

**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

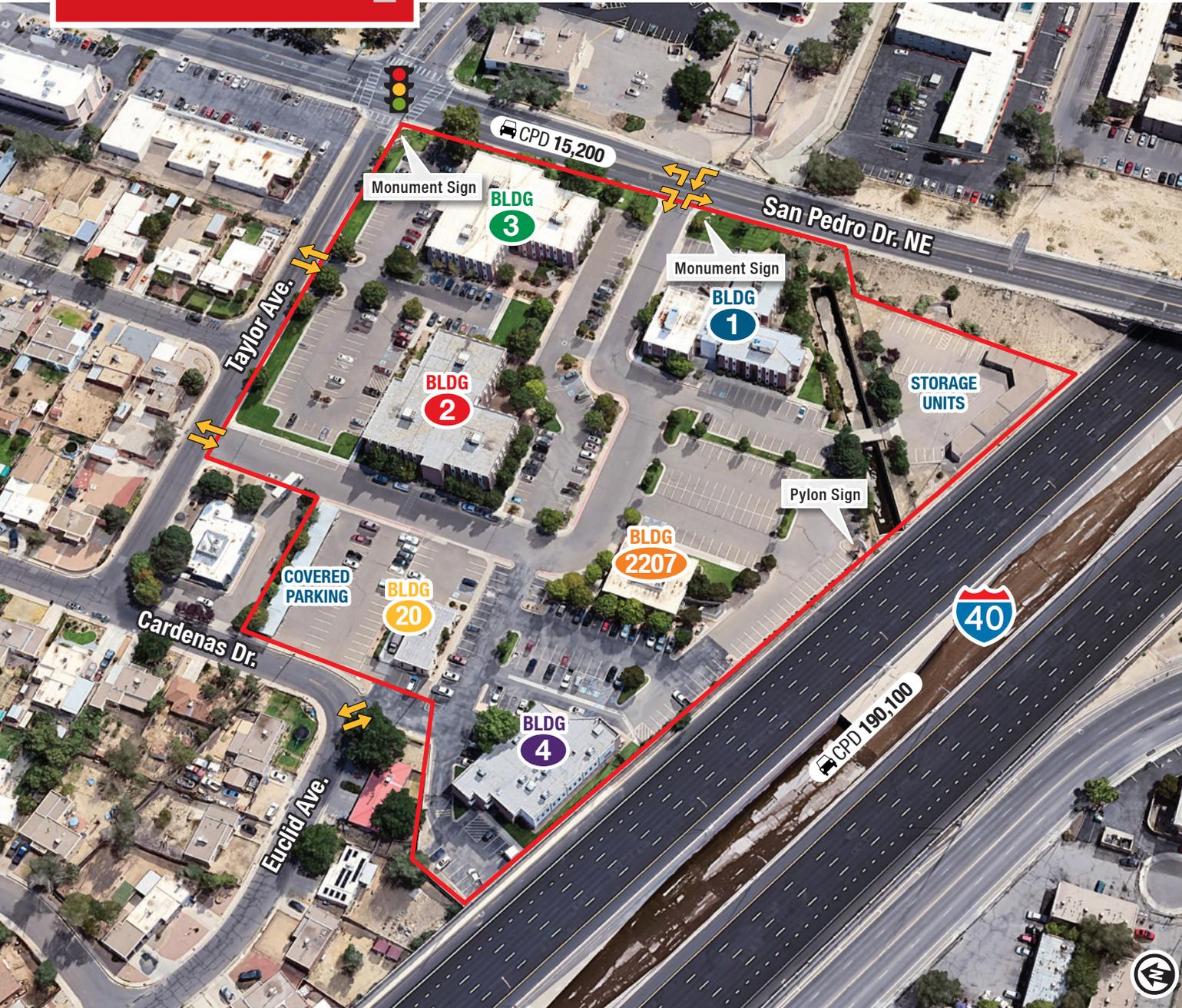
lisa@sunvista.com | 505 235 8503

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

±682 - 7,212 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
- 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/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

**BUILDING 4**

- Suite 120: ±2,731 RSF
- Suite 200: ±7,212 RSF

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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



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**BUILDINGS 2 & 3**



**BUILDINGS 1 & 3**



**NEW DIGITAL PYLON SIGN!**

**NAI SunVista**

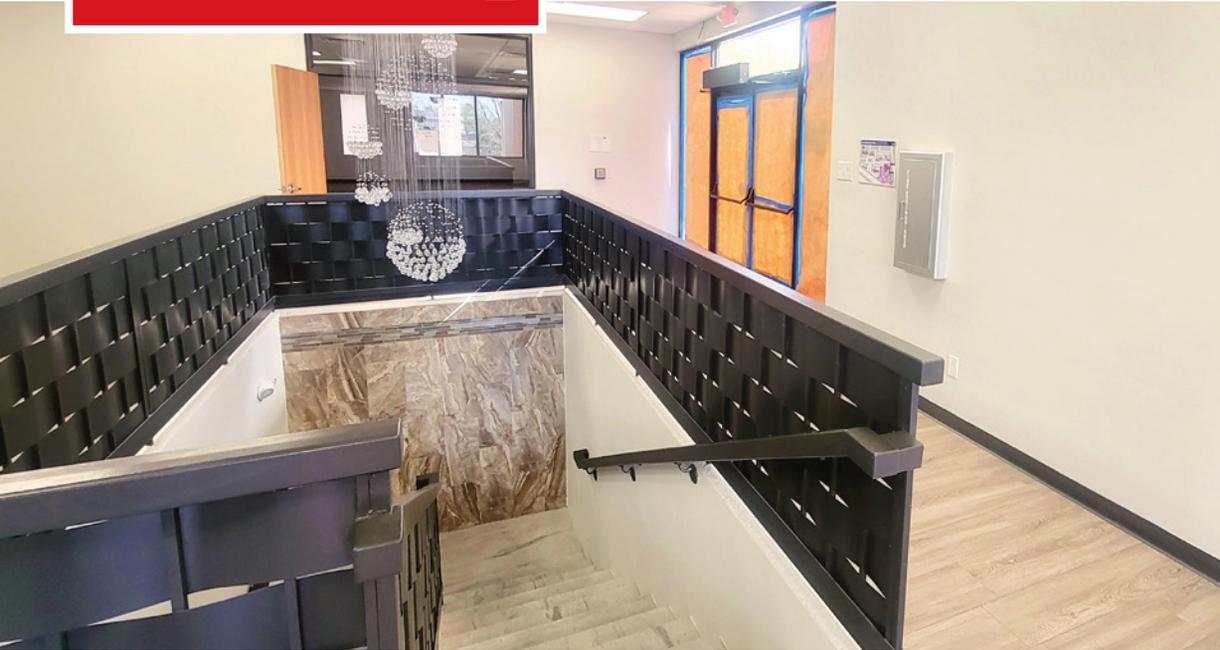
505 878 0001 | [sunvista.com](http://sunvista.com)  
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**BUILDING 1**

**COMPLETELY RENOVATED!**



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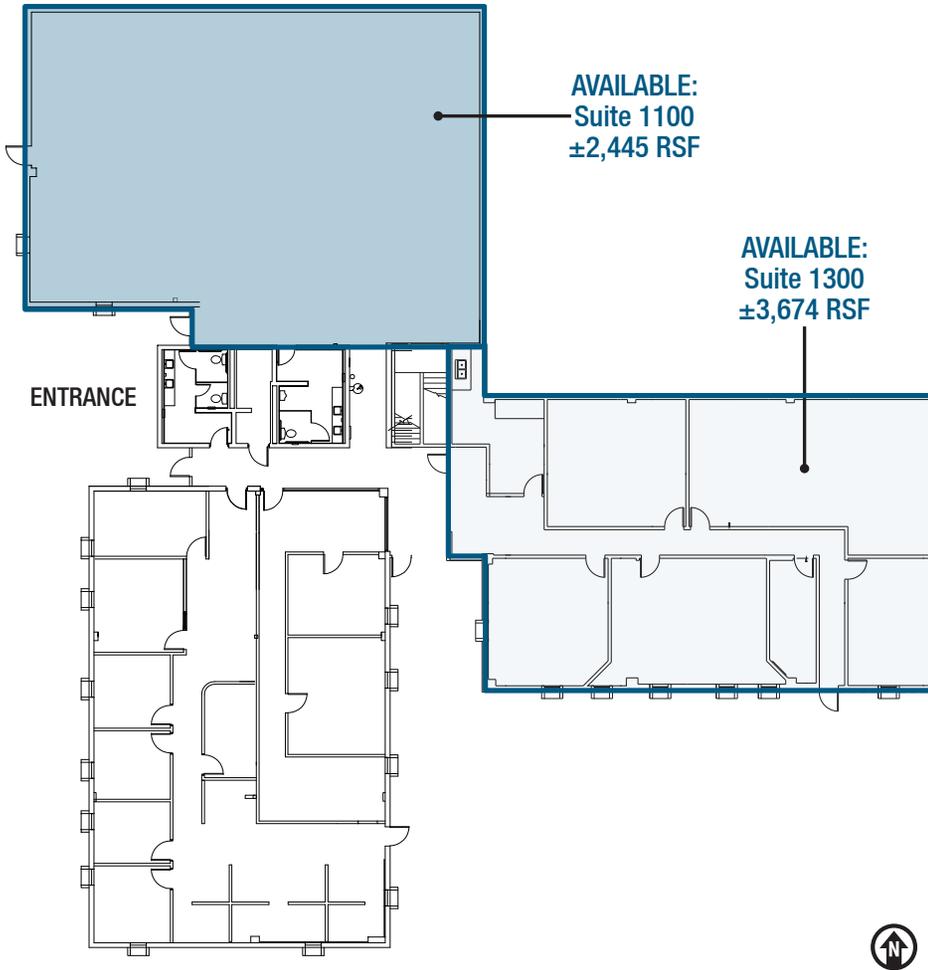
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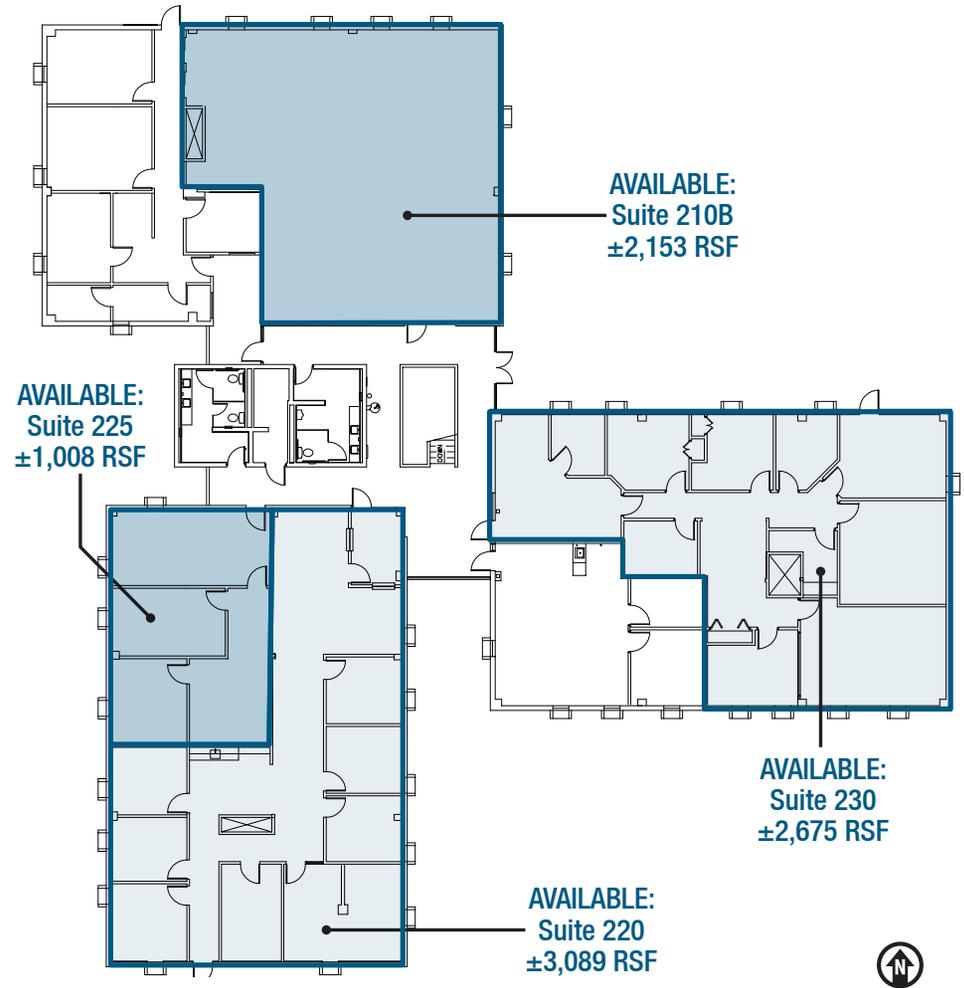
**FLOOR PLAN**

**COMPLETELY RENOVATED!**

**BUILDING 1 | First Floor**



**BUILDING 1 | Second Floor**

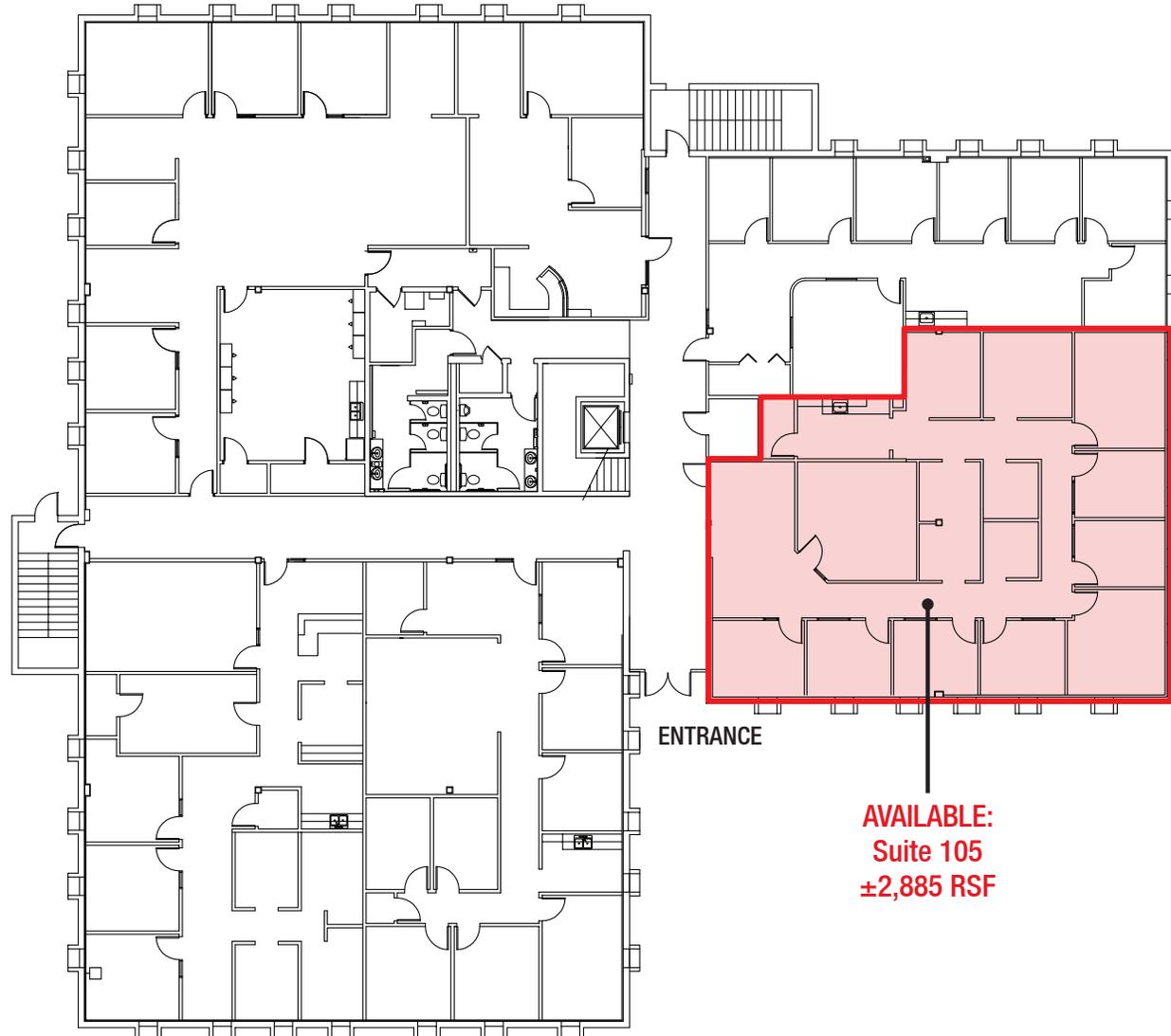


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**FLOOR PLAN**

**BUILDING 2 | First Floor**



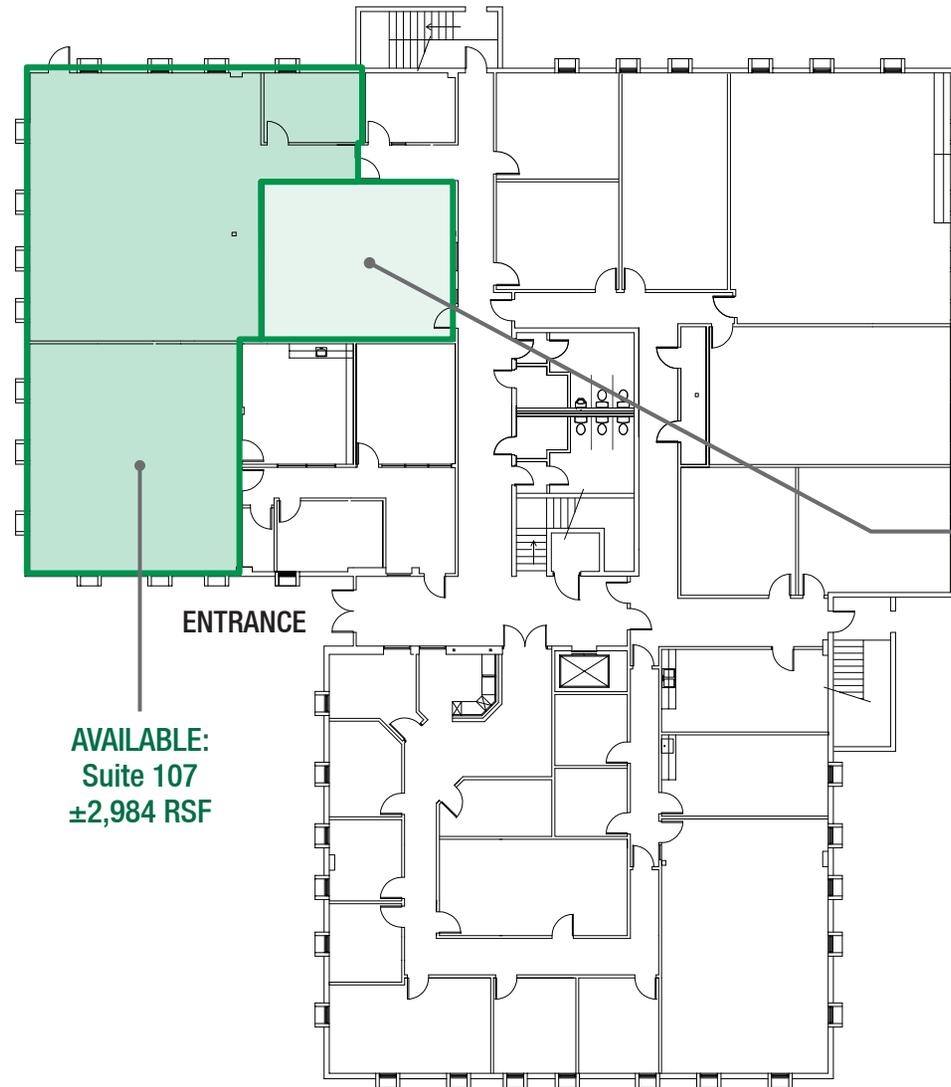
**AVAILABLE:  
Suite 105  
±2,885 RSF**

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**FLOOR PLAN**

**BUILDING 3 | First Floor**



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

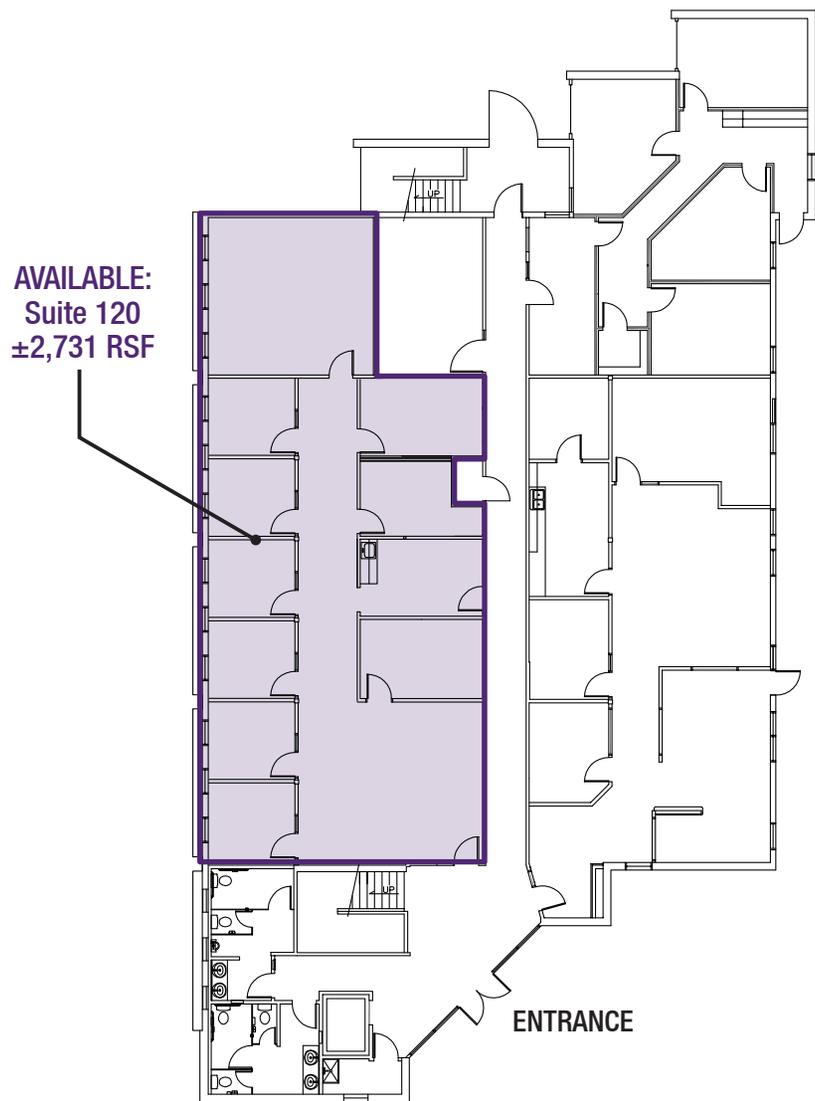
**AVAILABLE: Suite 108 ±682 RSF**



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**BUILDING 4 | First Floor**



**BUILDING 4 | Second Floor**

