

**For  
Lease**



## Move-In Ready Professional Office Space

IN THE NORTHEAST HEIGHTS MINUTES FROM UPTOWN



**±676 - 782 RSF  
Available**

2727 San Pedro Dr. NE | Albuquerque, NM 87110

**NASunVista**  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Lauren Landavazo**

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## PROPERTY

### AVAILABLE

Suite 118: ±782 RSF  
Suite 119: ±676 RSF

### LEASE RATE

\$14.50/RSF Full Service

### HIGHLIGHTS

- Walking distance to Quigley Park
- Within minutes of Uptown amenities
- Easy access to I-40
- Renovated common areas and suites
- 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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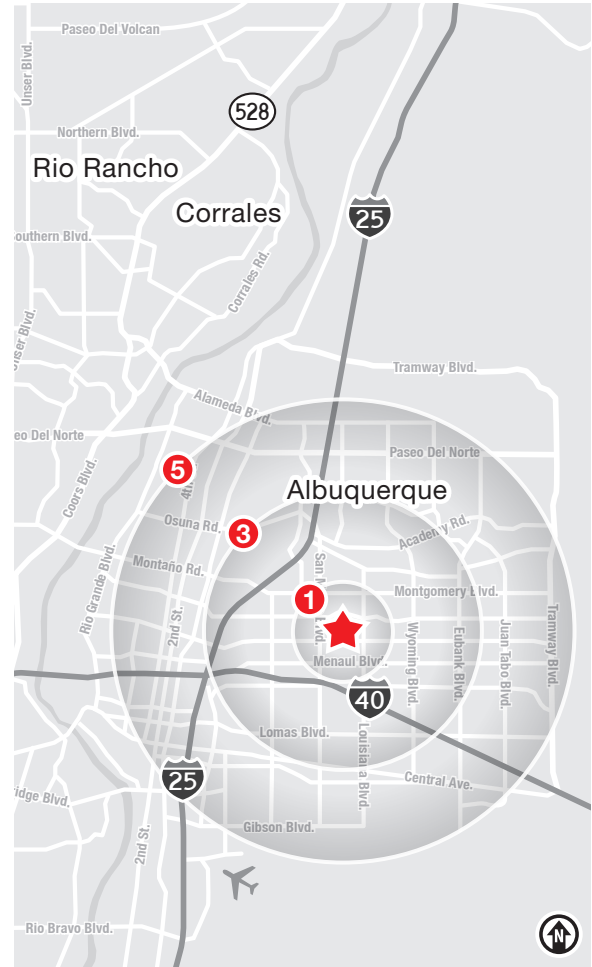
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## LOCATION

| 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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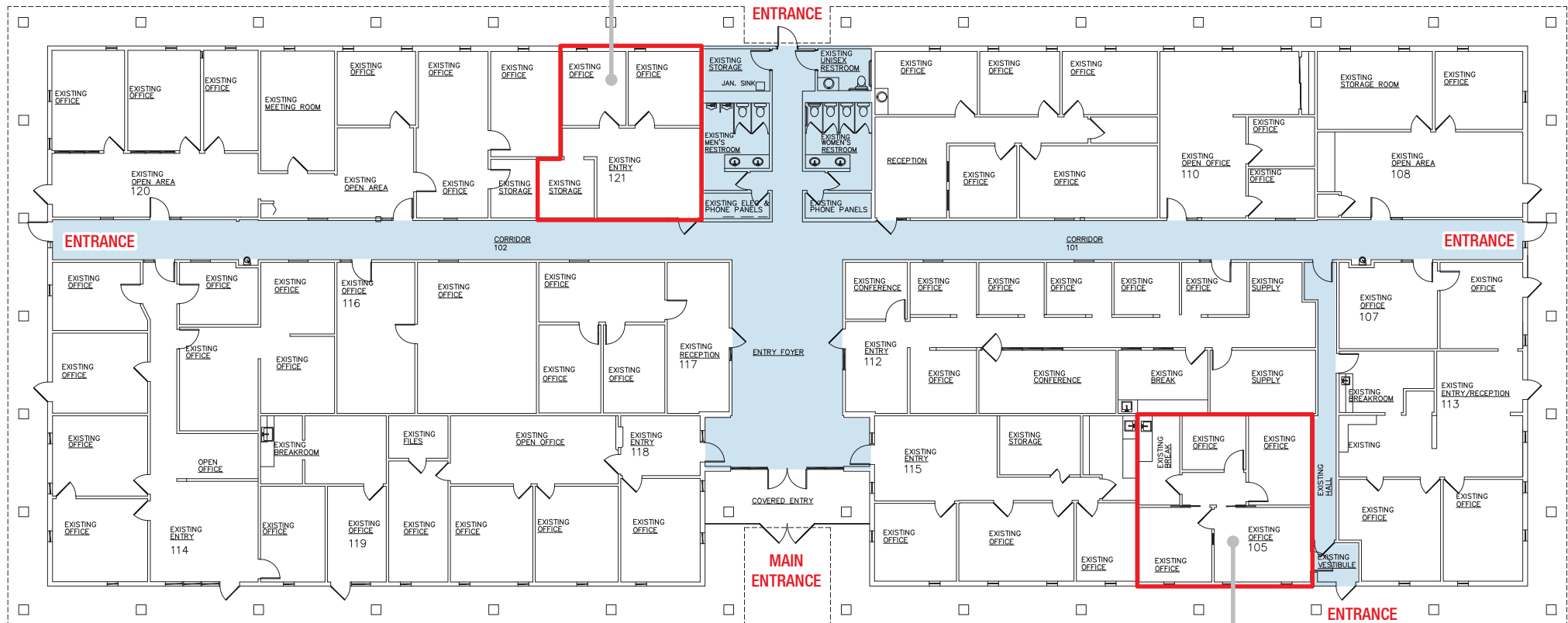
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## FLOOR PLAN

**AVAILABLE  
Suite 119  
±676 RSF**

San Pedro Dr. NE



Available

Common Area

PARKING

**AVAILABLE  
Suite 118  
±782 RSF**

