

OFFICE FOR SALE OR LEASE

ACADEMY OFFICE PARK



6715 Academy Rd. NE, Albuquerque, NM 87109

- \$1,700,000 Sales Price
- \$14.50 SF Modified Gross
- 11,800± Sq Ft
- 1.07 Acres

Easy Access To



Jordan Shipley
Associate Broker
505.401.3873
JShipley@AllenSigmon.com

Allen Sigmon Real Estate Group, LLC

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | www.AllenSigmon.com

Executive Summary

6715 Academy Rd. NE, Albuquerque, NM 87109

Property Overview

Sale Price:	\$1,700,000
Lease Rate:	\$14.50
Building Area:	11,800 SF
Lot Size:	.58 Acres

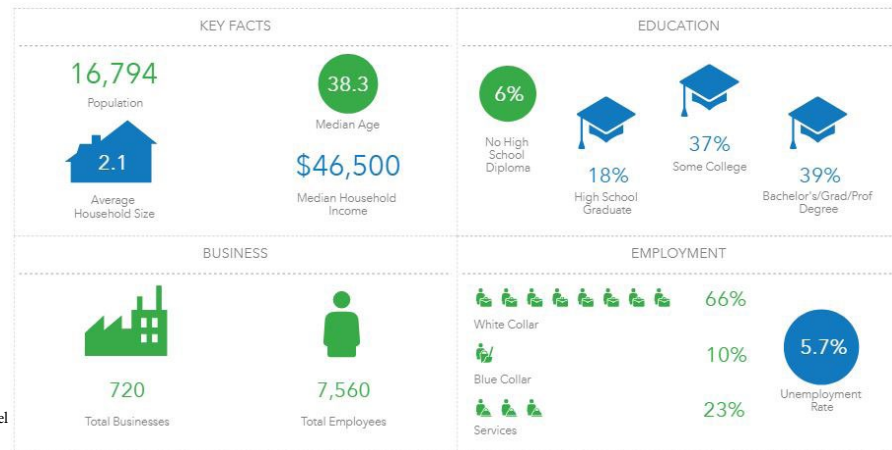
Property Highlights

- Building Signage Available
- Easy Access to I-25
- 4.57: 1,000 Parking Ratio
- Located in Campus Type Office Park



2018 Demographics

	1 Mile	3 Mile	5 Mile
Population:	16,794	118,509	257,723
Households:	8,039	52,559	112,594
Average Income:	\$62,233	\$73,082	\$76,397



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Jordan Shipley
Associate Broker
505.401.3873
JShipley@AllenSigmon.com

Allen Sigmon Real Estate Group, LLC

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | www.AllenSigmon.com

Photos

6715 Academy Rd. NE, Albuquerque, NM 87109

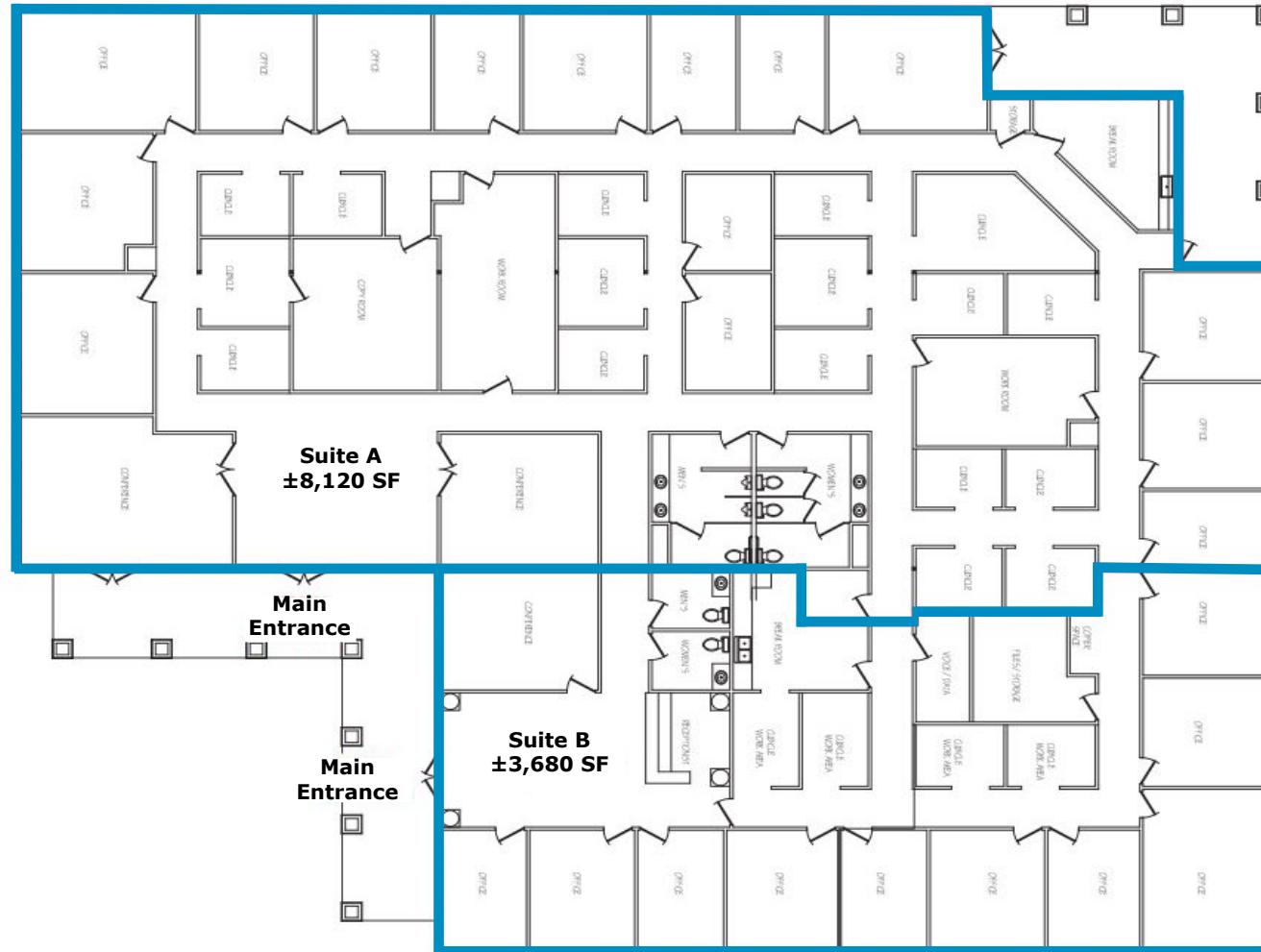


Jordan Shipley
Associate Broker
505.401.3873
JShipley@AllenSigmon.com

Allen Sigmon Real Estate Group, LLC

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | www.AllenSigmon.com



Available

Suite A:	±8,120 SF
Suite B:	±3,680 SF
TOTAL:	±11,800 SF