

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/SF Full Service
±950-21,471 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

DJ@sunvista.com | 505 998 1562

Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

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Newly-Remodeled Lobby



Newly-Remodeled Lobby



Monument Signage



Shared Conference Room



Modern Offices

PROPERTY

AVAILABLE

±950 - 21,471 RSF

LEASE RATE

\$15.95/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

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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

NAI SunVista

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

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For Lease

1ST FLOOR

2309 Renard Pl. SE
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AVAILABLE

Suite 104: ±1,048 RSF

-  Available
-  Leased
-  Common Area



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2ND FLOOR

2309 Renard Pl. SE
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AVAILABLE

Suite 210: ±980 RSF

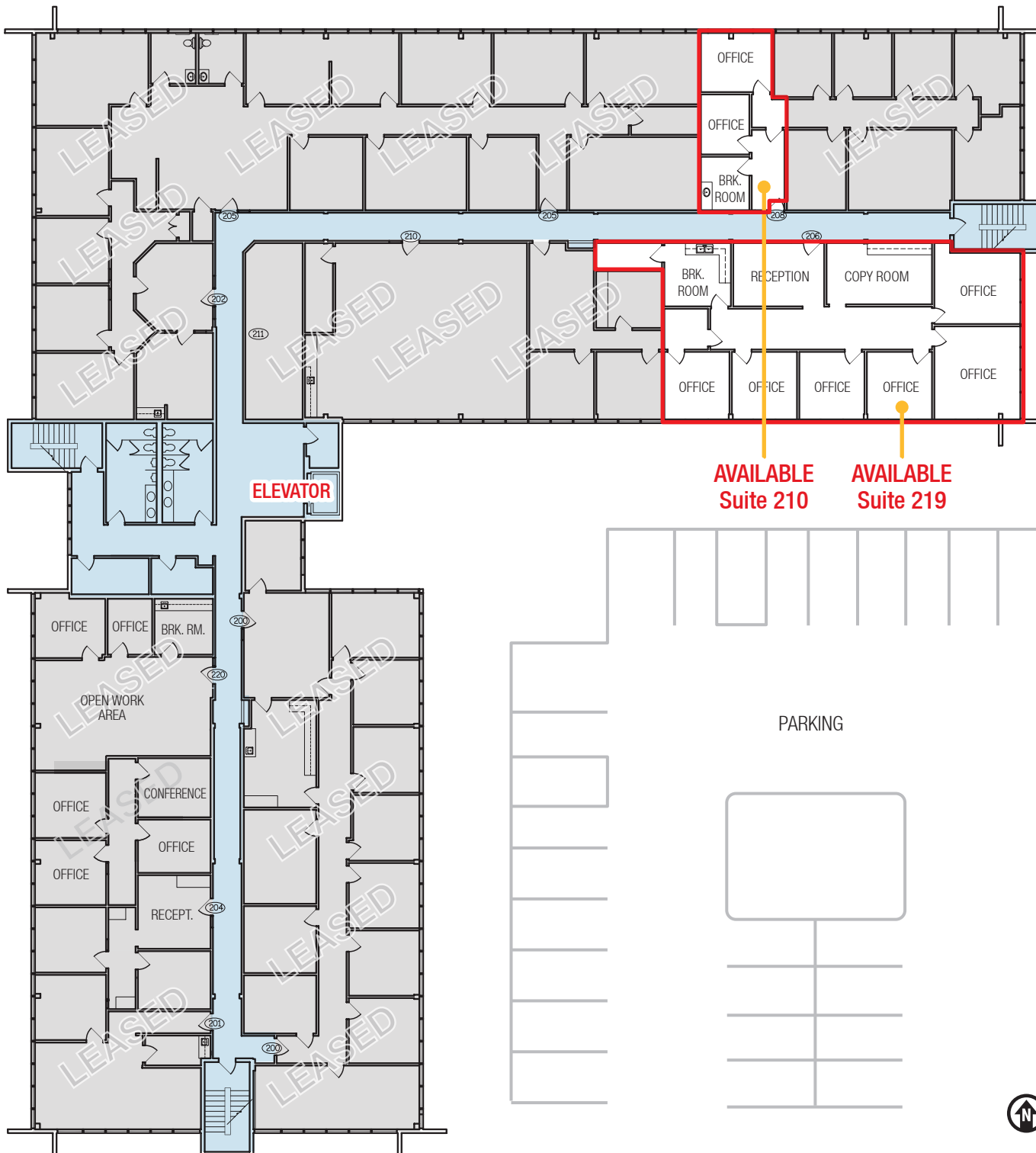
Suite 219: ±2,483 RSF

AVAILABLE
Suite 210

AVAILABLE
Suite 219

-  Available
-  Leased
-  Common Area

PARKING



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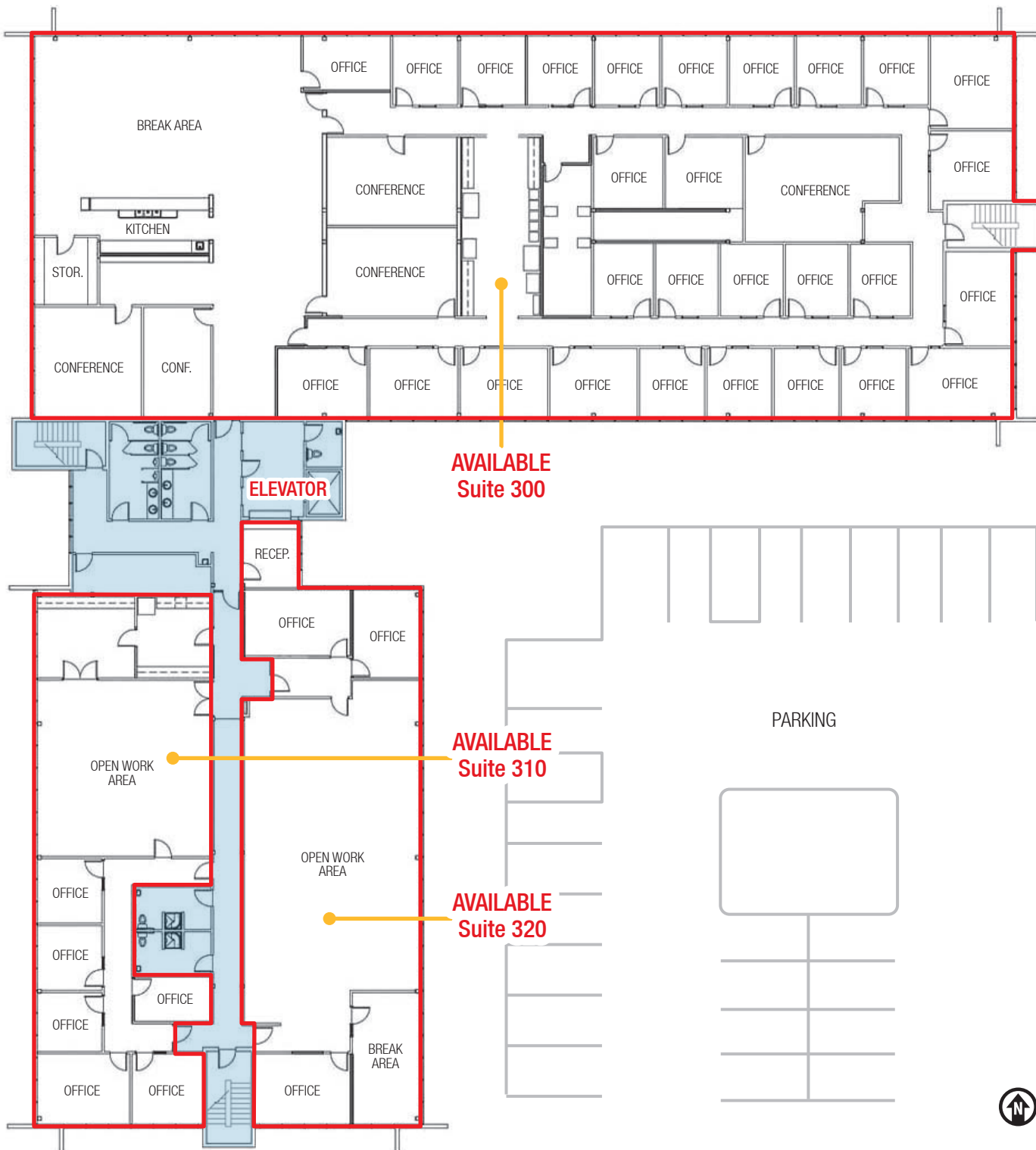
3RD FLOOR

2309 Renard Pl. SE
Albuquerque, NM 87106

AVAILABLE

- Suite 300: ±14,393 RSF
- Suite 310: ±3,332 RSF
- Suite 320: ±3,746 RSF
- 3rd Floor: ±21,471 RSF

- 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](#)



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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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