

**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™**

Opening the Door to Commercial Real Estate Excellence

# For Lease

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

## PROPERTY

### AVAILABLE

±682 - 3,674 RSF

### LEASE RATE

\$18.00/SF Full Service

### HIGHLIGHTS

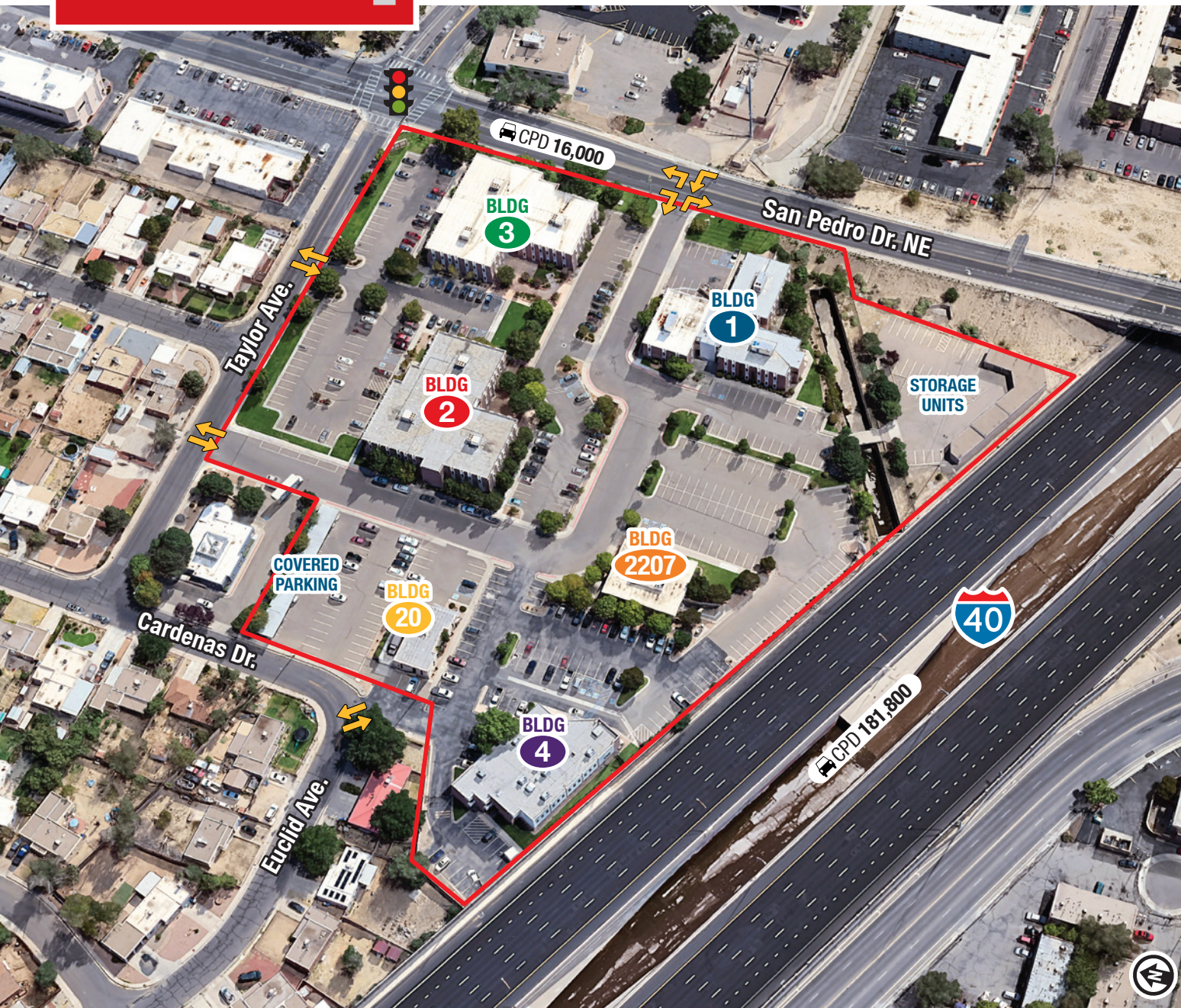
- Near Coronado Center, Winrock Town Center and ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- All suites and common areas in Building 1 have been completed renovated
- Overnight security for your safety
- Reserved covered parking available

### ZONING

- [MX-M](#) 

### LOCATION

- NWQ I-40 & San Pedro Dr. NE



# For Lease

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

## SITE PLAN



### LEASE RATE

\$18.00/SF Full Service

### AVAILABLE

#### BUILDING 1

|             |            |
|-------------|------------|
| Suite 1100: | ±2,445 RSF |
| Suite 1300: | ±3,674 RSF |
| Suite 210B: | ±2,153 RSF |
| Suite 220   | ±3,089 RSF |
| Suite 225:  | ±1,008 RSF |
| Suite 230:  | ±2,675 RSF |

#### BUILDING 2

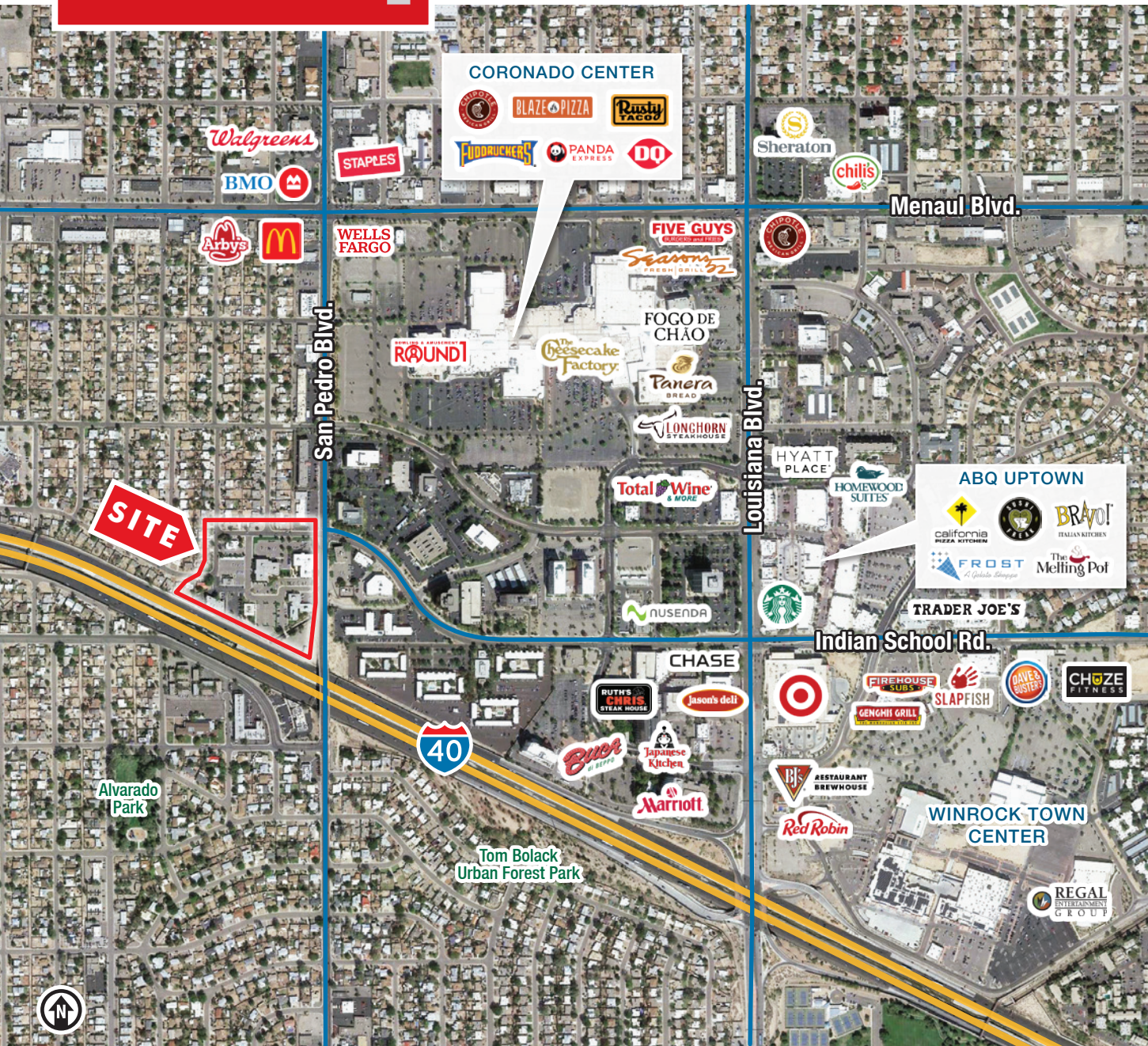
|            |            |
|------------|------------|
| Suite 105: | ±2,885 RSF |
|------------|------------|

#### BUILDING 3

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

# For Lease

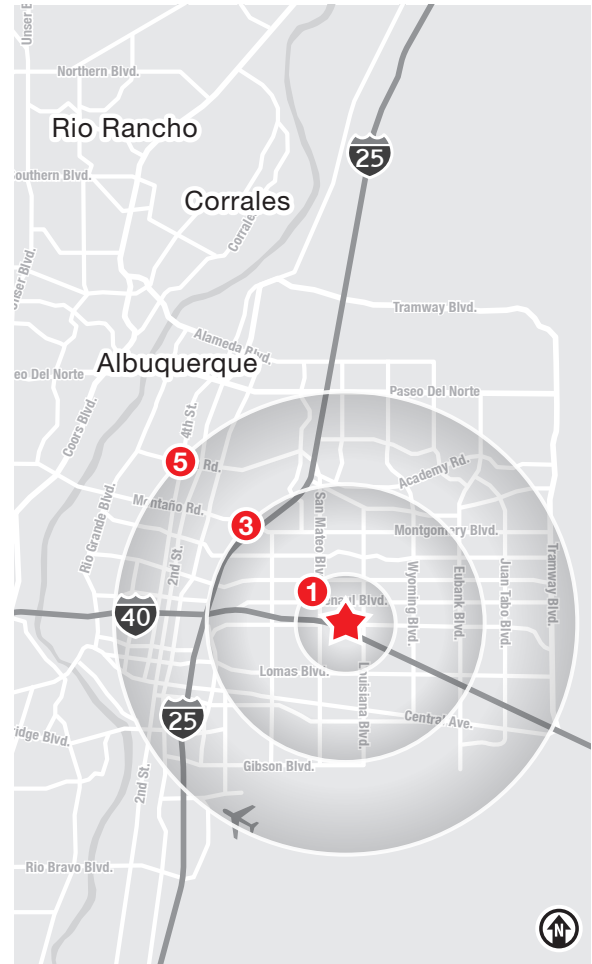
2201 & 2207 San Pedro Dr. NE | Albuquerque, NM 87110



## 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**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154

**Lisa Mercer CCIM**  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

**For Lease**

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



**NAI SunVista**

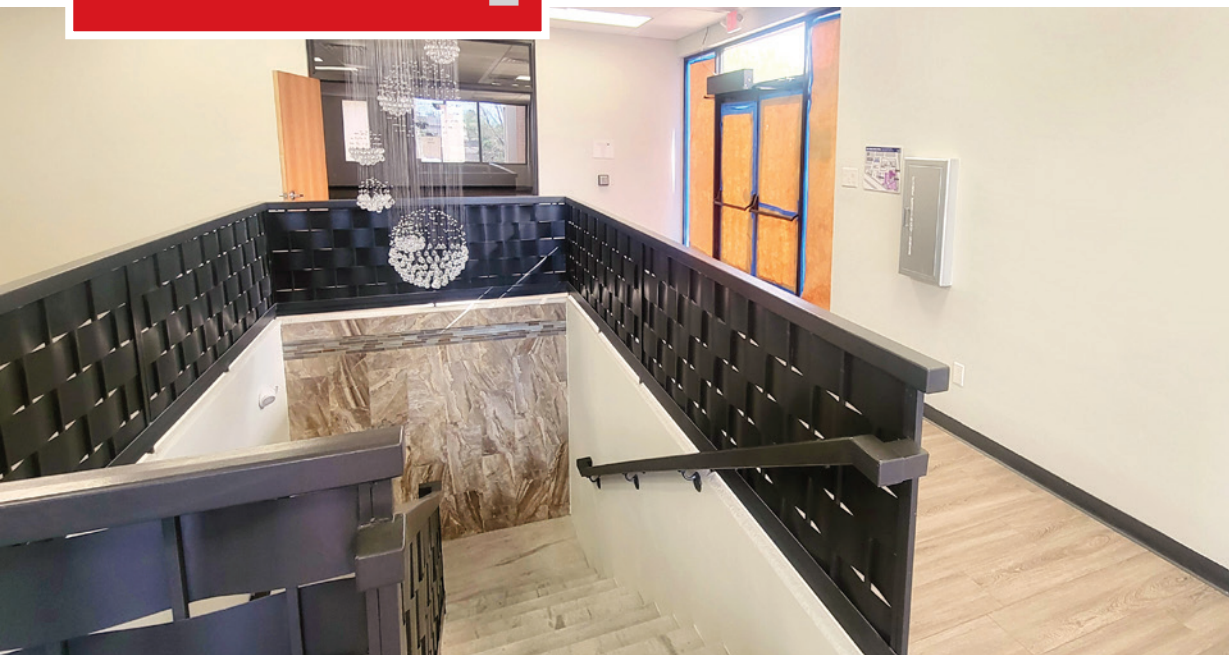
505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154

**Lisa Mercer CCIM**  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

**For Lease**

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



**BUILDING 1**



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Martha Carpenter**  
[martha@sunvista.com](mailto:martha@sunvista.com)  
505 228 0154

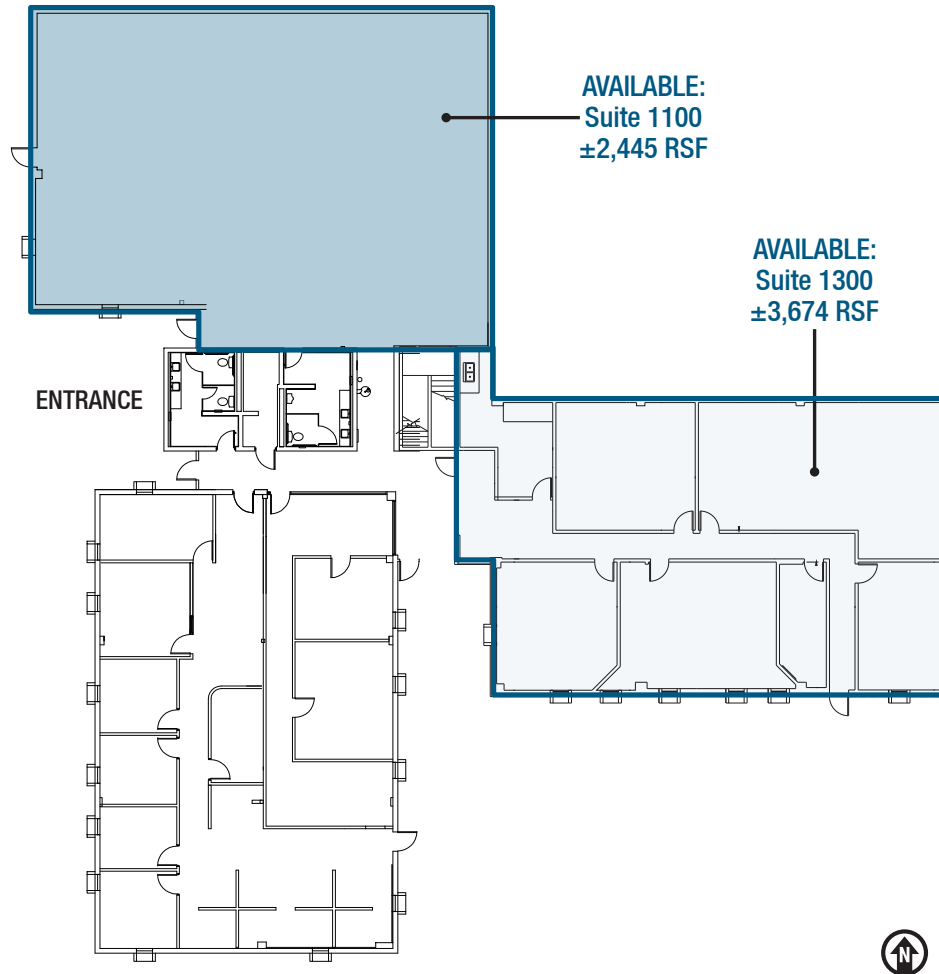
**Lisa Mercer** CCIM  
[lisa@sunvista.com](mailto:lisa@sunvista.com)  
505 235 8503

**For Lease**

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

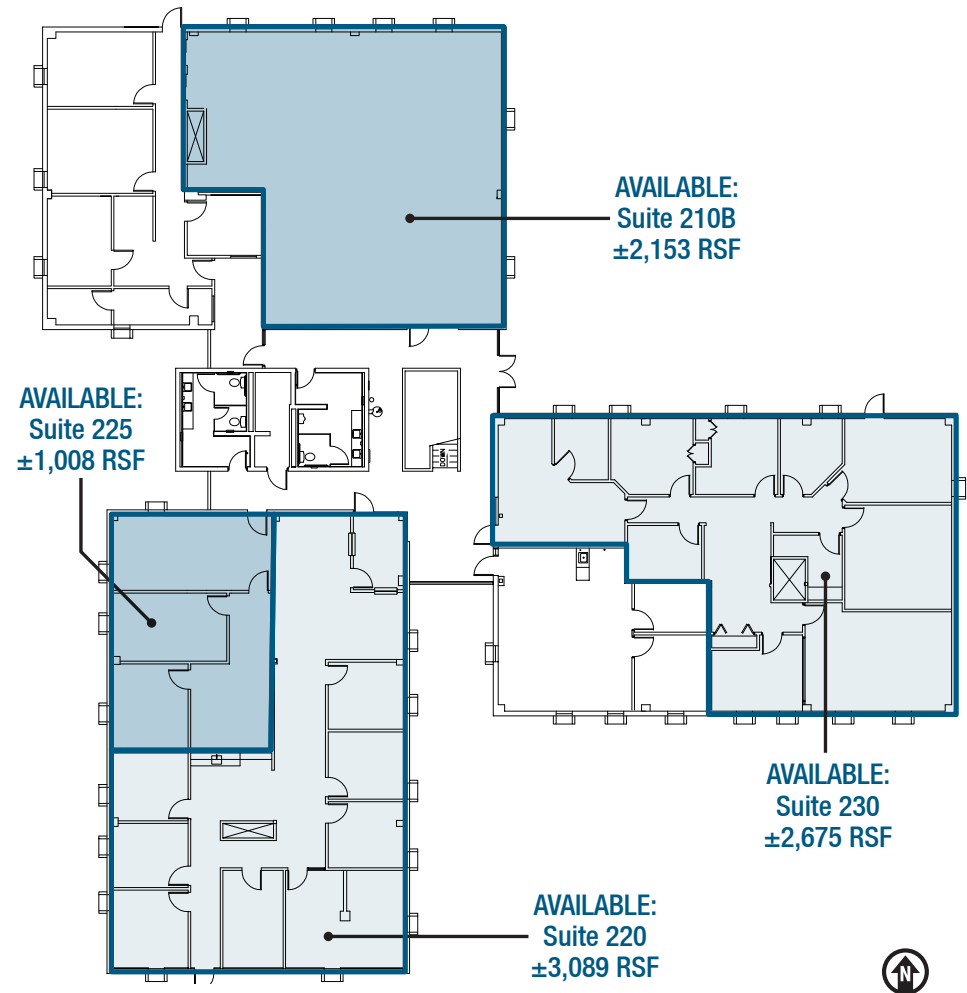
**COMPLETELY RENOVATED!**

**BUILDING 1 | First Floor**



**FLOOR PLAN**

**BUILDING 1 | Second Floor**

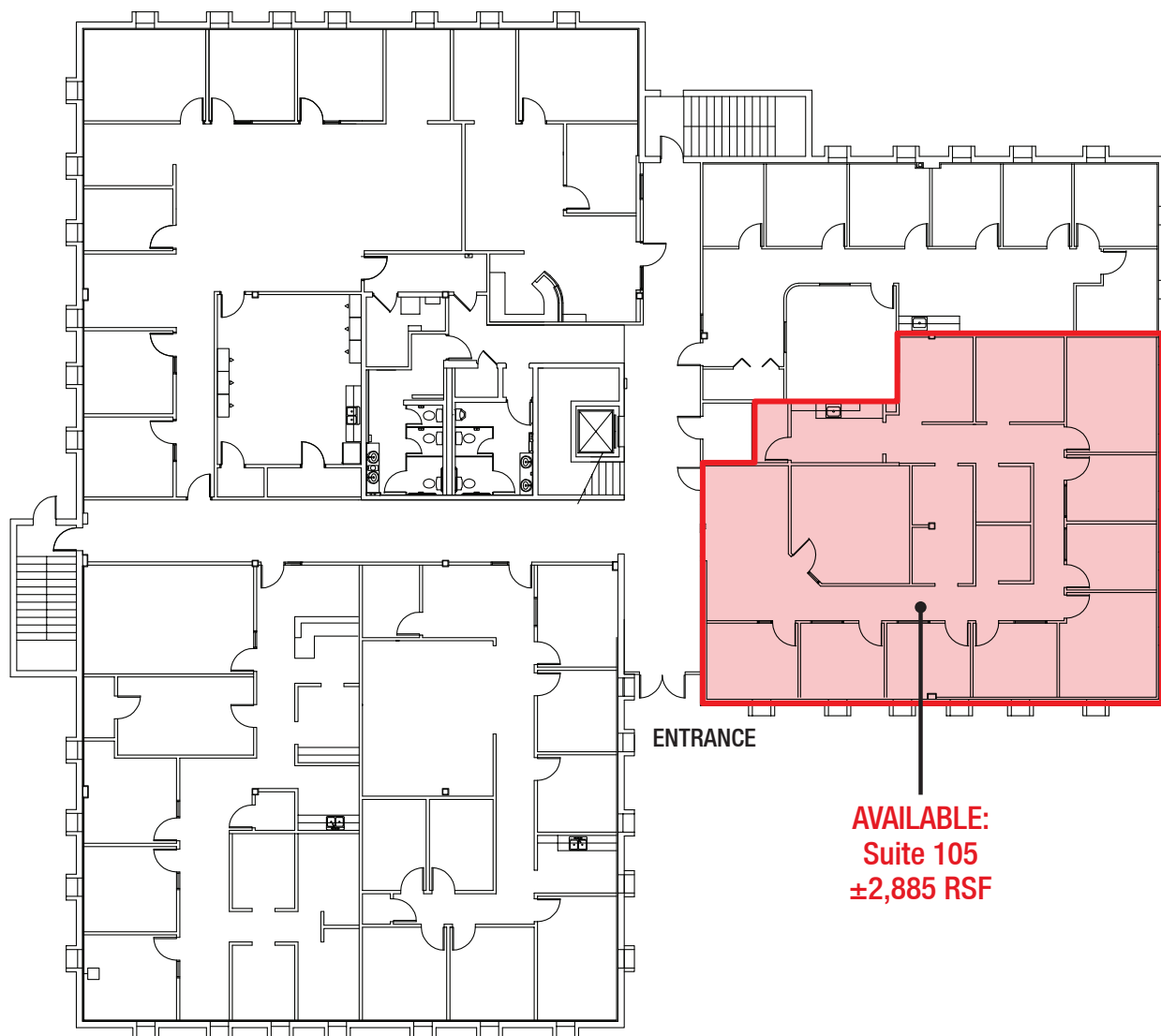


**For Lease**

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

**FLOOR PLAN**

**BUILDING 2 | First Floor**

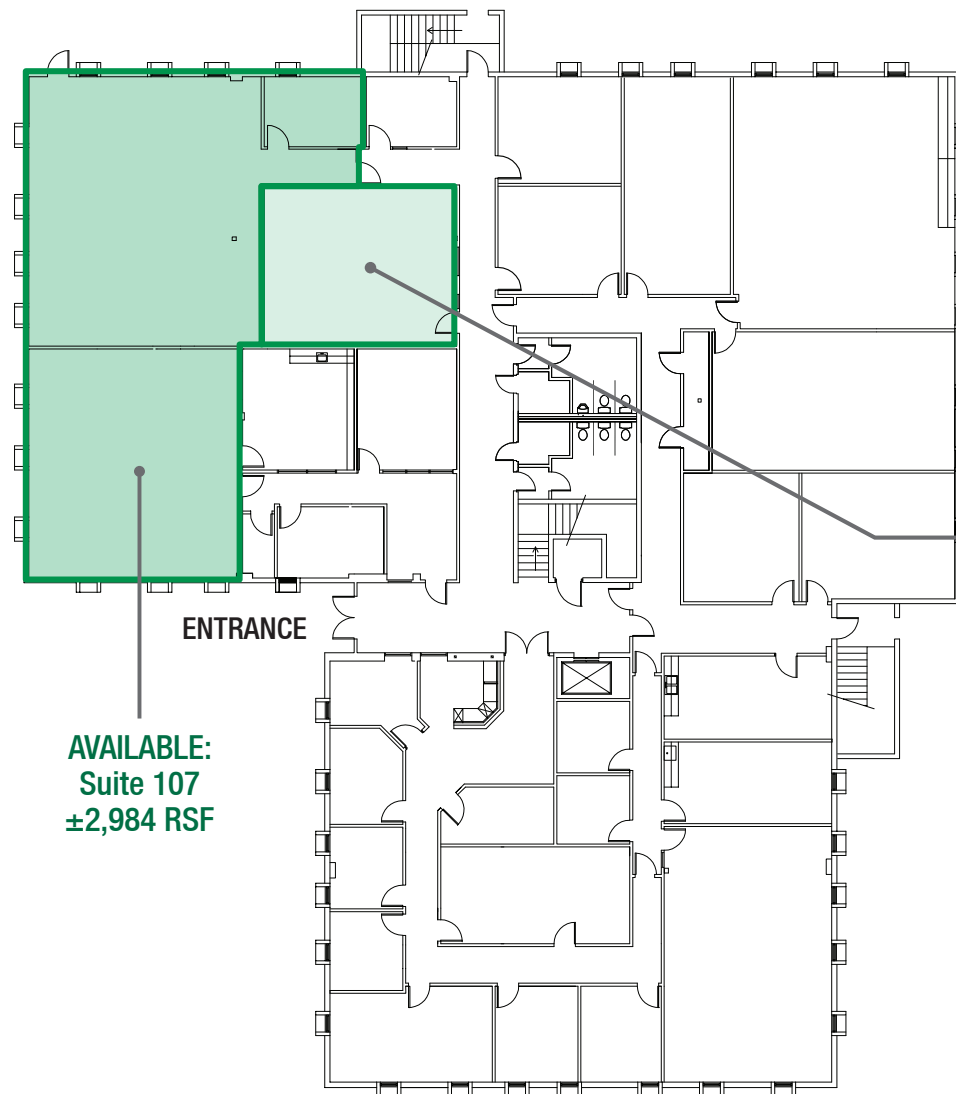


**For Lease**

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

**FLOOR PLAN**

**BUILDING 3 | First Floor**



ENTRANCE

**AVAILABLE:**  
**Suite 107**  
**±2,984 RSF**

**AVAILABLE: Suite 108 ±682 RSF**

