

**For
Lease**



San Pedro Office Park

UPTOWN'S BEST LEASE RATE FOR OFFICE SPACE



**±682 - 7,212 RSF
Available**

2201 & 2207 San Pedro Dr. NE | Albuquerque, NM 87110

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

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PROPERTY

AVAILABLE

±682 - 7,212 RSF

LEASE RATE

\$18.00-\$20.00/SF Full Service

HIGHLIGHTS

- Near Coronado Center, Winrock Town Center and ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- All suites and common areas in Building 1 have been completed renovated
- New digital pylon signage
- On-site storage units available for lease
- Paid reserved covered parking available
- Overnight security for your safety

ZONING [MX-M](#)

LOCATION

NWQ I-40 & San Pedro Dr. NE

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SITE PLAN



LEASE RATE

\$18.00-\$20.00/SF Full Service

AVAILABLE

BUILDING 1

Suite 1100: ±1,222 - ±2,445 RSF
Suite 1300: ±3,674 RSF
Suite 210B: ±2,153 RSF

BUILDING 2

Suite 105: ±2,885 RSF

BUILDING 3

Suite 107: ±2,984 RSF
Suite 108: ±682 RSF

BUILDING 4

Suite 200: ±7,212 RSF

For Lease

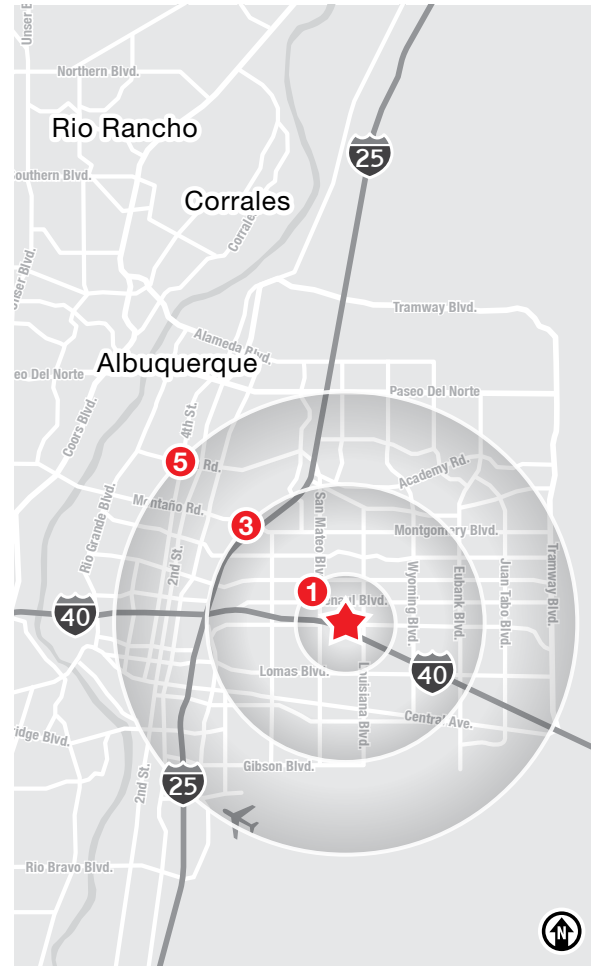
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,857	136,017	309,026
Average HH Income	\$79,904	\$77,575	\$82,944
Daytime Employment	18,980	93,801	253,024

2024 Forecasted by Esri



NAISunVista

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BUILDINGS 2 & 3



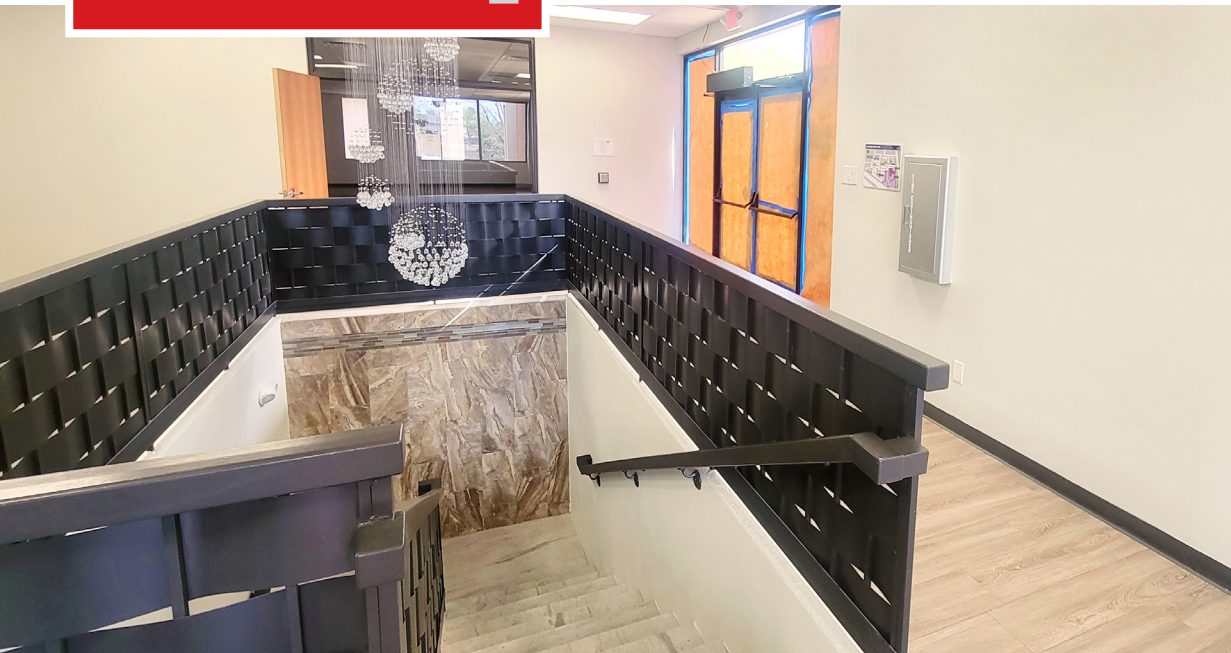
BUILDINGS 1 & 3



NEW DIGITAL PYLON SIGN!

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BUILDING 1

COMPLETELY RENOVATED!



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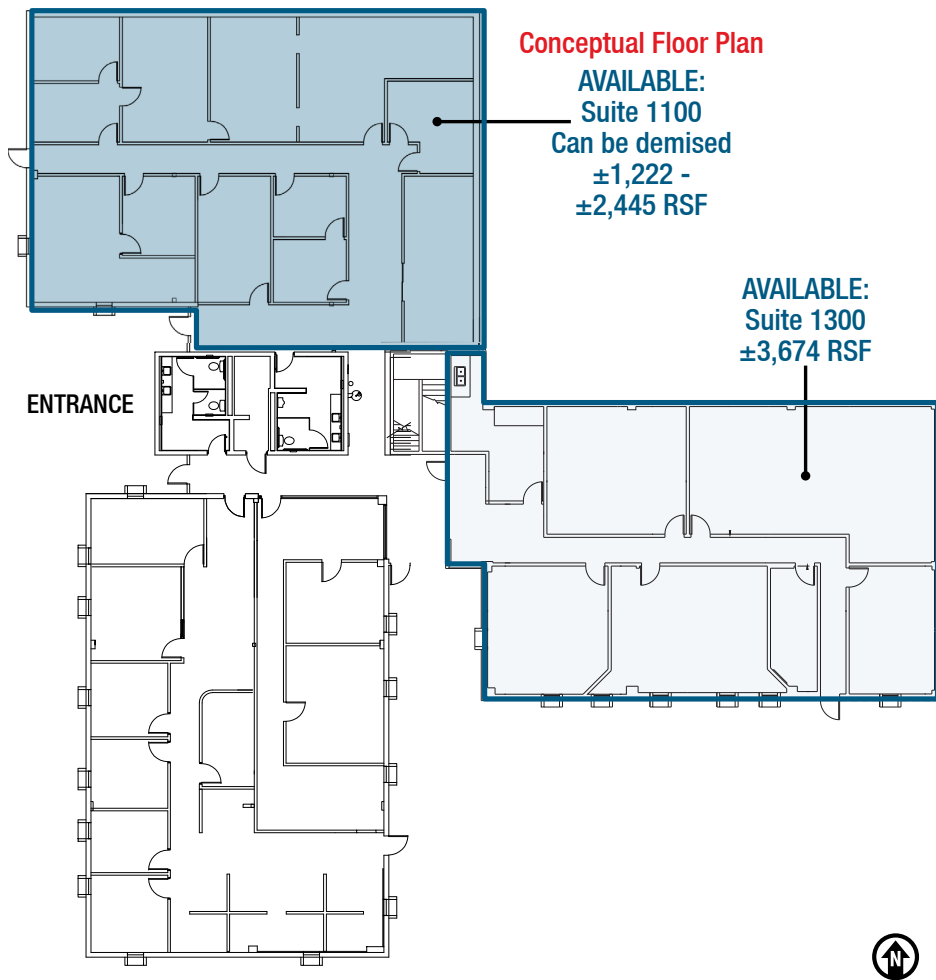
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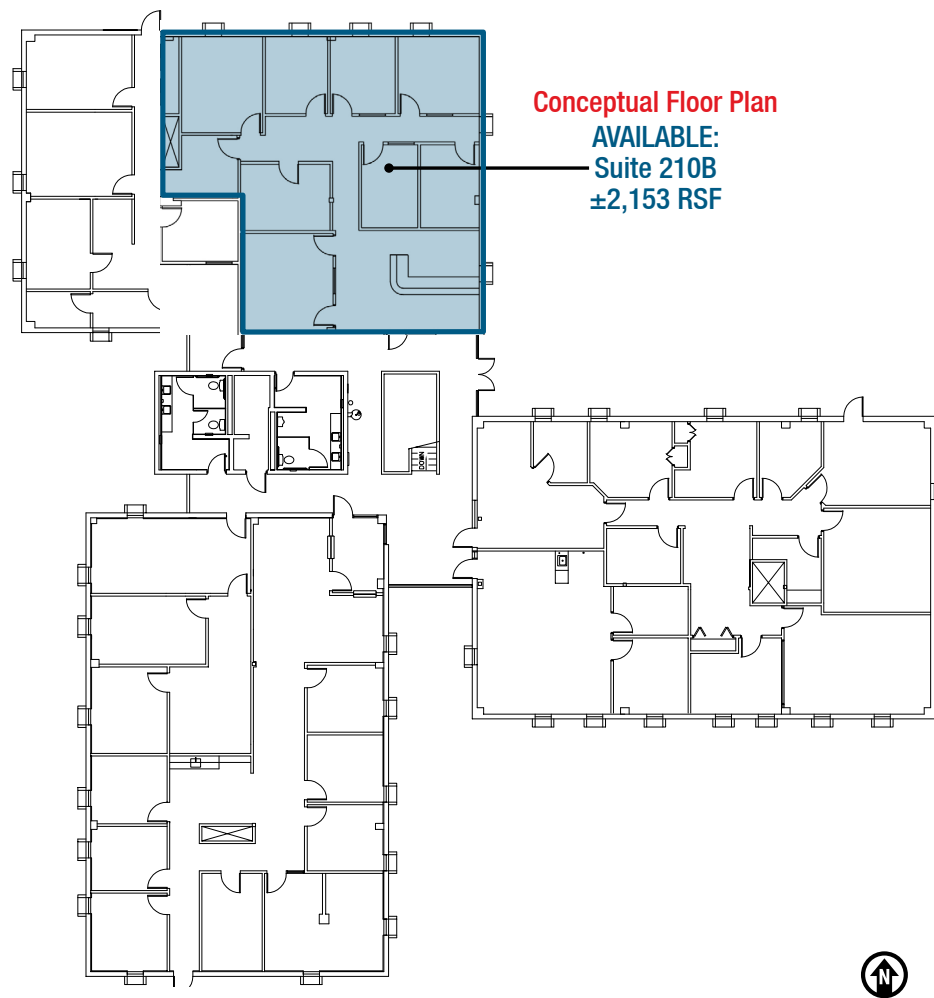
FLOOR PLAN

COMPLETELY RENOVATED!

BUILDING 1 | First Floor



BUILDING 1 | Second Floor

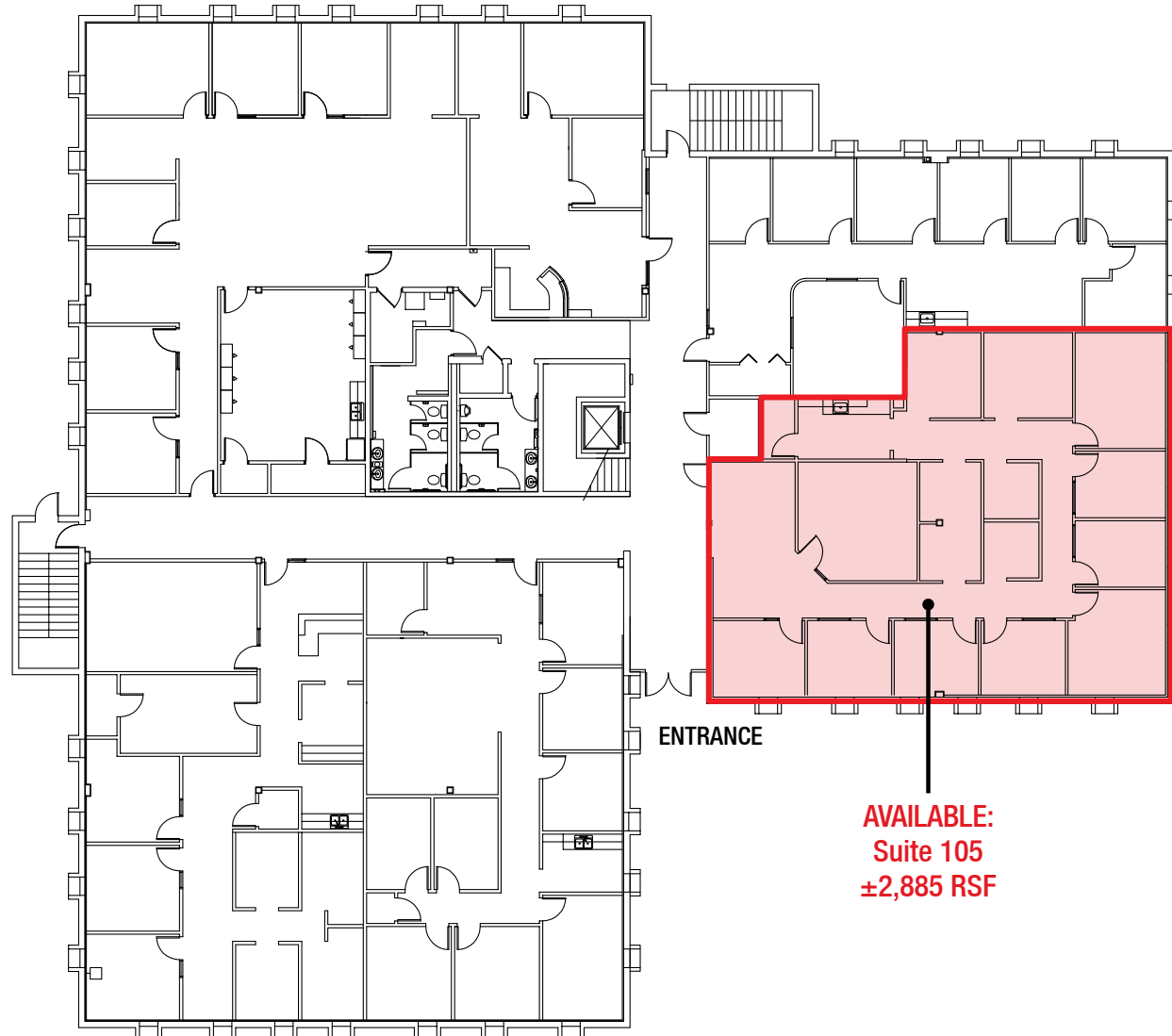


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FLOOR PLAN

BUILDING 2 | First Floor

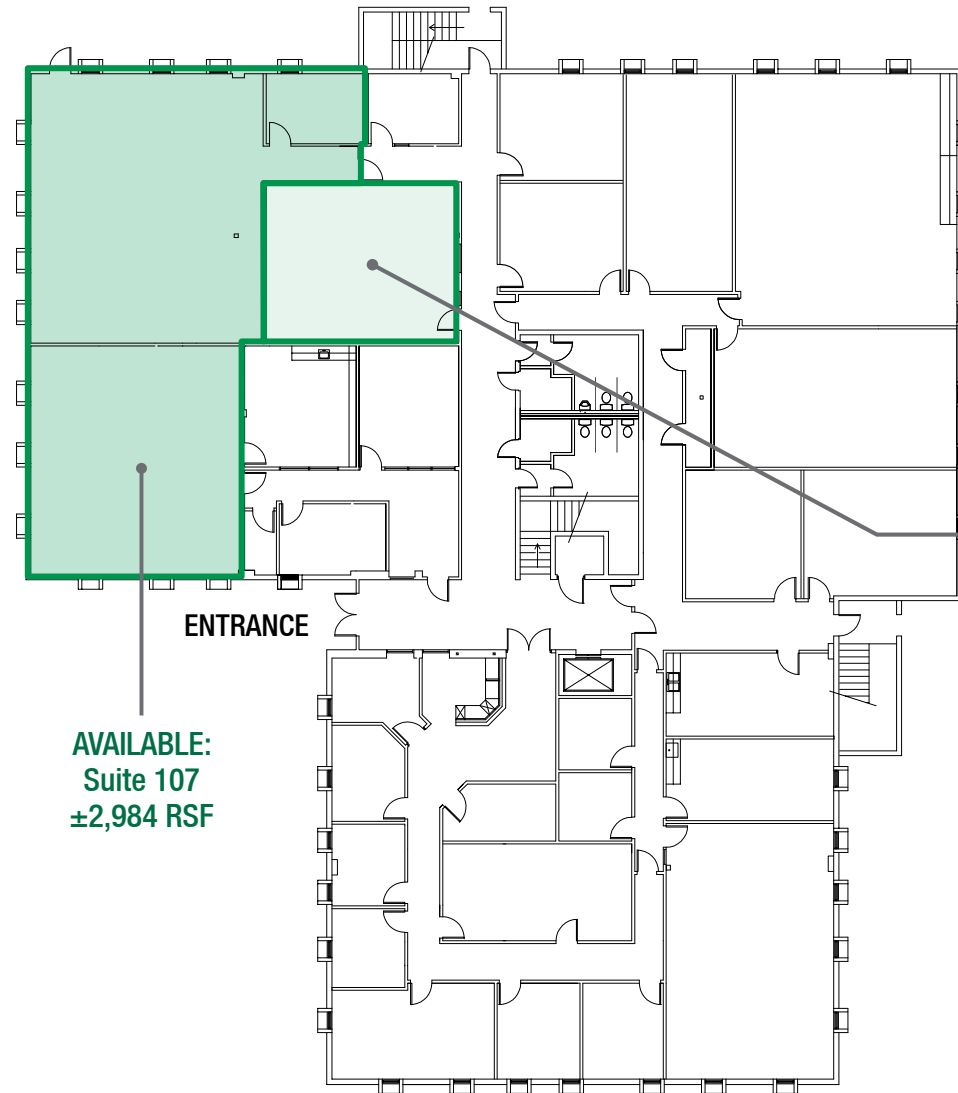


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FLOOR PLAN

BUILDING 3 | First Floor



**AVAILABLE:
Suite 107
±2,984 RSF**

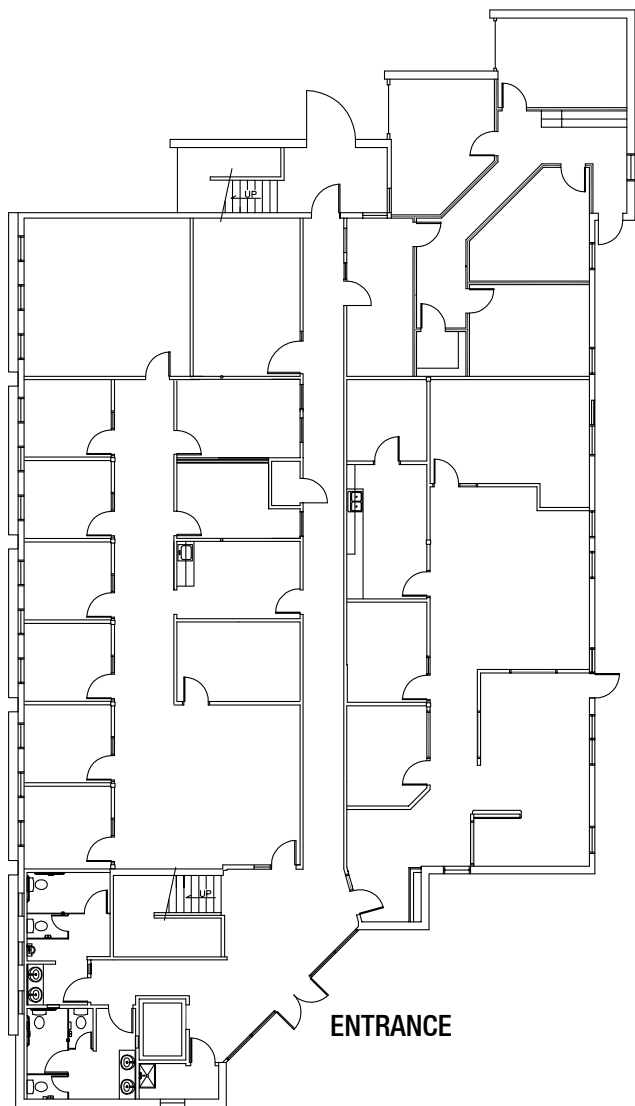
AVAILABLE: Suite 108 ±682 RSF



For Lease

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BUILDING 4 | First Floor



BUILDING 4 | Second Floor

**AVAILABLE:
Suite 200
±7,212 RSF**

