

## Far NE Heights Office

NWC MONTGOMERY & JUAN TABO  
4425 JUAN TABO BLVD NE, #4320  
ALBUQUERQUE, NM 87110

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**110,269 110,269**  
2024 POPULATION  
3 MILE RADIUS



**67,881**  
2024 DAYTIME POPULATION  
3 MILE RADIUS



**\$122,016**  
2024 AVERAGE INCOME  
3 MILE RADIUS



**23,068 VPD**  
MONTGOMERY BLVD NE

## FOR LEASE

\$250 - \$2,295/mo  
Full Service

## AVAILABLE SPACE

Suite 100	1,500 RSF
Suite 240	1,450 RSF

## PROPERTY HIGHLIGHTS

- Far NE Heights Location
- Near many restaurants and services
- Below market rents
- Common area patios, courtyard, foyer

## TRAFFIC COUNT

Juan Tabo Blvd NE: 13,698 VPD  
Montgomery Blvd NE: 23,068 VPD  
(SitesUSA 2024)

## AREA TRAFFIC GENERATORS

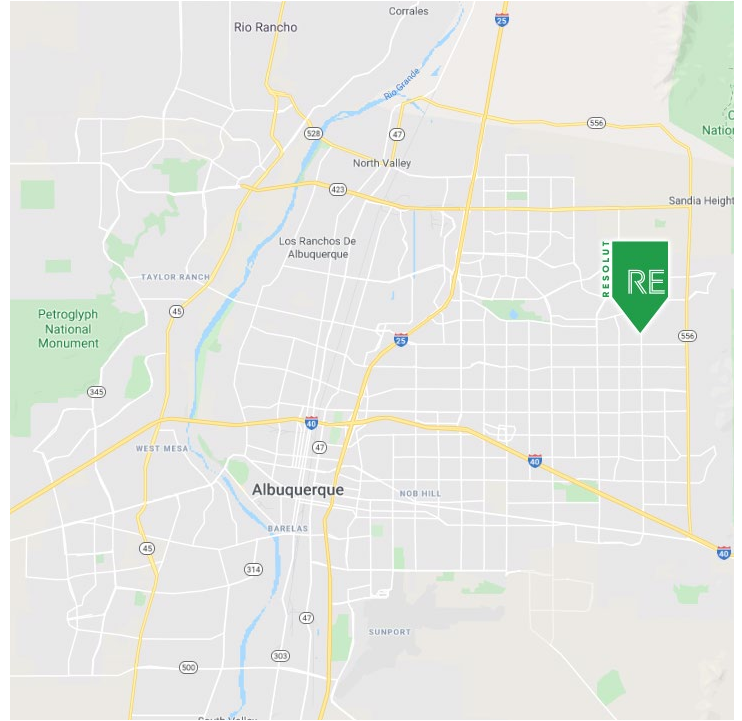


Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



## PROPERTY OVERVIEW

Building Size: 16,000 SF  
Availability & Pricing

**Suite 100** 1,500 RSF | \$2,295/mo  
**Suite 240** 1,450 RSF | \$1,975/mo

Four Offices, Private Entrance, Conference Room

## PROPERTY DESCRIPTION

4425 Juan Tabo is a multi tenant office building with the common area features of a large building with the amenities of a stand-alone building with private entrances. The property features exterior patio areas on both the first and second floors and views of the Sandia mountains. the property has common are lounge areas, common area restrooms, ample parking, and covered parking. This property is in the heart of the highest income demo in town while being well below market rents.

## LOCATION OVERVIEW

4425 Juan Tabo is located in the Far NE Heights submarket near the corner of Juan Tabo and Montgomery. This property is one of the furthest north properties in the submarket and has the unique placement to serve business owners that want to be "close to home." The property is in one of the highest income areas with services surrounding the property.

Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



# Far NE Heights Office

NWC MONTGOMERY & JUAN TABO  
4425 JUAN TABO BLVD NE, #4320  
ALBUQUERQUE, NM 87110

## Interior Photos



Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

# Far NE Heights Office

NWC MONTGOMERY & JUAN TABO  
4425 JUAN TABO BLVD NE, #4320  
ALBUQUERQUE, NM 87110

## Interior Photos - Suite 100



Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



# Far NE Heights Office

NWC MONTGOMERY & JUAN TABO  
4425 JUAN TABO BLVD NE, #4320  
ALBUQUERQUE, NM 87110



Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)

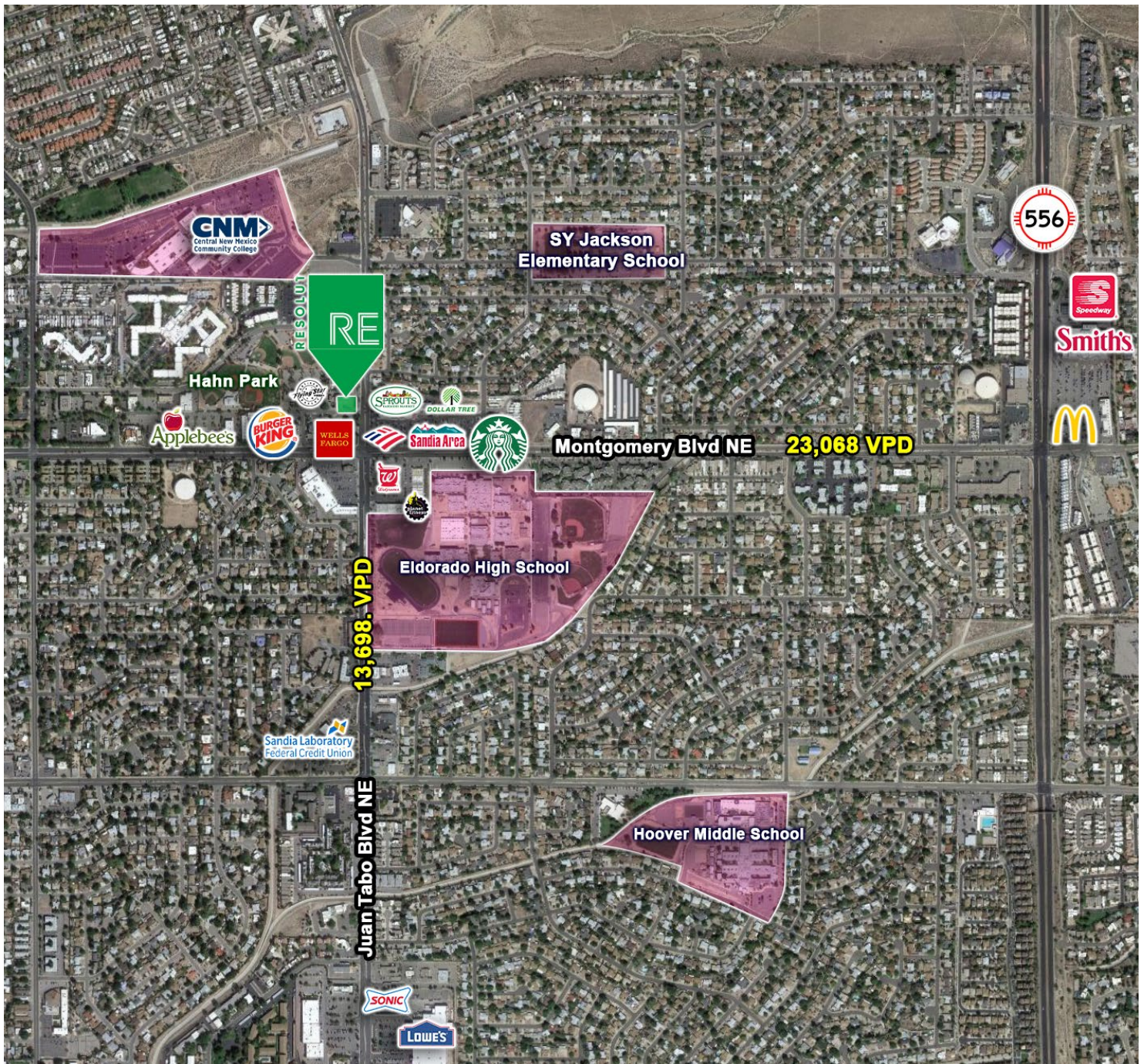


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



# Far NE Heights Office

NWC MONTGOMERY & JUAN TABO  
4425 JUAN TABO BLVD NE, #4320  
ALBUQUERQUE, NM 87110



Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

Rob Powell, CCIM  
[rpowell@resolutre.com](mailto:rpowell@resolutre.com)  
505.337.0777  
[www.resolutre.com](http://www.resolutre.com)



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.