

# For Lease

## Northeast Heights Office Space

STRATEGIC UPTOWN-ADJACENT LOCATION

**3 MONTHS FREE RENT!**  
FOR SUITE 100 WITH 3-YEAR LEASE  
Limited time offer, see Advisors for details.

**±1,392 - 4,146 RSF  
Available**

1120 Pennsylvania St. NE | Albuquerque, NM 87110

**Lauren Landavazo**

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**Shelly Branscom CCIM**

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**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## 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



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
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## PROPERTY

### AVAILABLE

Suite 100: ±4,146 RSF  
▪ 3 months FREE rent with a 3-year lease for Suite 100  
Suite 103: ±1,392 RSF

### 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

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*Building Lobby*



*Building Lobby*



*Shared Break Room*

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**SUITE 100**



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## FLOOR PLAN

### 1ST FLOOR

Suite 100: ±4,146 RSF

- 3 months FREE rent with a 3-year lease for Suite 100

Suite 103: ±1,392 RSF

- Available
- Leased
- Common Area

