



MOUNTAIN ROAD MEDICAL PLAZA

MOUNTAIN RD NE, NEAR UPTOWN
8010 MOUNTAIN RD NE, ALBUQUERQUE, NM 87110



FOR LEASE

AVAILABLE SPACE

Suite 100: 2,000 SF
Suite 300: 2,600 SF
Suites can be combined

RATE

\$15.50 PSF
Modified Gross

Jeremy Salazar

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PROPERTY HIGHLIGHTS

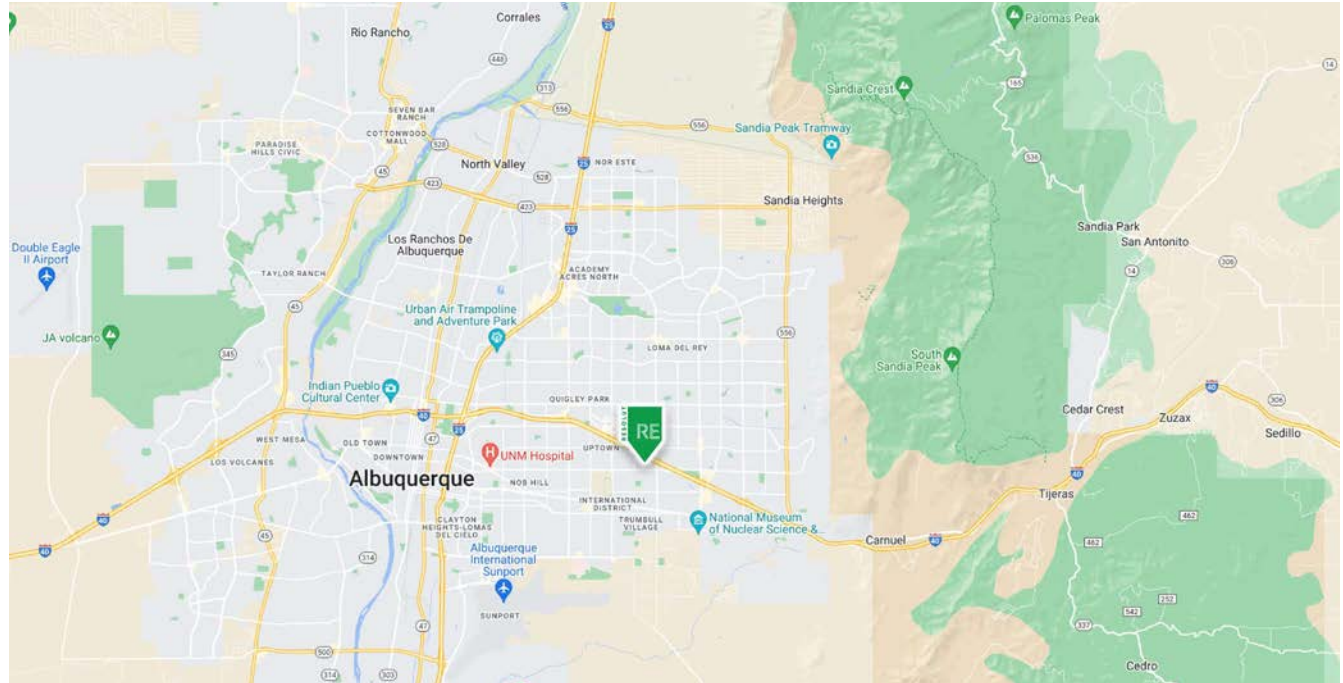
- Medical office building with abundant parking
- Near Uptown area
- Monument signage available

Suite 100 Features:

- 2,000 SF
- 3 Exam rooms
- Separate Staff Entrance
- Lab Area
- Private Shower
- Large Reception Office

Suite 300 Features:

- 2,600 SF
- 5 Exam rooms
- 2 Provider Offices
- Lab Area
- Separate Staff Restroom
- Separate Staff Entrance
- Large Reception Office



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



137,514
POPULATION
3-MILE RADIUS



\$83,524.00
AVG HH INCOME
3-MILE RADIUS



115,746
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Pennsylvania: 7,440 VPD
(Sites USA 2023)

MOUNTAIN ROAD MEDICAL PLAZA | 8010 Mountain Rd NE, Albuquerque, NM 87110**PROPERTY OVERVIEW**

Mountain Road Medical Plaza is a standalone medical office building consisting of three medical suites. This office is a great option for medical providers with a loyal patient base and don't require a location with high visibility. The abundant parking also ensures patients and visitors can always find an open space near the entrance.

Available are Suites 100 approximately 2,000 SF and Suite 300 approximately 2,600 SF. Each suite features multiple exam rooms, lab area, and separate staff entrance. Suite 100 and 300 can be combined for tenants with larger space requirements. Suite 300 features a large waiting area which can be used as the main waiting area if the suites are combined. The landlord is open to tenant improvements and upgrades.

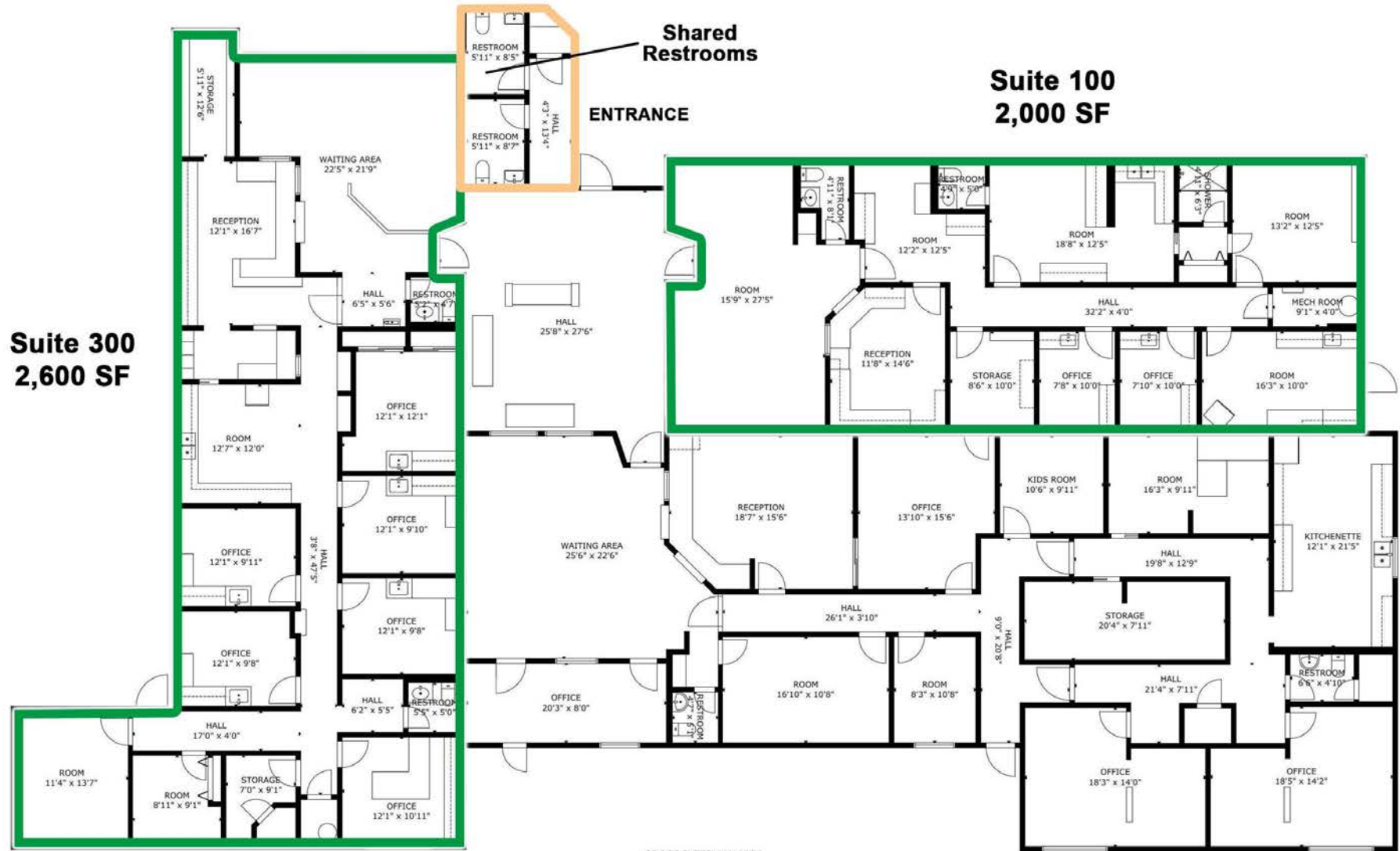
LOCATION OVERVIEW

Mountain Road Medical Plaza is located near the bustling Uptown Area of Albuquerque, NM in a business park consisting of other medical offices, law offices and counseling services.

PROPERTY OVERVIEW

SF:	2,000 - 4,600 SF
Zoning:	MX-T
Submarket:	Southeast Heights





GROSS EXTERNAL AREA
TOTAL: 8758 sq.ft
FLOOR 1: 8758 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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SUITE 100 - 2,000 SF



SUITE 300 - 2,600 SF



SUITE 300 Continued



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