

For Lease

San Pedro Office Park

UPTOWN'S BEST LEASE RATE FOR OFFICE SPACE



**±682 - 3,674 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™**

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PROPERTY

AVAILABLE

±682 - 3,674 RSF

LEASE RATE

\$17.50/SF Full Service

HIGHLIGHTS

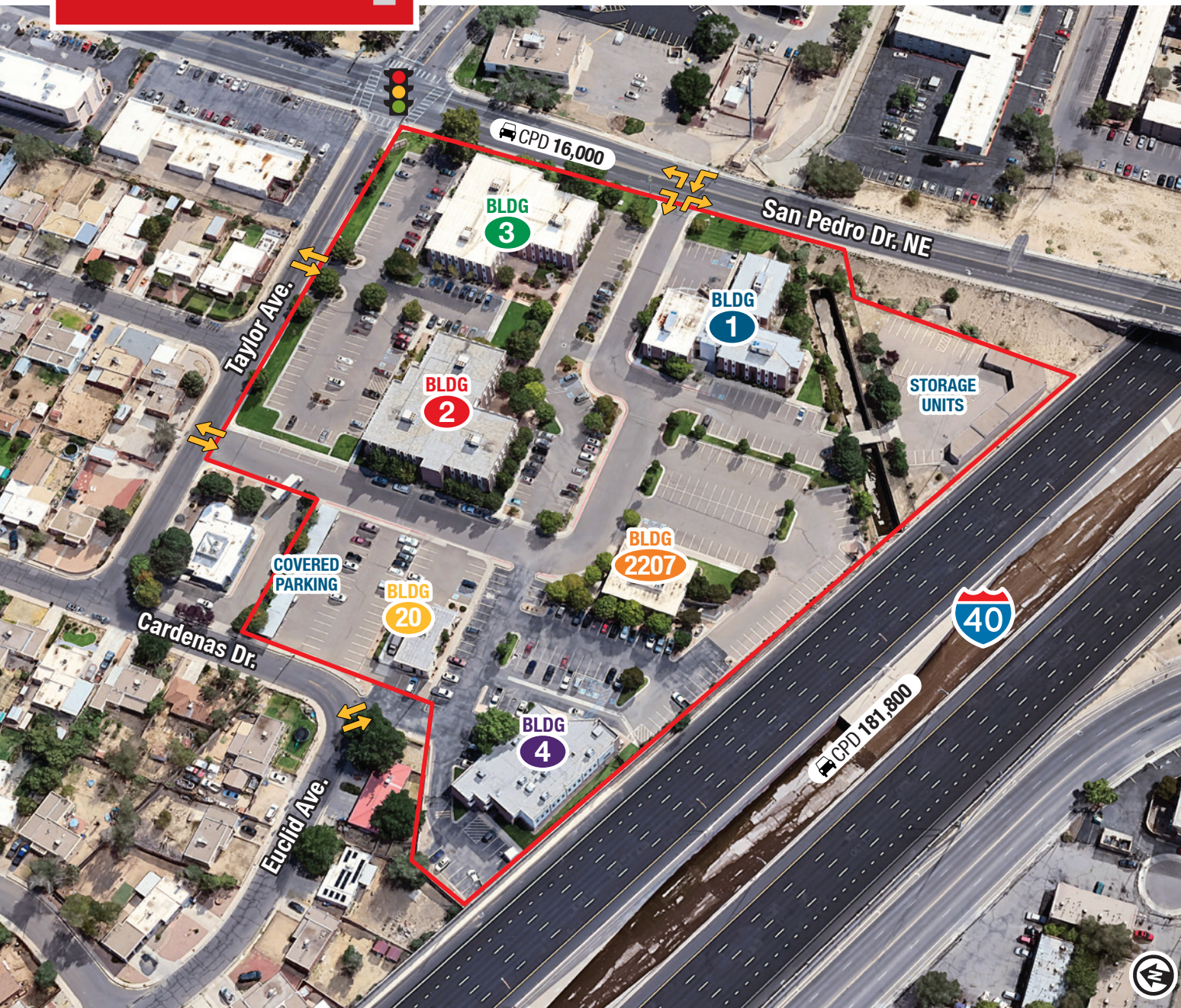
- Near Coronado Center, Winrock Town Center and ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- All suites and common areas in Building 1 have been completed renovated
- Overnight security for your safety
- Reserved covered parking available

ZONING

- [MX-M](#) 

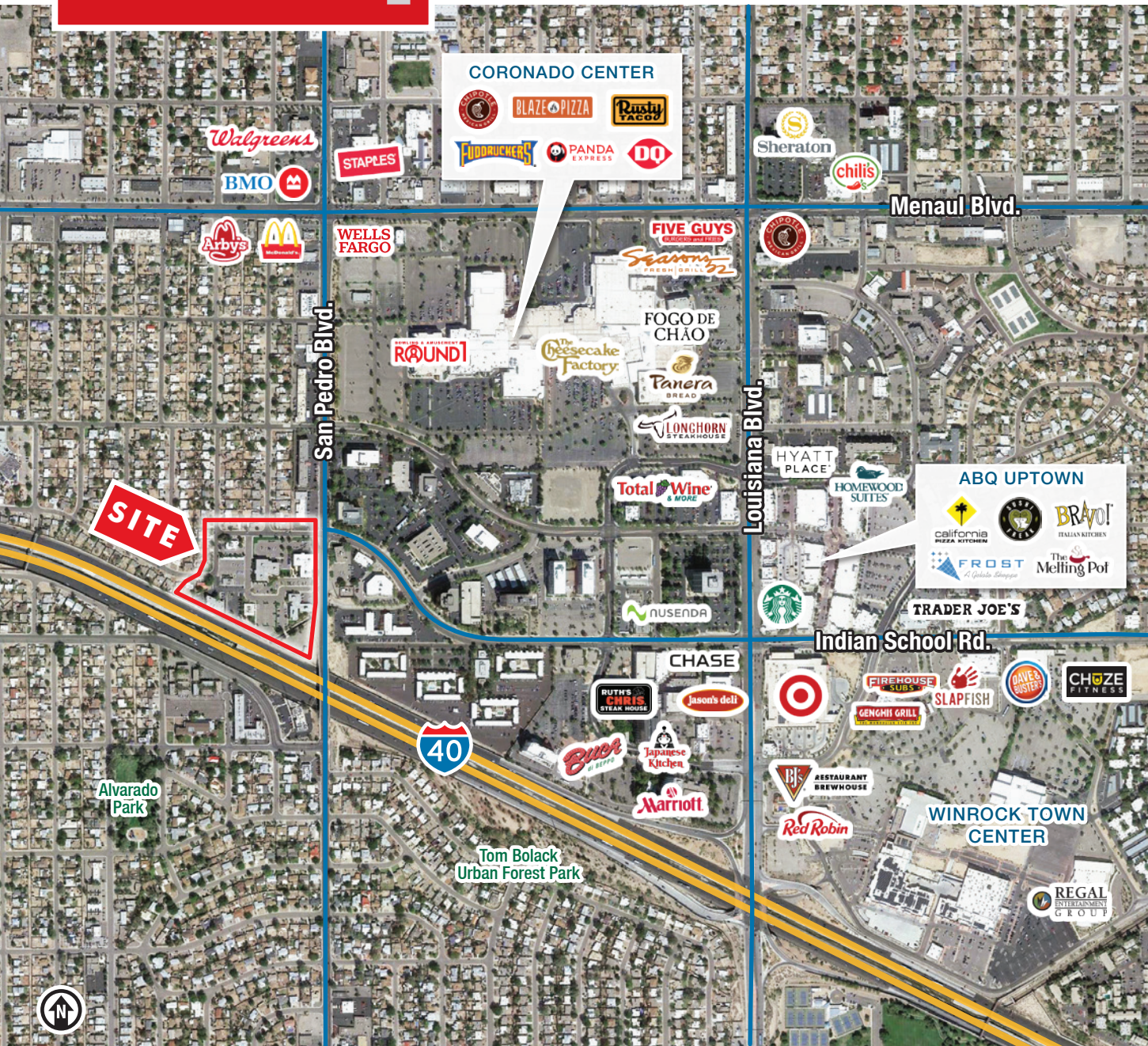
LOCATION

- NWQ I-40 & San Pedro Dr. NE



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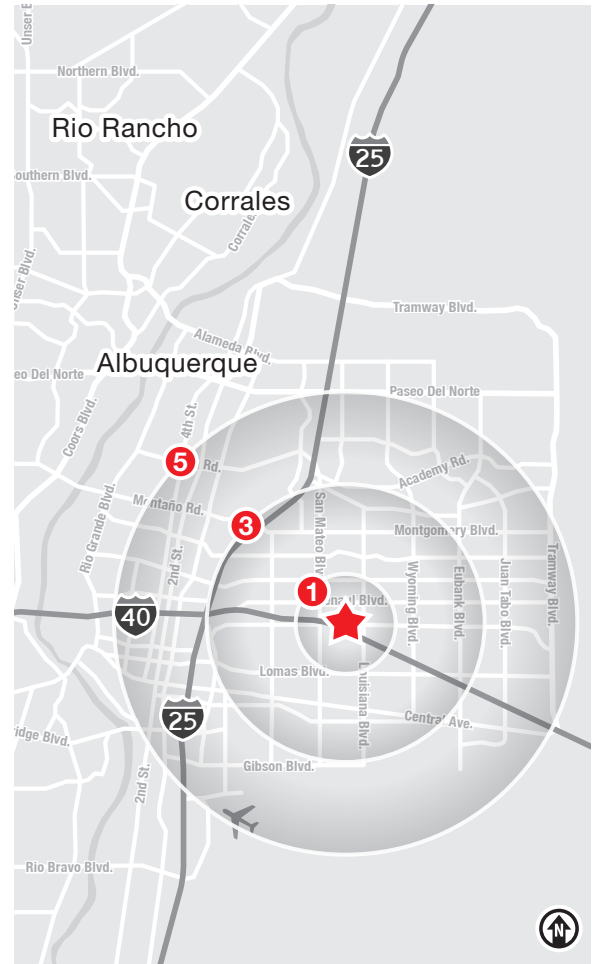
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LOCATION

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



NAI SunVista

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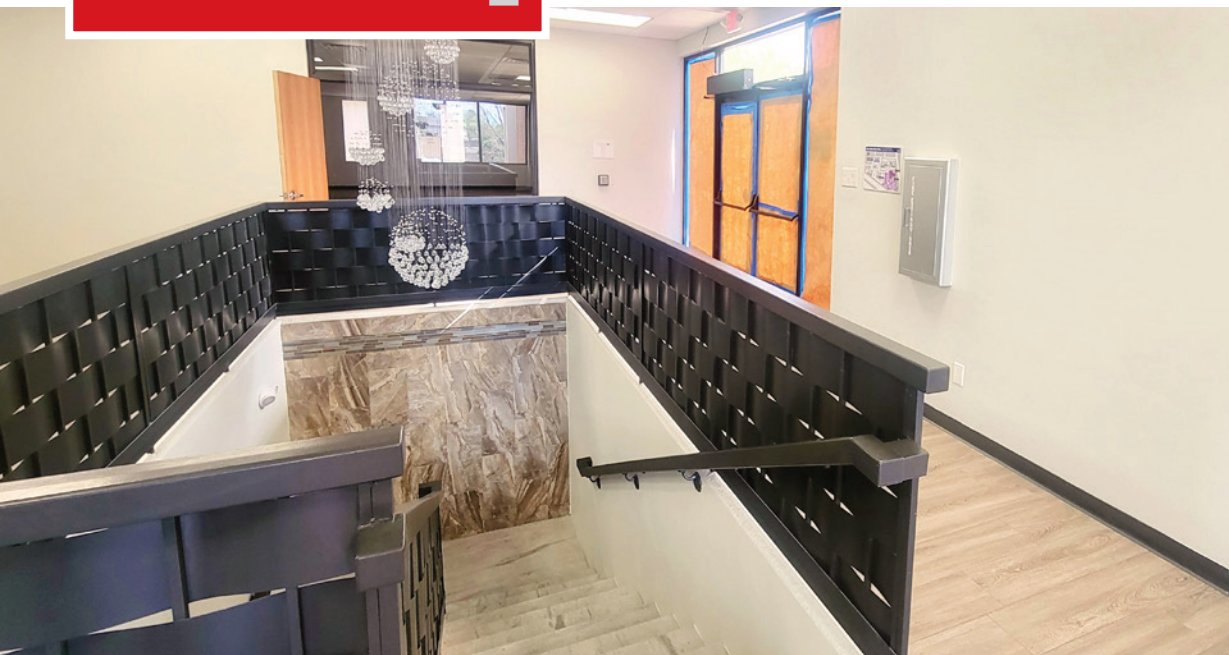
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BUILDING 1



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SITE PLAN



AVAILABLE

BUILDING 1

Suite 1100:	±2,445 RSF	\$3,565/Mo.
Suite 1300:	±3,674 RSF	\$5,357/Mo.
Suite 210B:	±2,153 RSF	\$3,139/Mo.
Suite 215:	±1,409 RSF	\$2,054/Mo.
Suite 220:	±3,089 RSF	\$4,504/Mo.
Suite 225:	±1,008 RSF	\$1,470/Mo.
Suite 230:	±2,675 RSF	\$3,901/Mo.

BUILDING 2

Suite 207:	±3,142 RSF	\$4,582/Mo.
Suite 211:	±1,656 RSF	\$2,415/Mo.

BUILDING 3

Suite 107:	±2,984 RSF	\$4,351/Mo.
Suite 108:	±682 RSF	\$994/Mo.

All Rates are Full Service

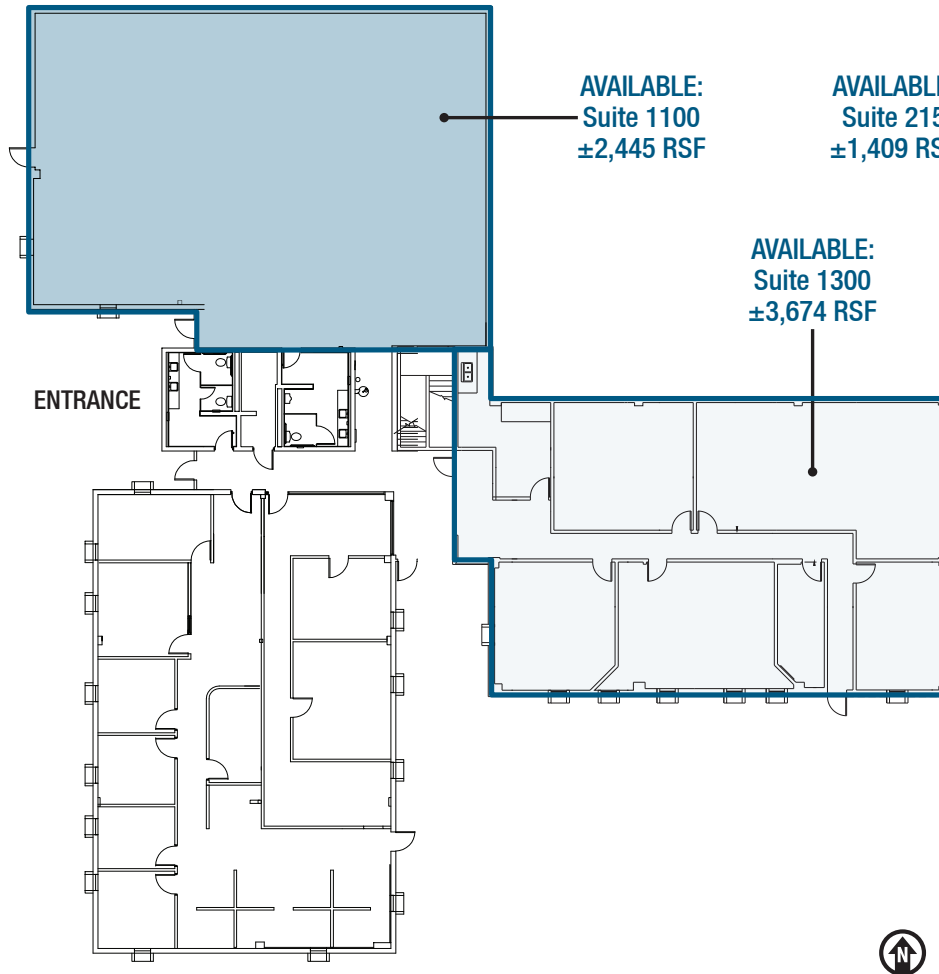
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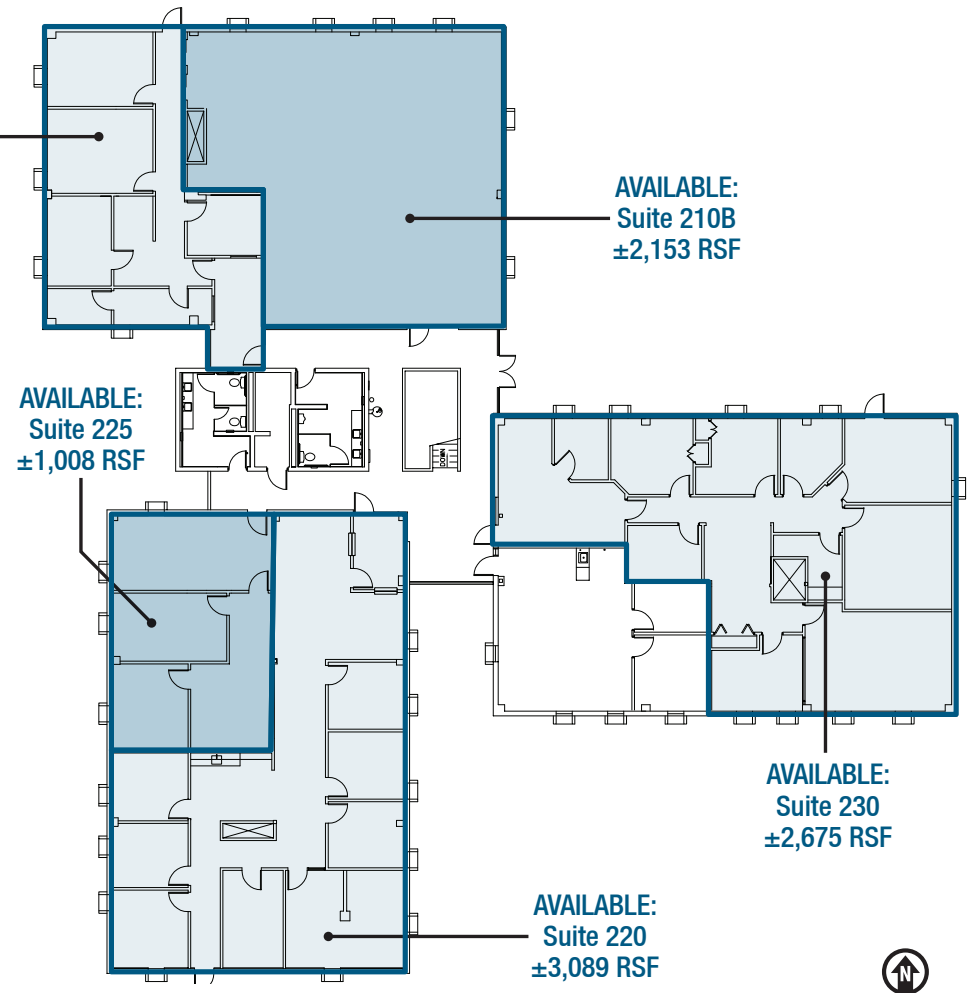
FLOOR PLAN

COMPLETELY RENOVATED!

BUILDING 1 | First Floor



BUILDING 1 | Second Floor

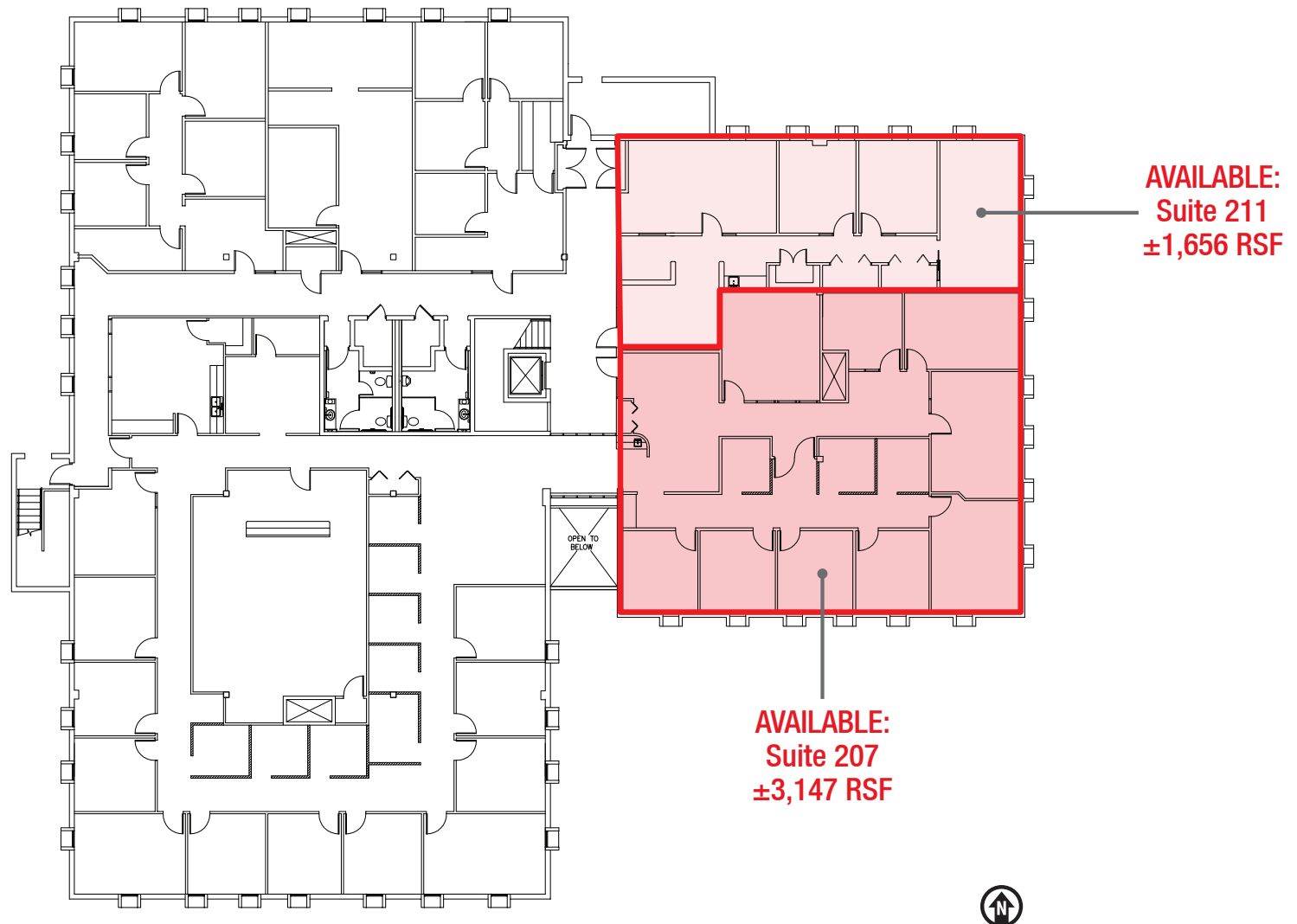


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FLOOR PLAN

BUILDING 2 | Second Floor

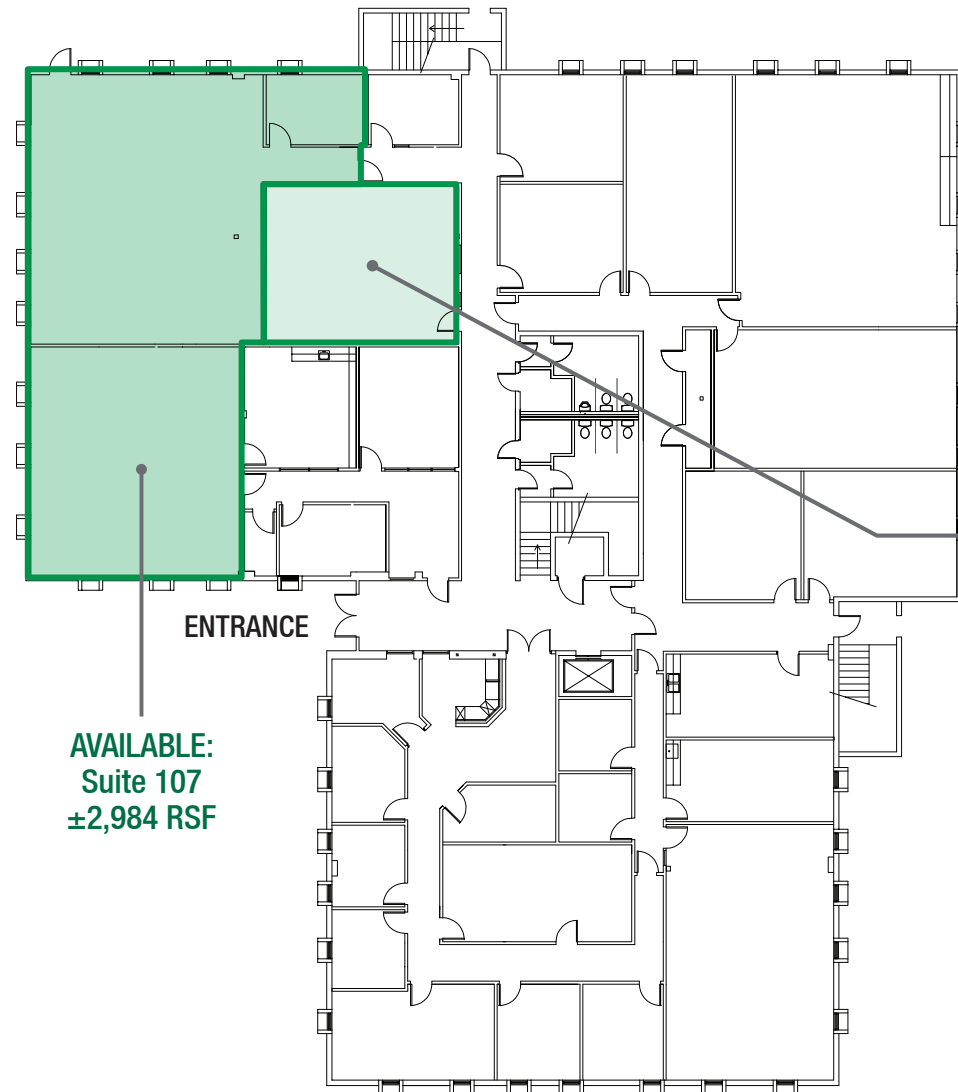


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FLOOR PLAN

BUILDING 3 | First Floor



ENTRANCE

AVAILABLE:
Suite 107
±2,984 RSF

AVAILABLE: Suite 108 ±682 RSF

