

# For Lease



## Office Space Near Kirtland AFB

NEWPORT VII OFFICE COMPLEX



**3 MONTHS FREE RENT!**  
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

**\$15.95-\$16.95/SF Full Service**  
**± 980-21,471 RSF Available**

2309 Renard Pl. SE | Albuquerque, NM 87106

**NASunVista**  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Micah Gray**

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**DJ Brigman** SIOR, CCIM

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**Dave Hill** CCIM, SIOR

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Newly-Remodeled Lobby



Newly-Remodeled Lobby



Monument Signage



Shared Conference Room



Modern Offices

## PROPERTY

### AVAILABLE

±980 - 21,471 RSF

### LEASE RATE

\$15.95-\$16.95/RSF Full Service

### HIGHLIGHTS

- Easy access to I-25 and UNM
- Great for government contractors
- Newly-updated lobby
- Shared conference room
- Security cameras and roving security officers
- High-speed fiber within the building
- Parking ratio: 3:1,000

### ZONING

- [NR-BP](#) 

### LOCATION

SWQ Gibson & Yale Blvd. SE



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

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*Suite 300 Break Area*



*Suite 320 Open Work Area*



*Suite 300 Conference Room*



*Suite 300 Office*



*Suite 300 Break Area Kitchen*

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# For Lease

## 1ST FLOOR

2309 Renard Pl. SE  
Albuquerque, NM 87106

### AVAILABLE

Suite 104: ±1,048 RSF

▪ \$16.95/RSF Full Service

- Available
- Leased
- Common Area

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# For Lease

## 2ND FLOOR

2309 Renard Pl. SE  
Albuquerque, NM 87106

### AVAILABLE

Suite 210: ±980 RSF

▪ \$16.95/RSF Full Service

AVAILABLE  
Suite 210

-  Available
-  Leased
-  Common Area

PARKING



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## 3RD FLOOR

2309 Renard Pl. SE  
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### AVAILABLE

Suite 300: ±14,393 RSF

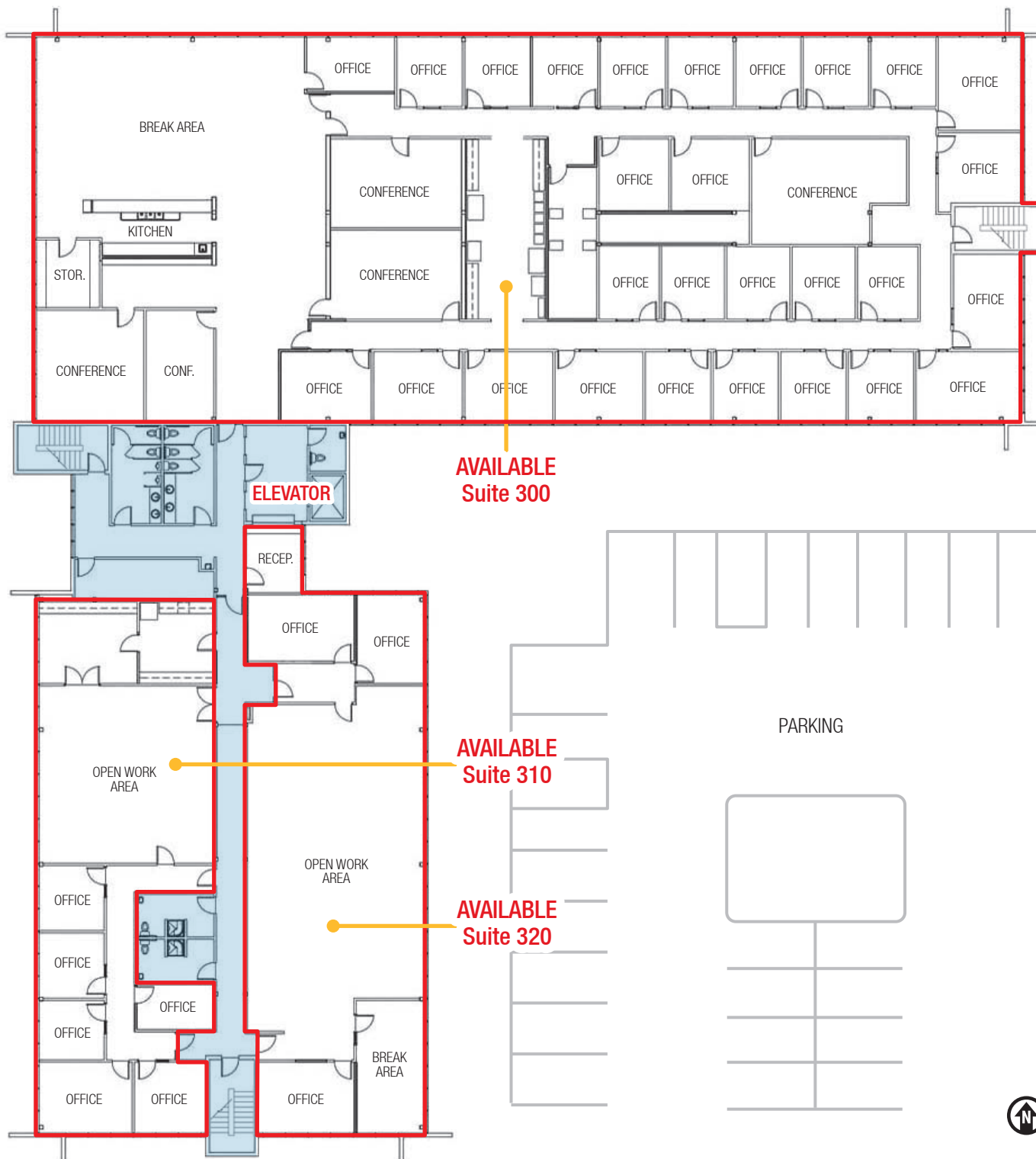
Suite 310: ±3,332 RSF

Suite 320: ±3,746 RSF

3rd Floor: ±21,471 RSF

▪ \$15.95/RSF Full Service

-  Available
-  Leased
-  Common Area



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## LOCATION

| Demographics       | 1 mile   | 3 mile   | 5 mile   |
|--------------------|----------|----------|----------|
| Total Population   | 7,166    | 67,097   | 183,068  |
| Average HH Income  | \$68,779 | \$74,046 | \$73,660 |
| Daytime Employment | 8,591    | 77,833   | 156,445  |

2025 Forecasted by Esri

**HUB Zone** [MORE INFO](#)

**Opportunity Zone** [MORE INFO](#)



**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.

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