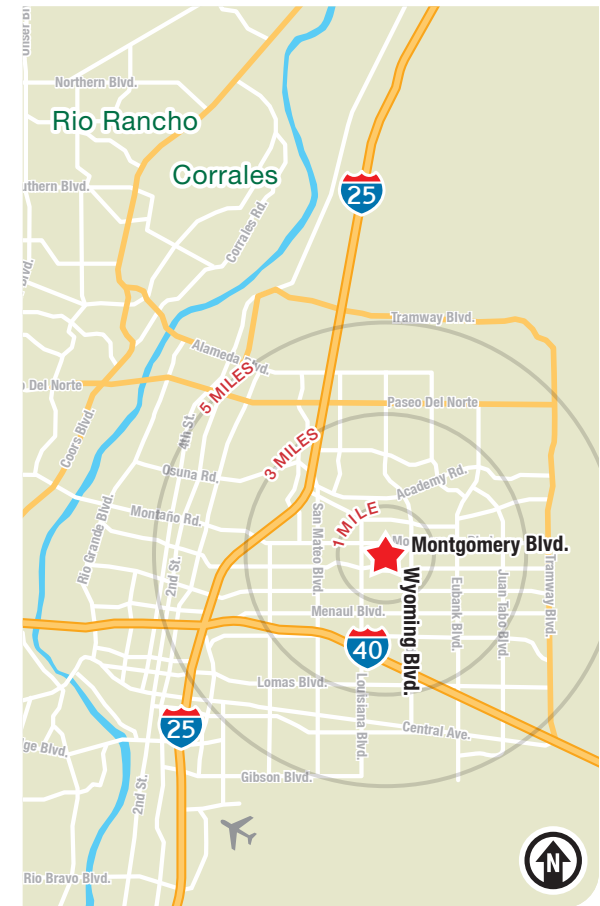
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,129	134,660	299,819
Average HH Income	\$94,983	\$85,200	\$91,754
Daytime Employment	4,972	82,616	202,295

2022 Forecasted by Esri



NAI SunVista

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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

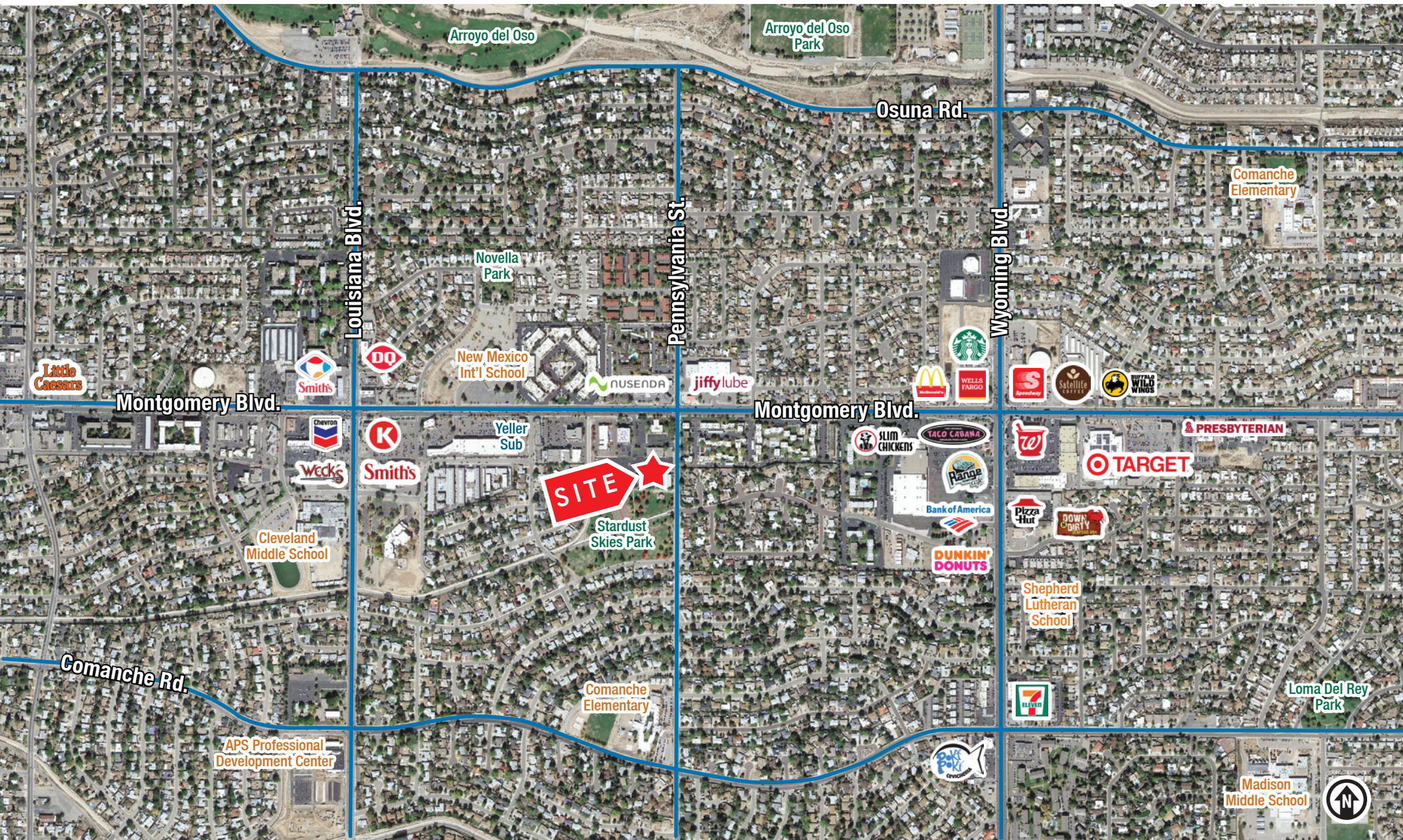
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Reception Window



Reception/Entrance



Lab/Work Area



Admin Area



Admin Office



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Office/Exam Rooms



Break Area



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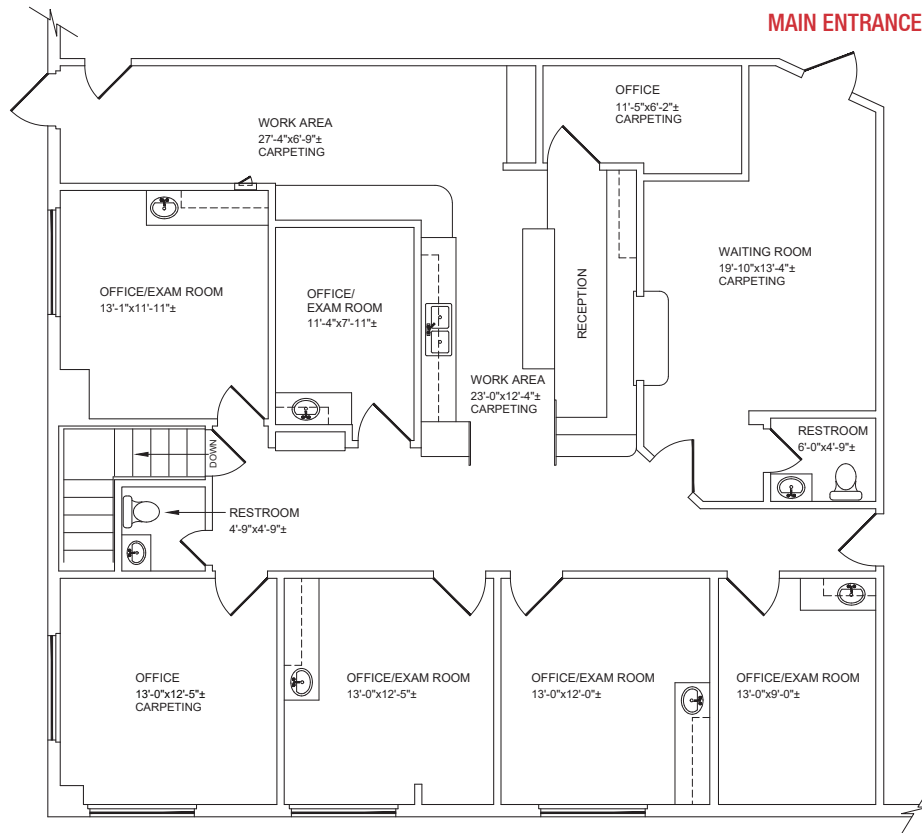
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SUITE D-4

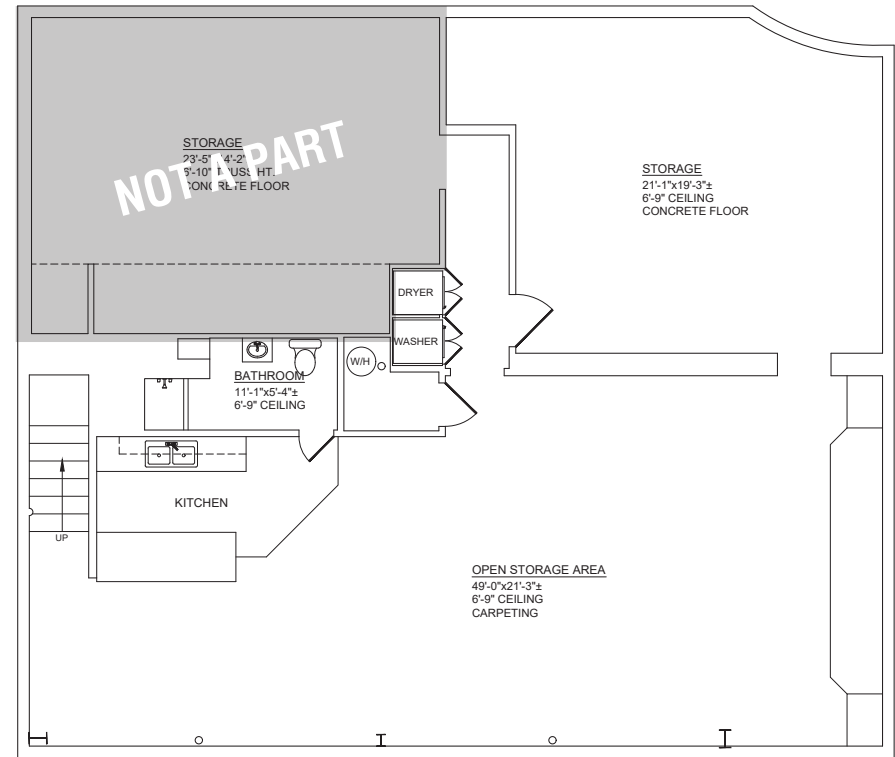
Main Floor: $\pm 1,938$ SF

Basement: $\pm 1,705$ SF

Total: $\pm 3,645$ SF



MAIN FLOOR



BASEMENT LEVEL