



**For  
Lease**

# Northeast Heights Office Space

STRATEGIC UPTOWN-ADJACENT LOCATION

**EXCEPTIONAL VALUE  
AND COMPETITIVE RATES**

1120 Pennsylvania St. NE | Albuquerque, NM 87110

**NAL**SunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±443 - 4,146 RSF  
Available**

**Lauren Landavazo**

lauren@sunvista.com | 505 227 0585

**Shelly Branscom CCIM**

shelly@sunvista.com | 505 414 2669

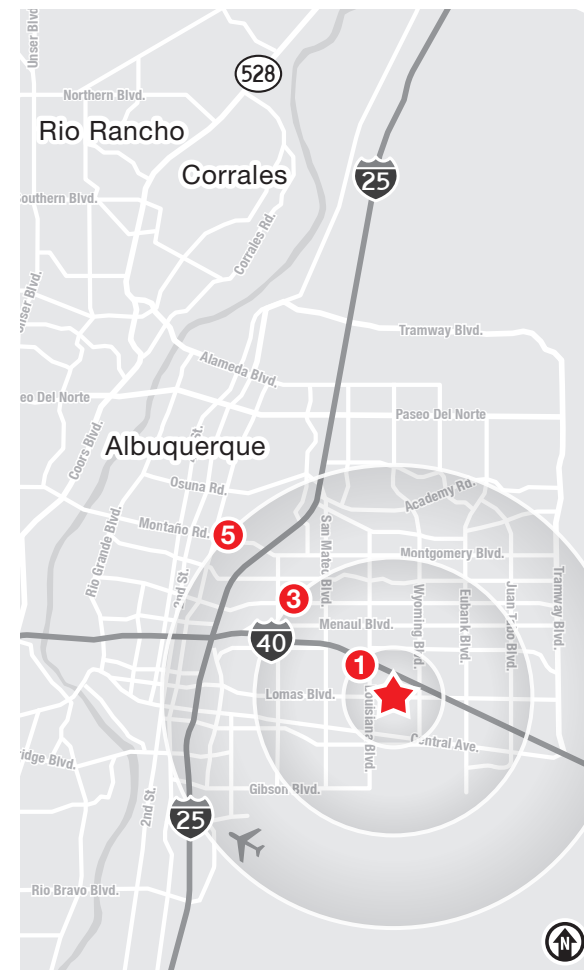
1120 Pennsylvania St. NE | Albuquerque, NM 87110



## LOCATION

| Demographics                                                                                           | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Total Population   | 15,246   | 135,329  | 279,033  |
|  Average HH Income  | \$70,554 | \$81,221 | \$86,975 |
|  Daytime Employment | 9,737    | 76,690   | 174,993  |

2025 Forecasted by Esri



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

**Lauren Landavazo**  
lauren@sunvista.com  
505 227 0585

**Shelly Branscom CCIM**  
shelly@sunvista.com  
505 414 2669

# For Lease

1120 Pennsylvania St. NE | Albuquerque, NM 87110



## PROPERTY

### AVAILABLE

- Suite 100: ±4,146 RSF
- Suite 102: ±846 RSF
- Suite 103: ±1,392 RSF
- Suite 202: ±443 RSF
- 1-Year Term for Suite 202

### LEASE RATE

\$15.00/RSF Full Service

### HIGHLIGHTS

- Located on the fringe of Uptown near I-40
- Beautifully-maintained office building
- Abundance of natural light
- Shared break room
- Quick access to ABQ Uptown, Coronado & Winrock Shopping and other Uptown amenities
- Efficient office mix with private offices and open areas for focused work and collaboration
- Professional tenant mix creates a quiet, business-oriented environment

**ZONING** [MX-T](#) 

### LOCATION

SEC Pennsylvania St. & Mountain Rd. NE

**For Lease**

1120 Pennsylvania St. NE | Albuquerque, NM 87110



*Building Lobby*



*Building Lobby*



*Shared Break Room*

**NAI SunVista**

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

**Lauren Landavazo**  
[lauren@sunvista.com](mailto:lauren@sunvista.com)  
505 227 0585

**Shelly Branscom CCIM**  
[shelly@sunvista.com](mailto:shelly@sunvista.com)  
505 414 2669

**For Lease**

1120 Pennsylvania St. NE | Albuquerque, NM 87110

**SUITE 100**



**NAI SunVista**

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

**Lauren Landavazo**  
[lauren@sunvista.com](mailto:lauren@sunvista.com)  
505 227 0585

**Shelly Branscom CCIM**  
[shelly@sunvista.com](mailto:shelly@sunvista.com)  
505 414 2669

**For Lease**

1120 Pennsylvania St. NE | Albuquerque, NM 87110

**SUITE 102**



**NAI SunVista**

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

**Lauren Landavazo**  
[lauren@sunvista.com](mailto:lauren@sunvista.com)  
505 227 0585

**Shelly Branscom CCIM**  
[shelly@sunvista.com](mailto:shelly@sunvista.com)  
505 414 2669

# For Lease

1120 Pennsylvania St. NE | Albuquerque, NM 87110

## FLOOR PLAN

### 1ST FLOOR

Suite 100: ±4,146 RSF

Suite 102: ±846 RSF

Suite 103: ±1,392 RSF

- Available
- Leased
- Common Area



# For Lease

1120 Pennsylvania St. NE | Albuquerque, NM 87110

## FLOOR PLAN

### 2ND FLOOR

Suite 202: ±443 RSF

■ 1-Year Term for Suite 202

- Available
- Leased
- Common Area

