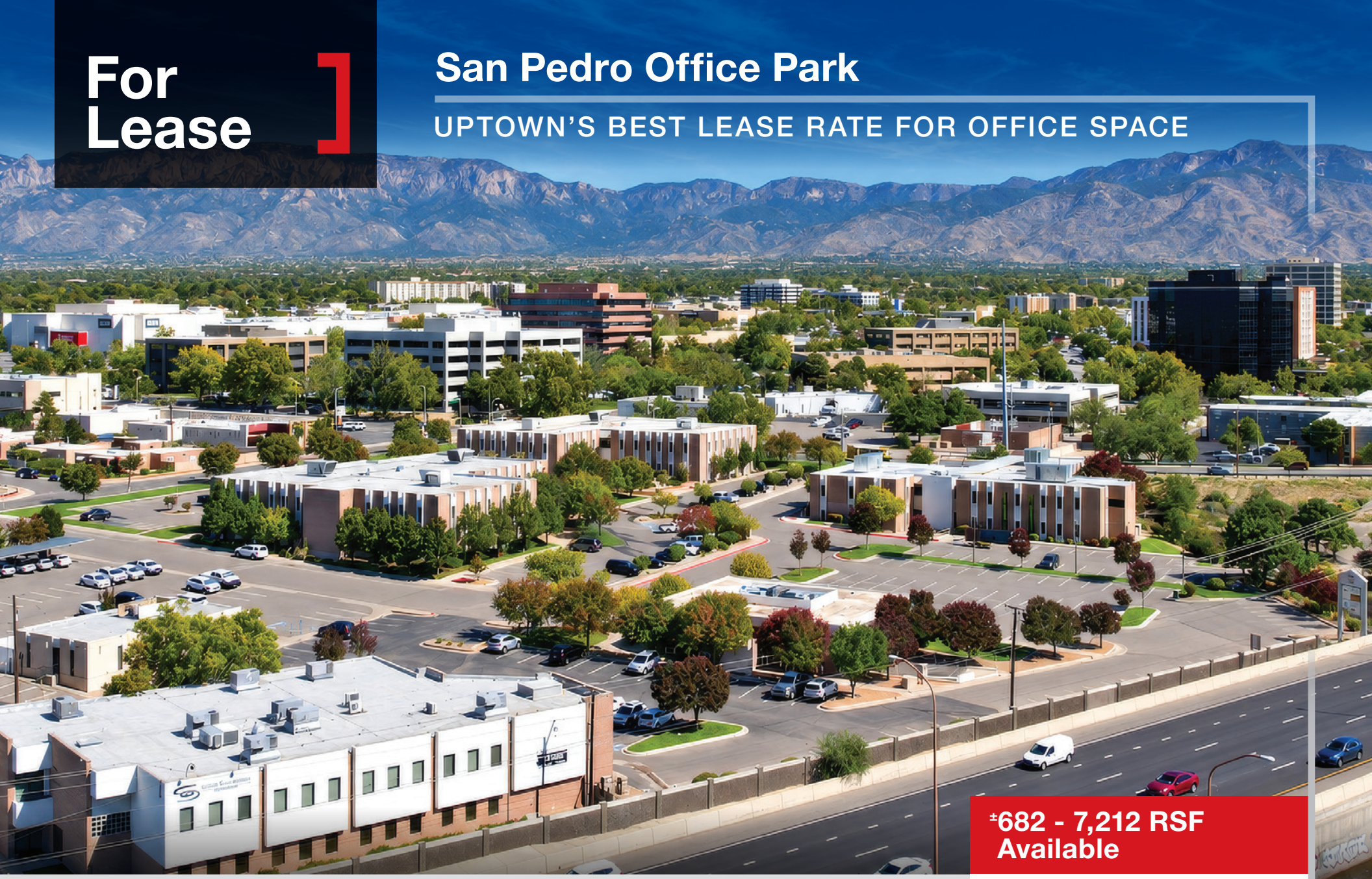
For Lease

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

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

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



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

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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

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: *Available 1/1/2027*	±2,153 RSF
Suite 225:	±1,008 RSF

BUILDING 2

Suite 102:	±2,418 RSF

BUILDING 3

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

BUILDING 4

Suite 200:	±7,212 RSF

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

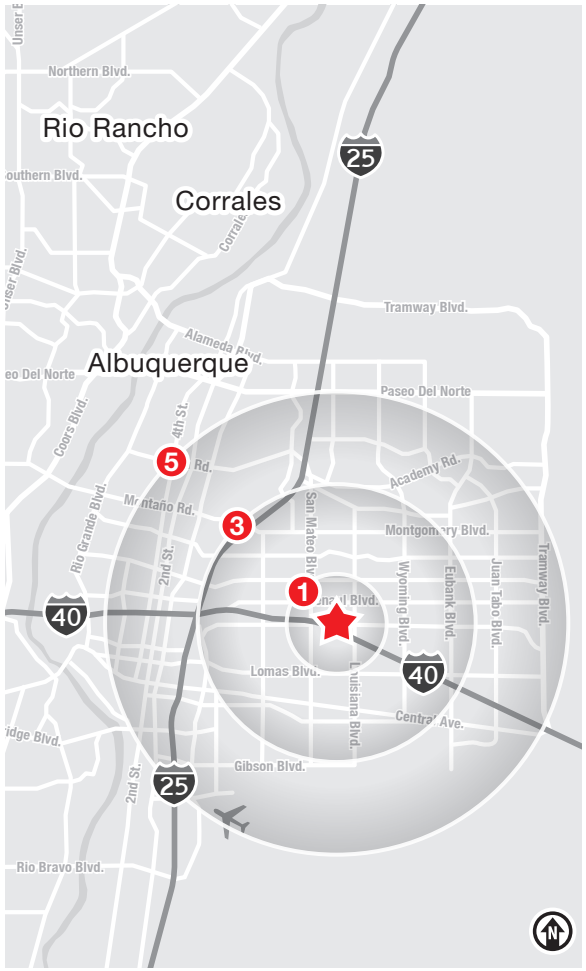
2201 & 2207 San Pedro Dr. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,232	135,185	309,108
Average HH Income	$83,995	$82,690	$89,621
Daytime Employment	16,833	86,654	233,343

2026 Forecasted by Esri



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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







NAI SunVista

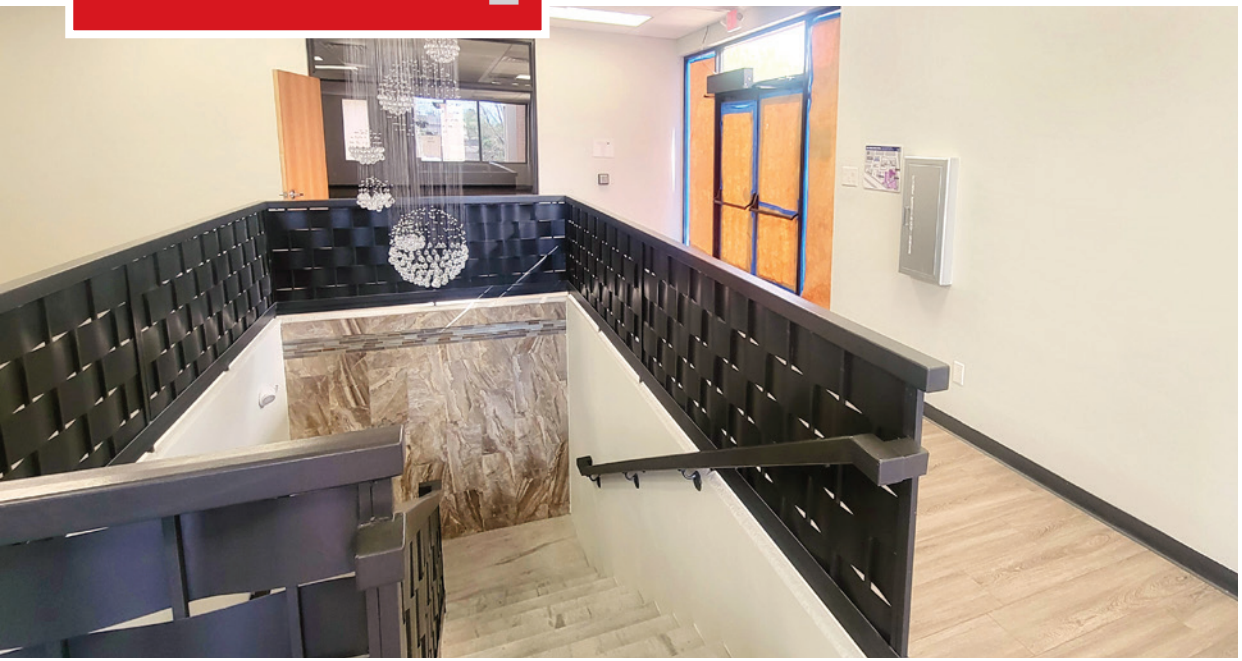
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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





COMPLETELY RENOVATED!





NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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











NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

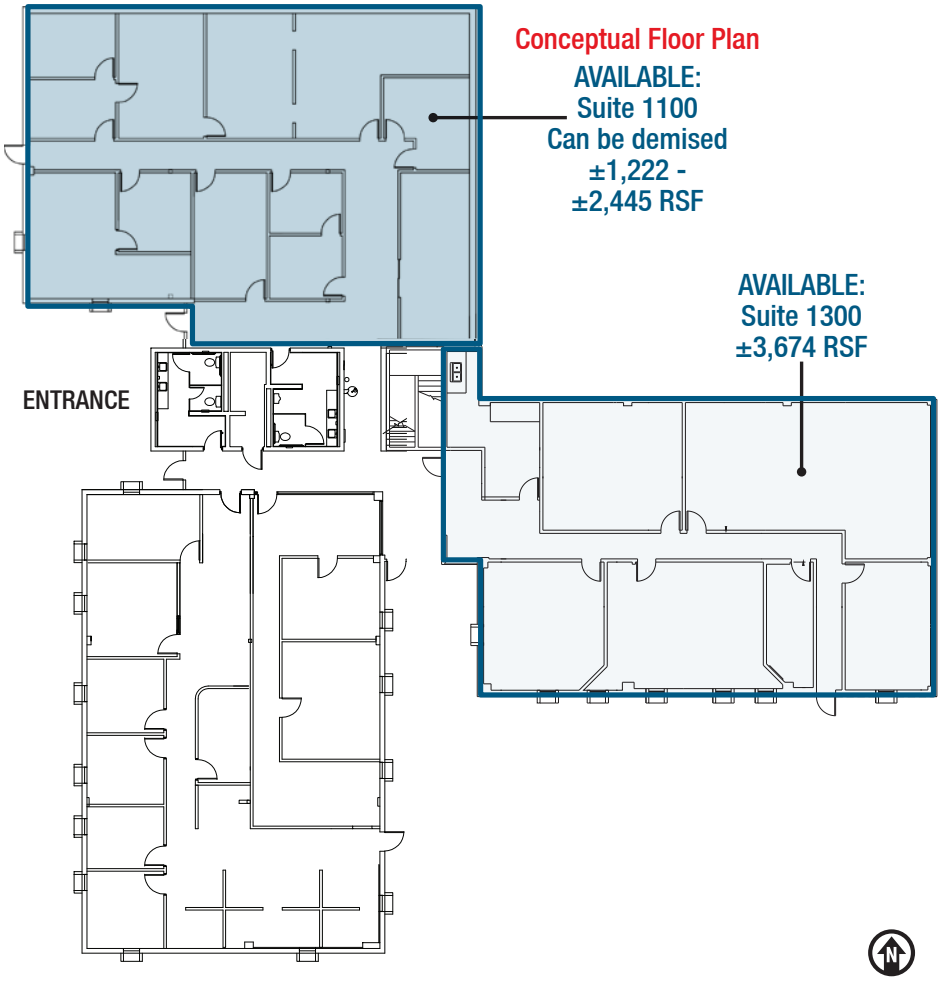
For Lease

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

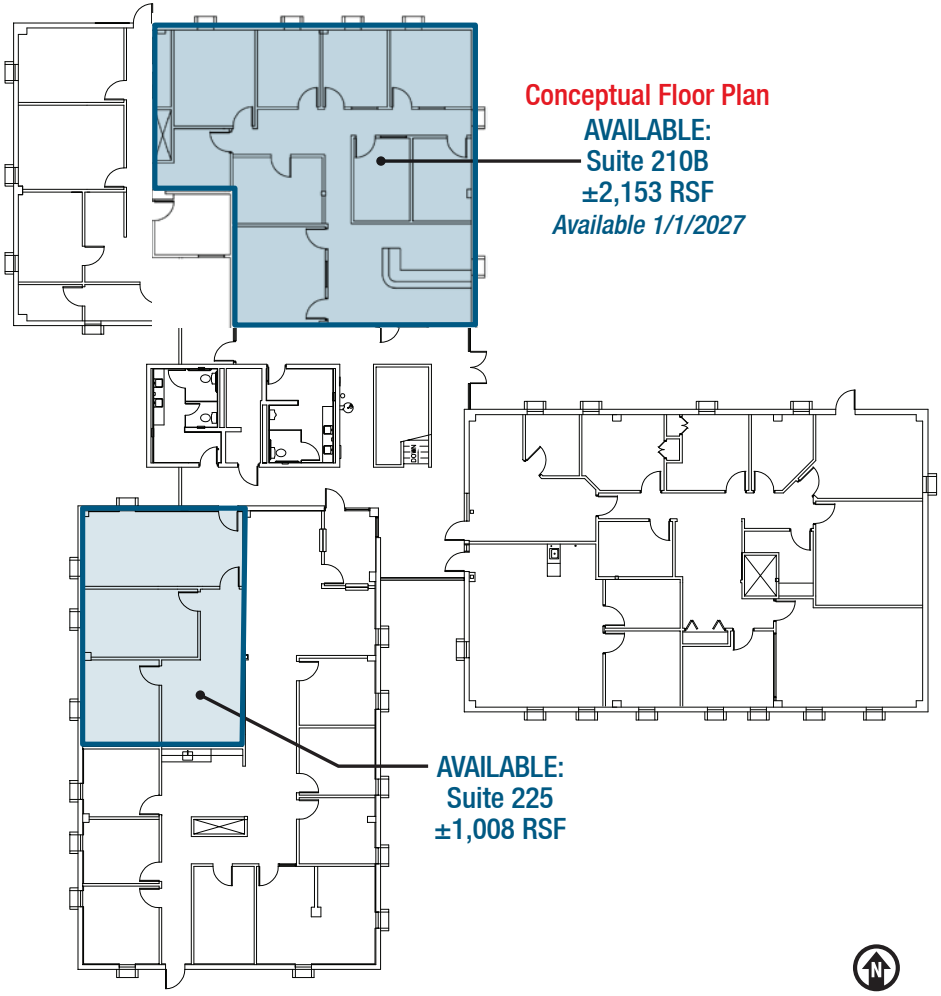
FLOOR PLAN

COMPLETELY RENOVATED!

BUILDING 1 | First Floor



BUILDING 1 | Second Floor



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

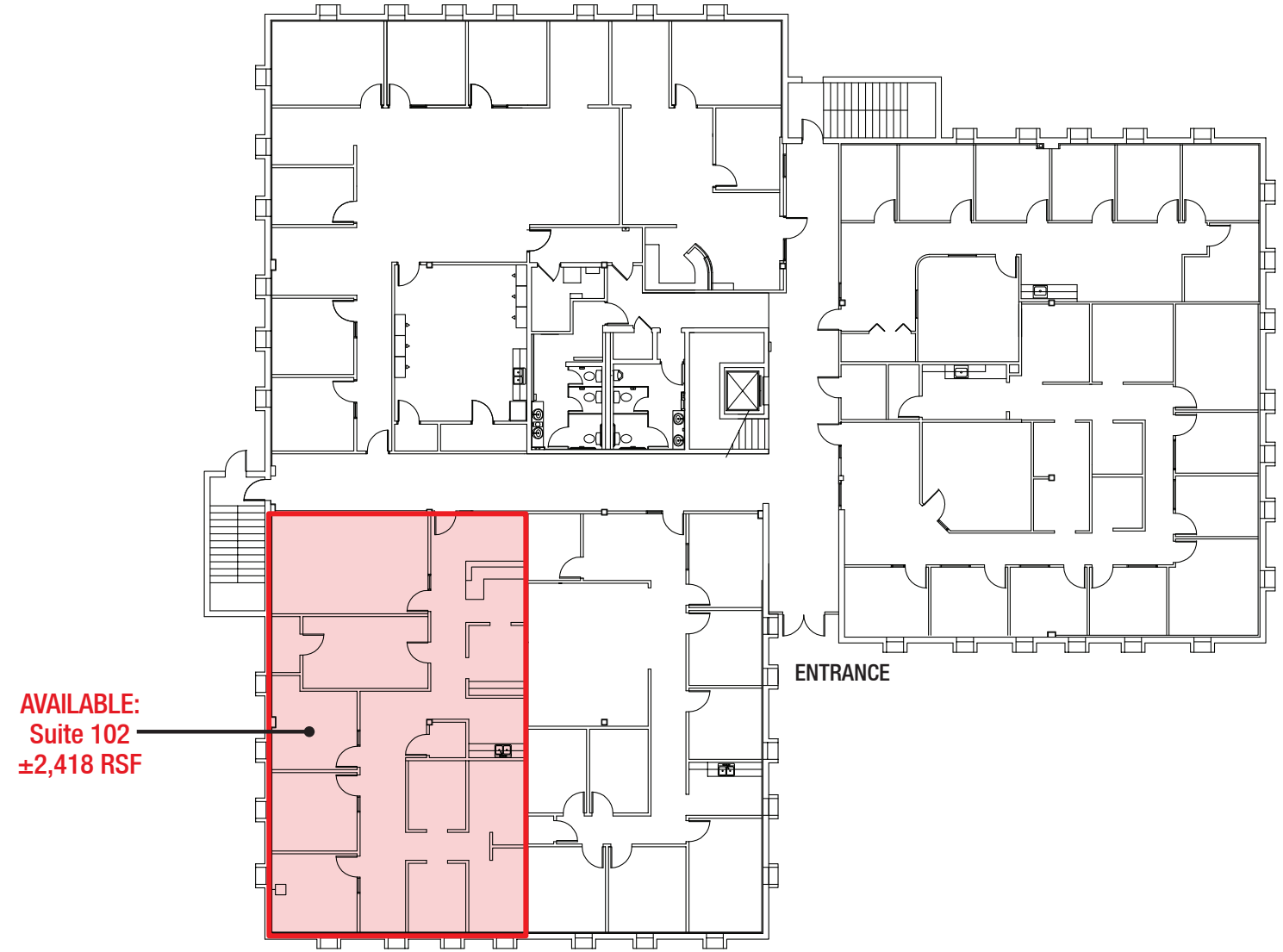
Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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

FLOOR PLAN

BUILDING 2 | First Floor



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

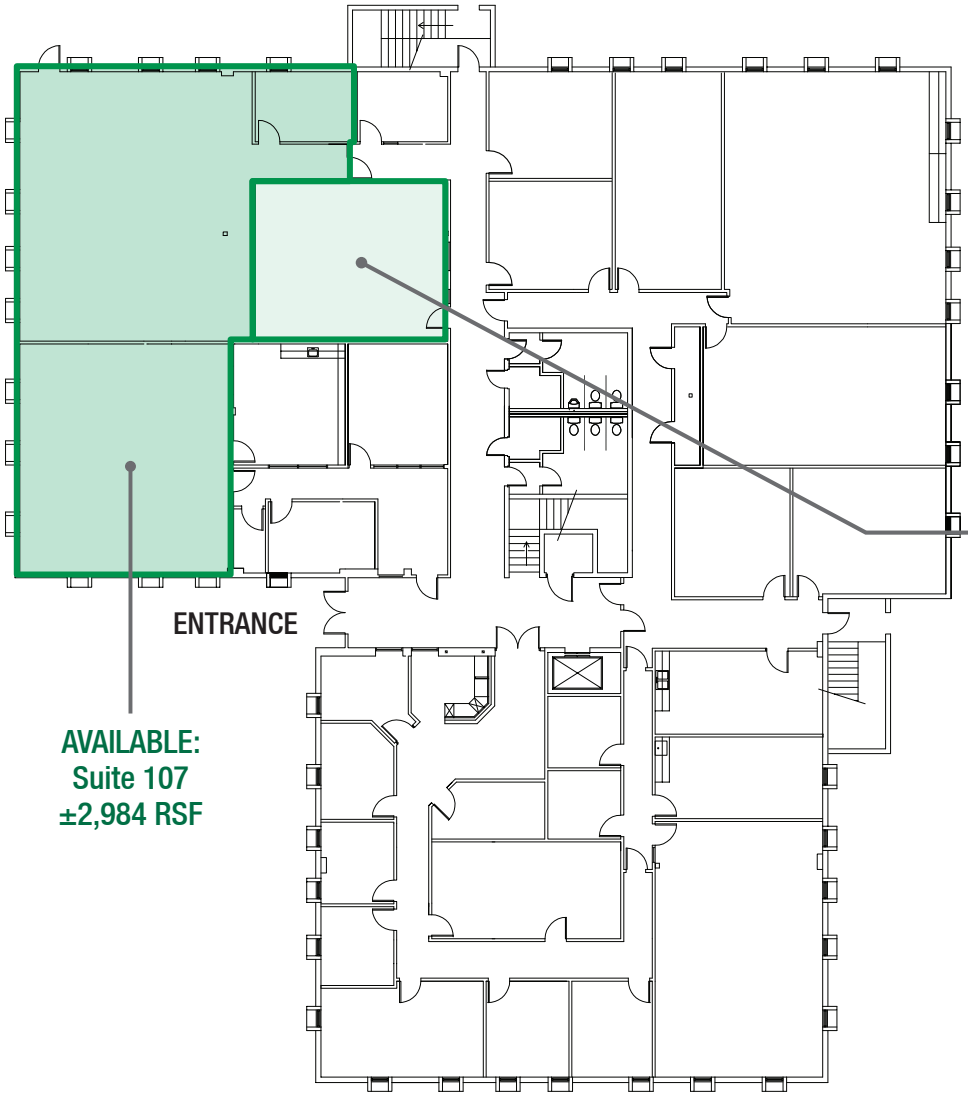
Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

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

FLOOR PLAN

BUILDING 3 | First Floor



AVAILABLE: Suite 108 ±682 RSF



NAISunVista
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

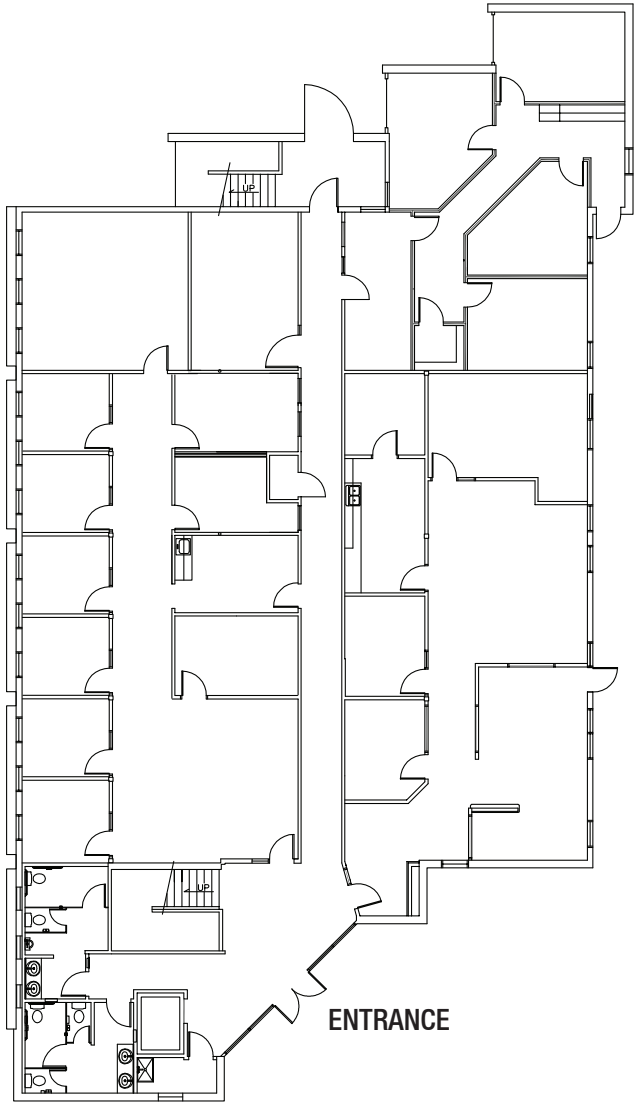
Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

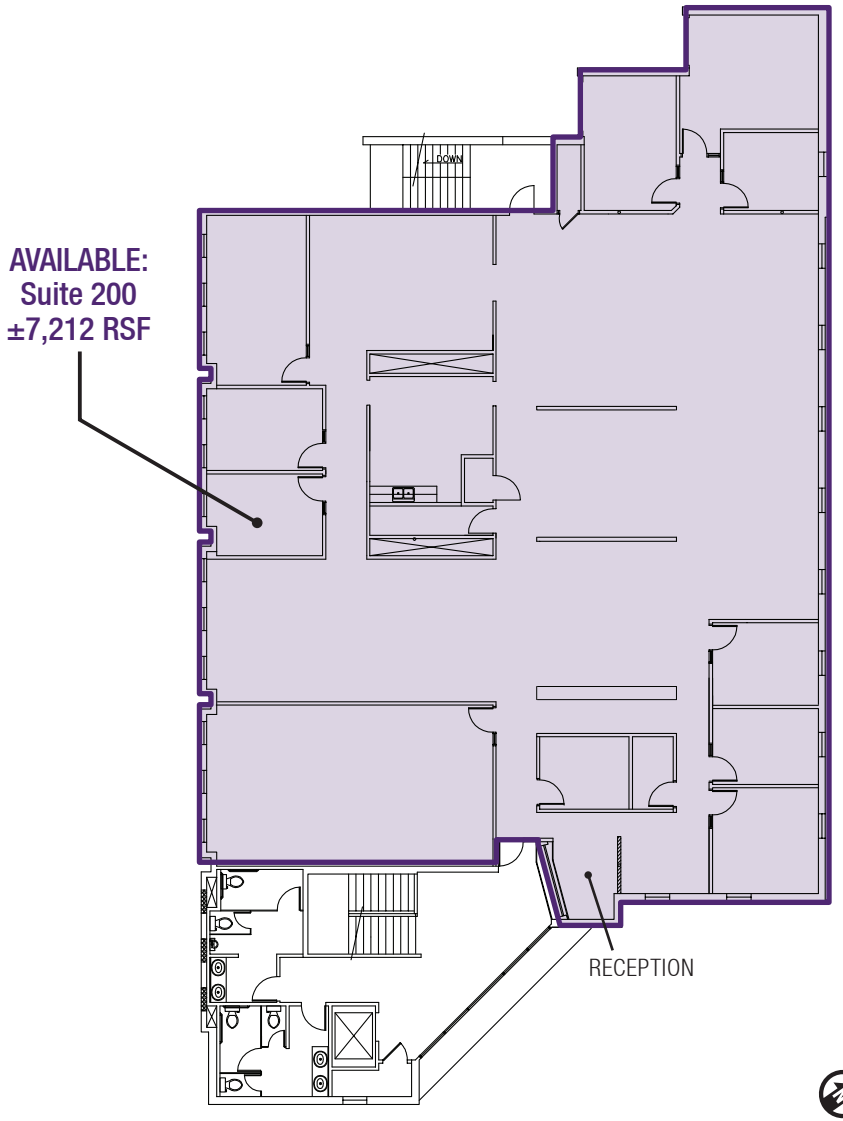
For Lease

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

BUILDING 4 | First Floor



BUILDING 4 | Second Floor



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503