

# SIERRA VISTA

9400 MONTGOMERY, ALBUQUERQUE, NM 87111

FOR  
LEASE

## RATE

\$11.00 Modified Gross  
plus gas, electric & janitorial



## SUITES

- » Suite 118 - 880± RSF
- » Suite 120 - 880± RSF
- » Suite 210 - 2,164± RSF
- » Suite 213 - 1,071± RSF
- » Suite 214 - 1,020± RSF
- » Suite 213 & Suite 2014 - 2,091 ±RSF

## FEATURES

- » Great Northeast Heights location
- » Convenient access to many restaurants
- » Abundant parking
- » Elevator served
- » Building & Monument signage available
- » Well suited for gym/exercise studio or general office user

## CONTACT

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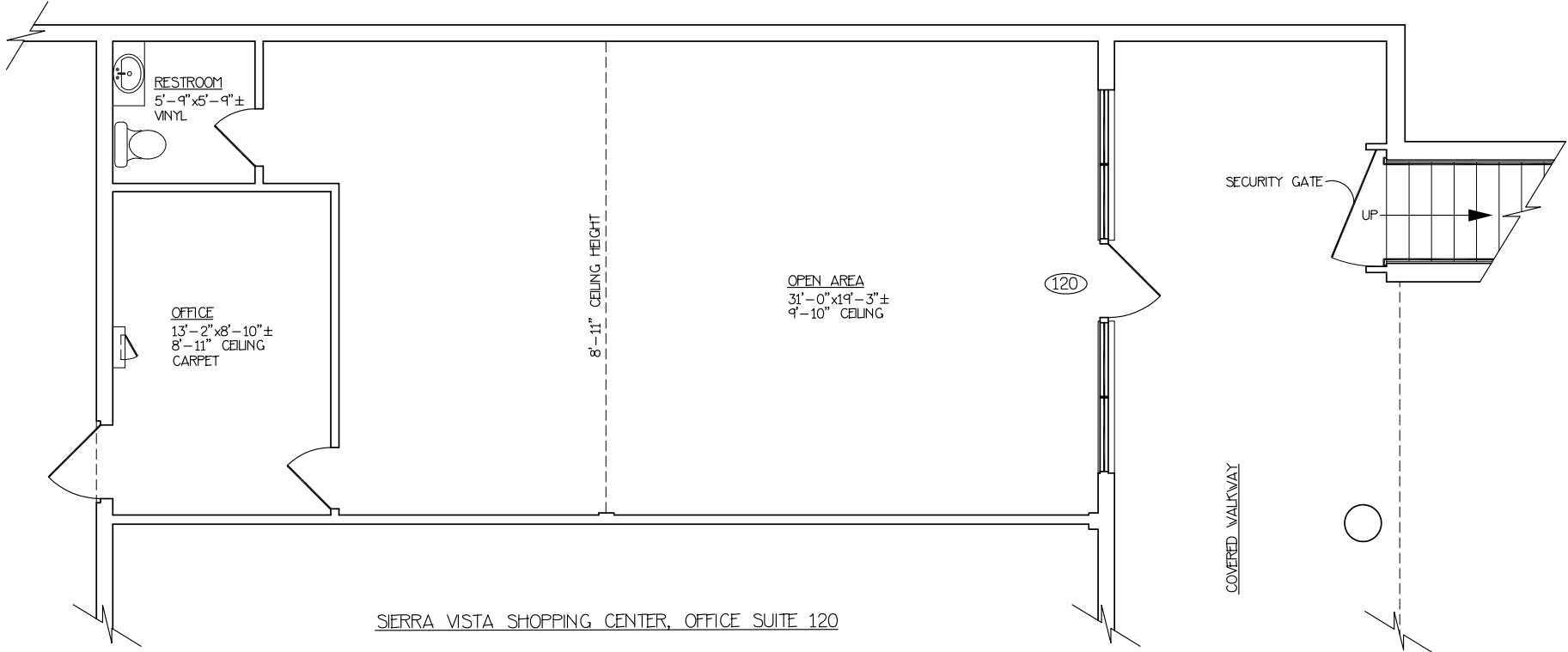
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# SIERRA VISTA

SUITE 120 - 880± RSF FLOOR PLAN

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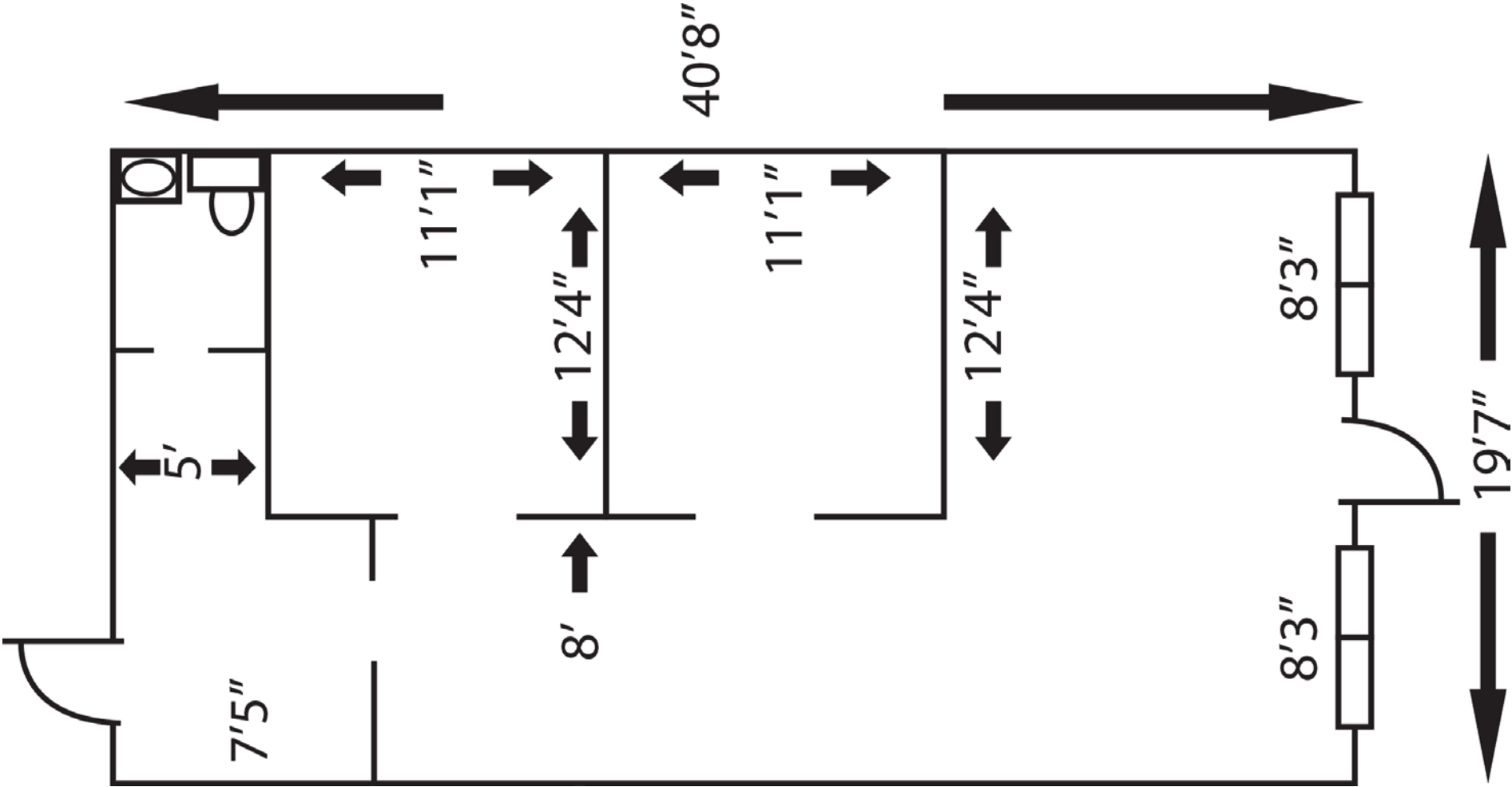
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# SIERRA VISTA

SUITE 118 - 880± RSF FLOOR PLAN

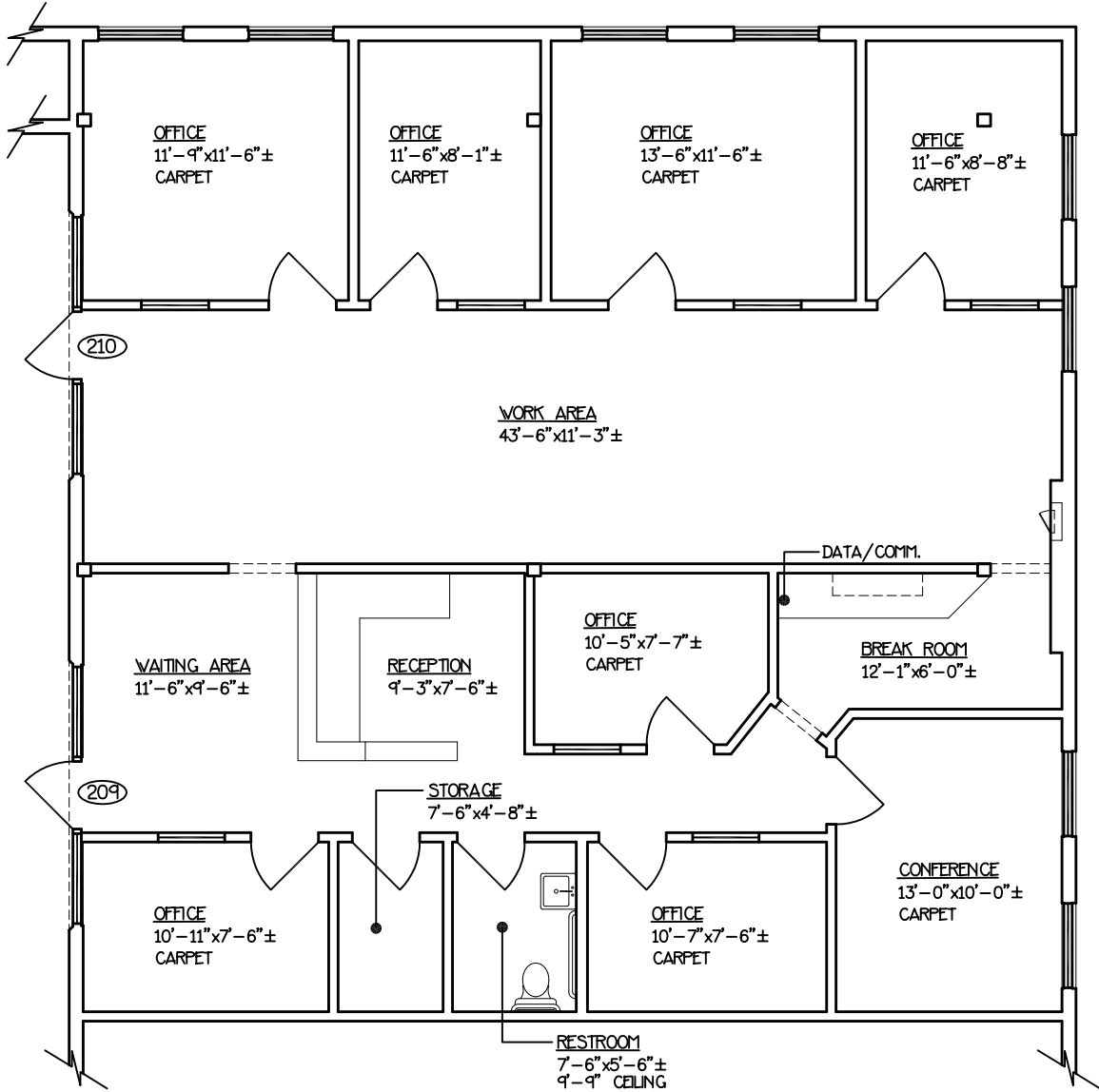
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# SIERRA VISTA

SUITE 210 - 2,164± RSF FLOOR PLAN

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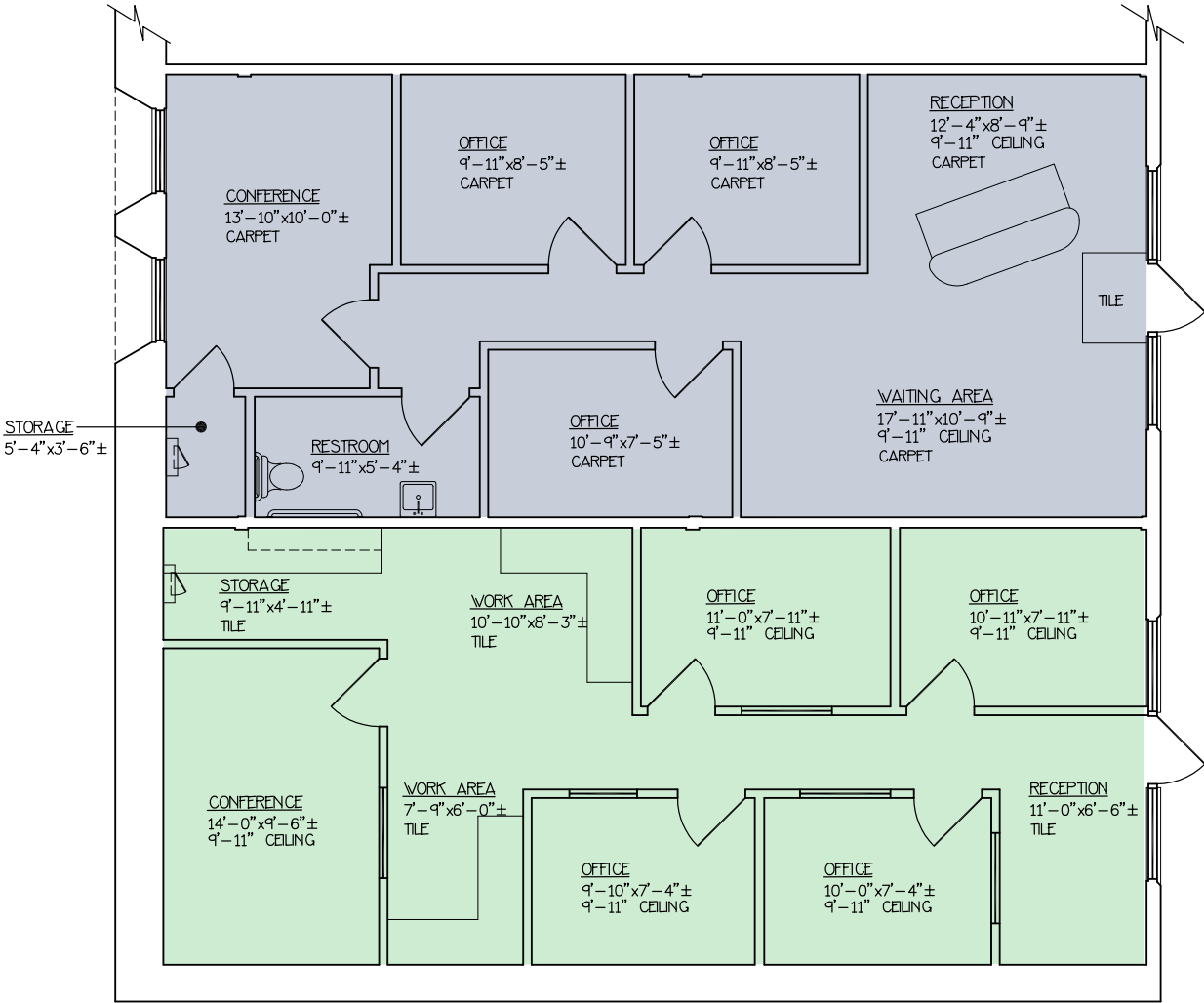


# SIERRA VISTA

2,091± TOTAL RSF

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SUITE 214  
1,020± RSF

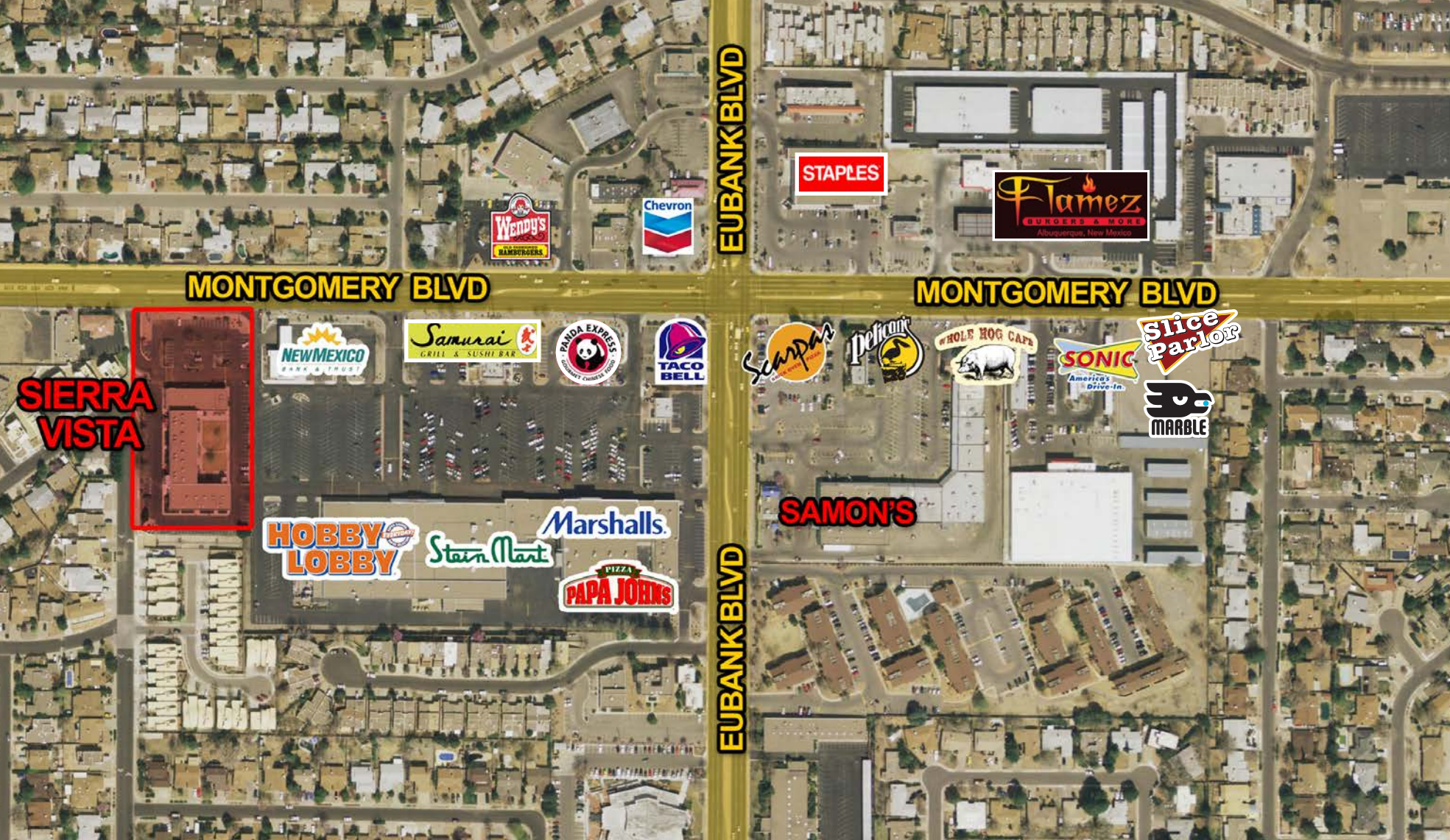


SUITE 213  
1,071± RSF

# SIERRA VISTA

AERIAL

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# SIERRA VISTA

DRIVE TIME DEMOGRAPHICS

FOR  
LEASE

## 5 MINUTE

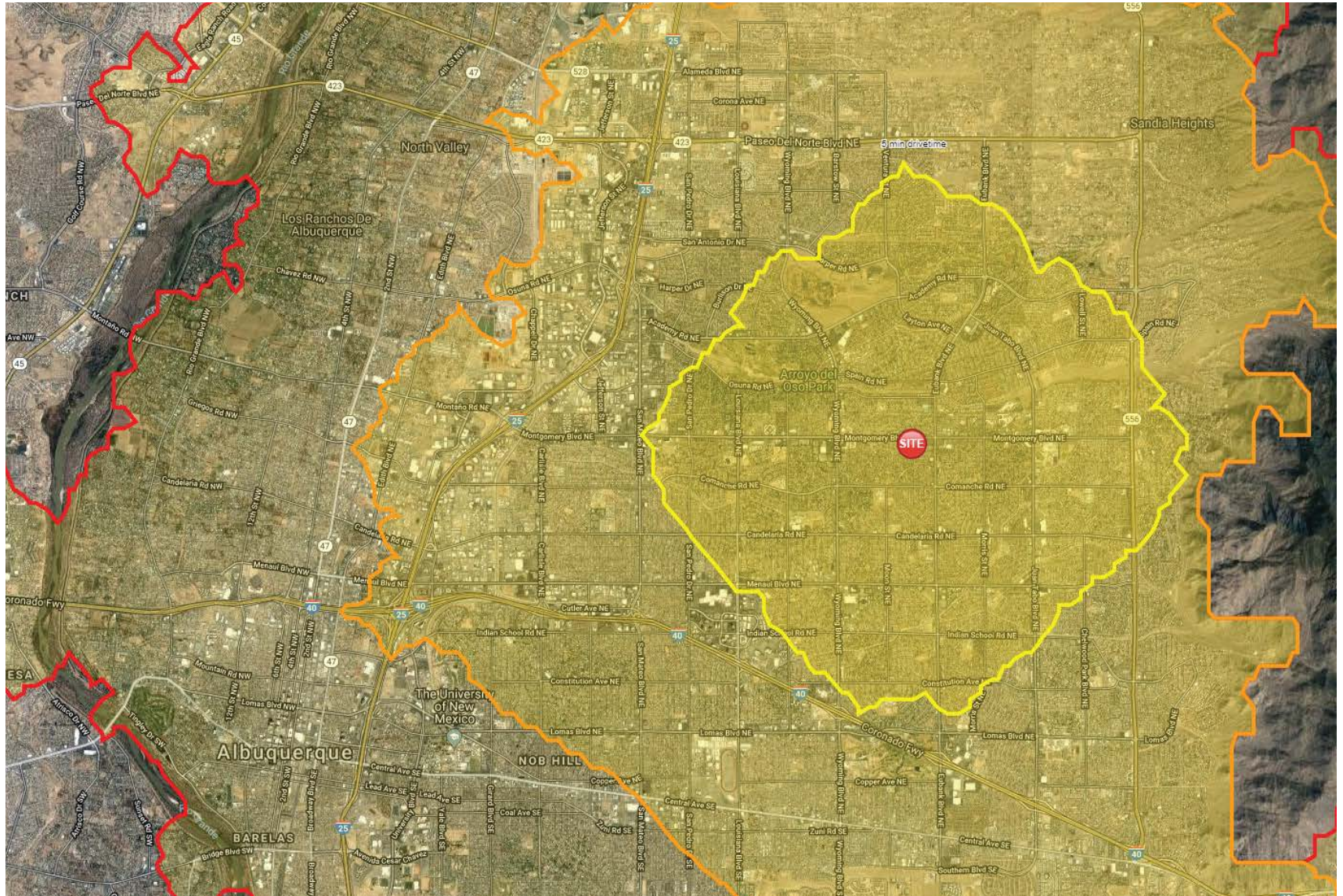
Population  
98,472  
Avg HH  
Income  
\$77,705

## 10 MINUTE

Population  
280,435  
Avg HH  
Income  
\$75,717

## 15 MINUTE

Population  
424,018  
Avg HH  
Income  
\$72,599



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