

For Lease



Move-In Ready Professional Office Space

IN THE NORTHEAST HEIGHTS MINUTES FROM UPTOWN



2727 San Pedro Dr. NE | Albuquerque, NM 87110

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±913 - 1,349 RSF
Available**

Lauren Landavazo

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Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

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PROPERTY

AVAILABLE

Suite 116: ±913 RSF
Suite 117: ±1,349 RSF

LEASE RATE

\$15.50/RSF Full Service
(Less In-Suite Janitorial)

HIGHLIGHTS

- Walking distance to Quigley Park
- Within minutes of Uptown amenities
- Easy access to I-40
- Renovated common areas and suites
- Open-office architecture
- Solar tubes for enhanced natural light
- Building enjoys long-term tenancy
- 4.1:1,000 parking ratio
- Monument signage available

ZONING [MX-M](#)

LOCATION

NWQ Menaul Blvd. &
San Pedro Dr. NE

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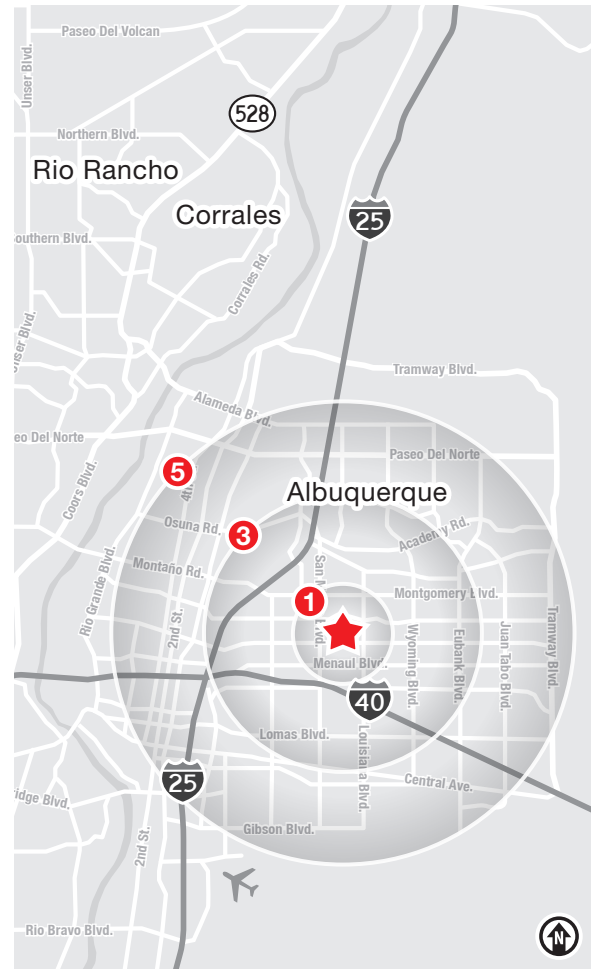
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,461	123,417	314,870
Average HH Income	\$80,310	\$81,821	\$86,749
Daytime Employment	17,775	100,672	259,721

2024 Forecasted by Esri



NAI SunVista

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Common Area Lobby



Quigley Park Across the Street



Monument Signage

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SUITE 116



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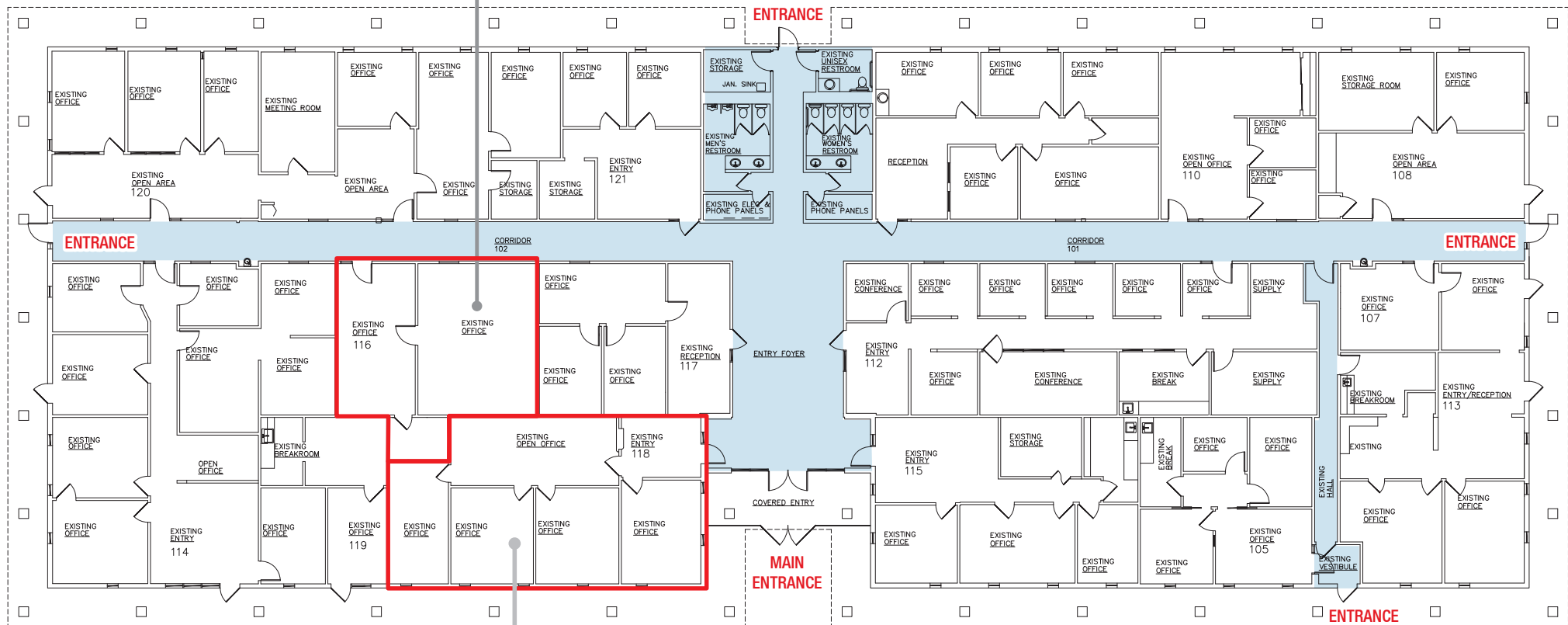
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FLOOR PLAN

**AVAILABLE
Suite 116
±913 RSF**

San Pedro Dr. NE



Available
 Common Area

**AVAILABLE
Suite 117
±1,349 RSF**

PARKING

