

# OFFICE/MEDICAL/DENTAL

6800 MONTGOMERY, ALBUQUERQUE, NM 87109

FOR  
LEASE

RENOVATIONS  
UNDERWAY



## LEASE

» \$16.00/SF Modified Gross

### Renovations

- » Landscaping
- » Monument Signage
- » Building Facia

## FEATURES

- » Prominent Montgomery frontage
- » Campus setting with excellent parking
- » Walking distance to multiple restaurants
- » Under floor plumbing access
- » Building signage available

## CONTACT

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SITE OVERVIEW

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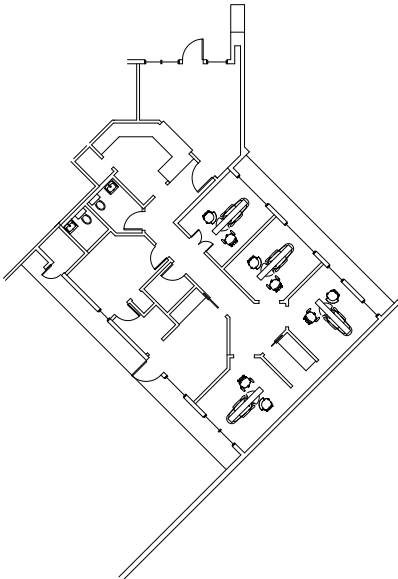


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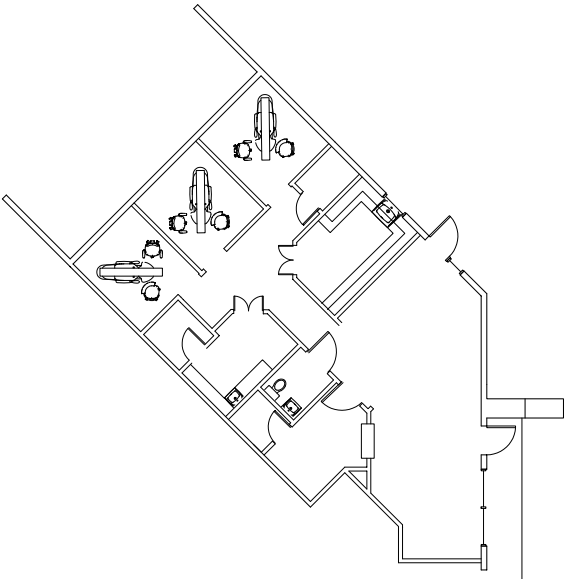
FLOOR PLANS

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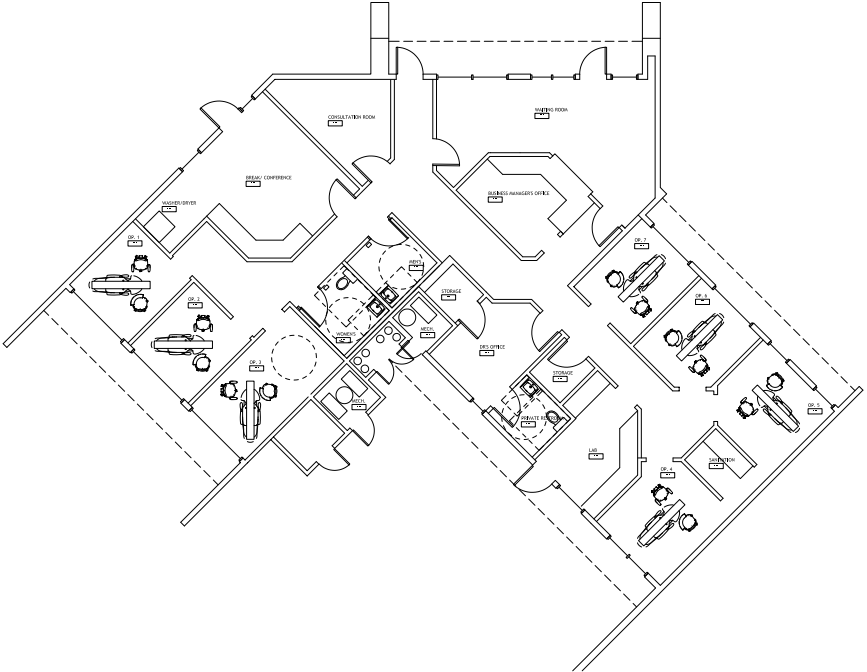
Suite J - 1,450 ±RSF



Suite K - 1,260 ±RSF



Suite J&K - 2,710 SF ±RSF

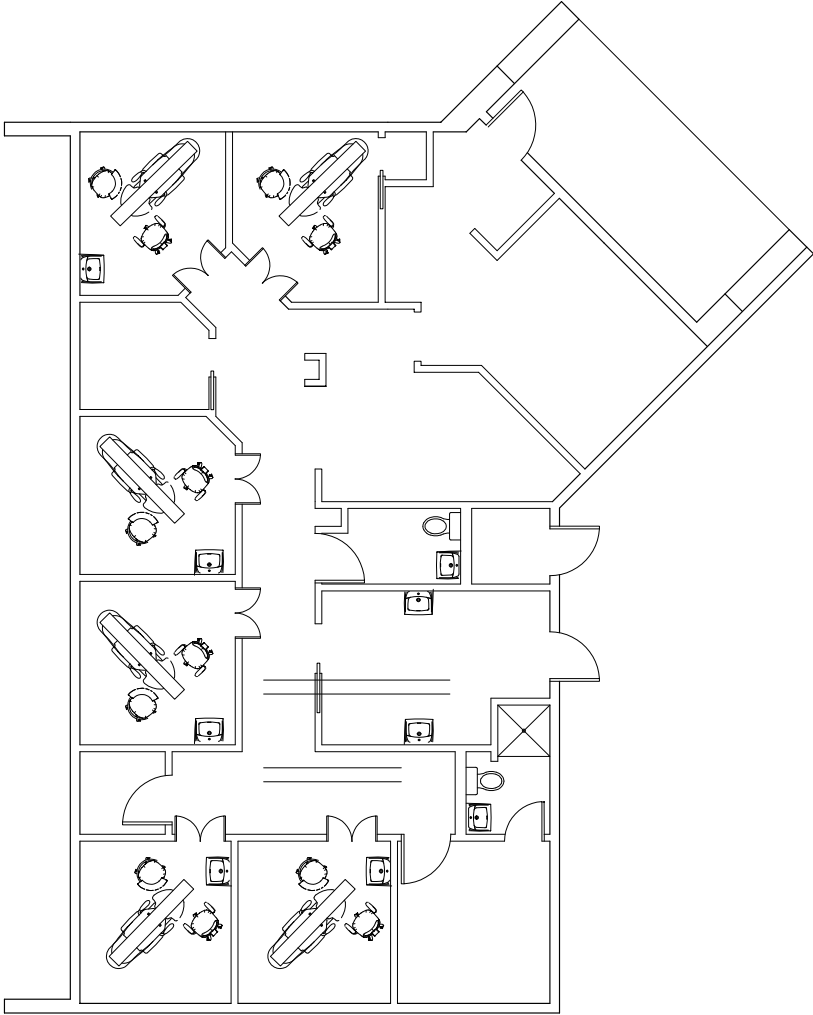


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FLOOR PLANS

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Suite L - 1,705 ±RSF



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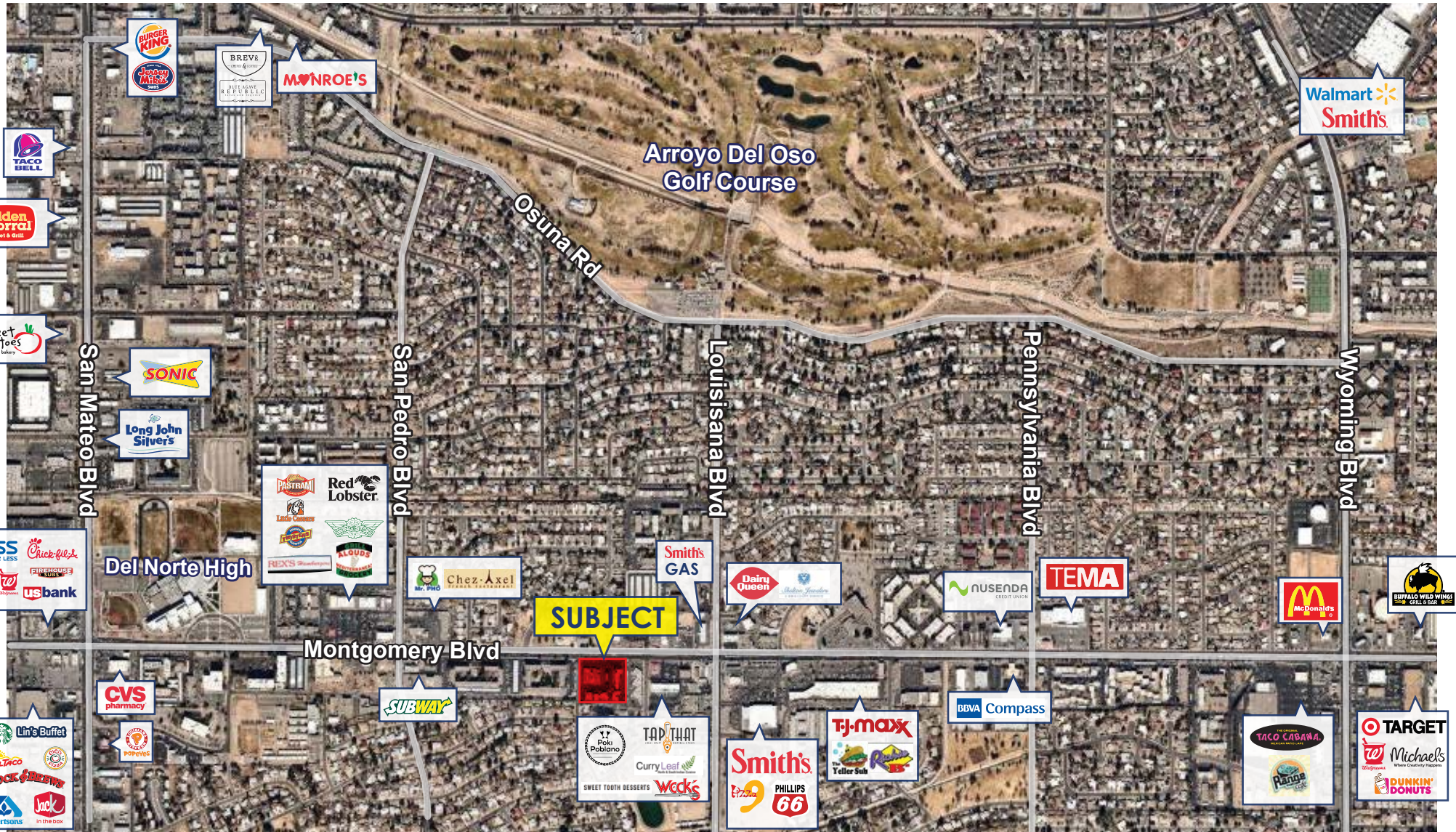
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AREA OVERVIEW

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**ARGUS**  
INVESTMENT REALTY

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DRIVE TIME DEMOGRAPHICS

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## 5 MINUTE

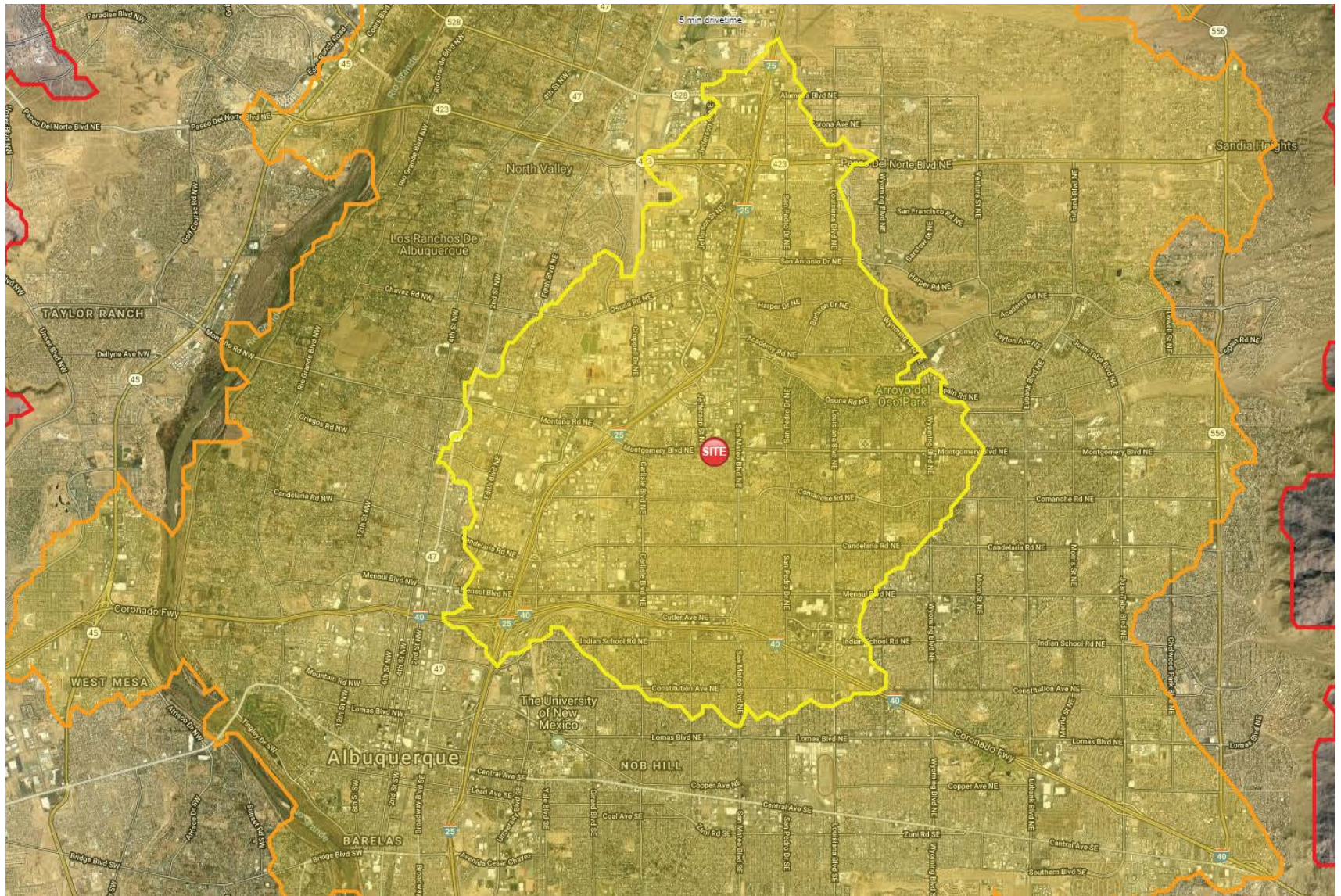
Population  
88,782  
Avg HH  
Income  
\$63,173

## 10 MINUTE

Population  
352,601  
Avg HH  
Income  
\$70,564

## 15 MINUTE

Population  
604,132  
Avg HH  
Income  
\$73,179



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