

Versatile Office Property

OWNER/USER OPPORTUNITY NEAR UPTOWN & I-40

For Sale



8000 Pennsylvania Circle NE | Albuquerque, NM 87110

**±6,216 SF on ±0.36 Ac.
Available**

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Lisa Mercer CCIM

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Martha Carpenter

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For Sale

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PROPERTY

AVAILABLE

Building: $\pm 6,216$ SF
Land: ± 0.36 Acres

SALE PRICE

\$1,025,640 (\$165/SF)

HIGHLIGHTS

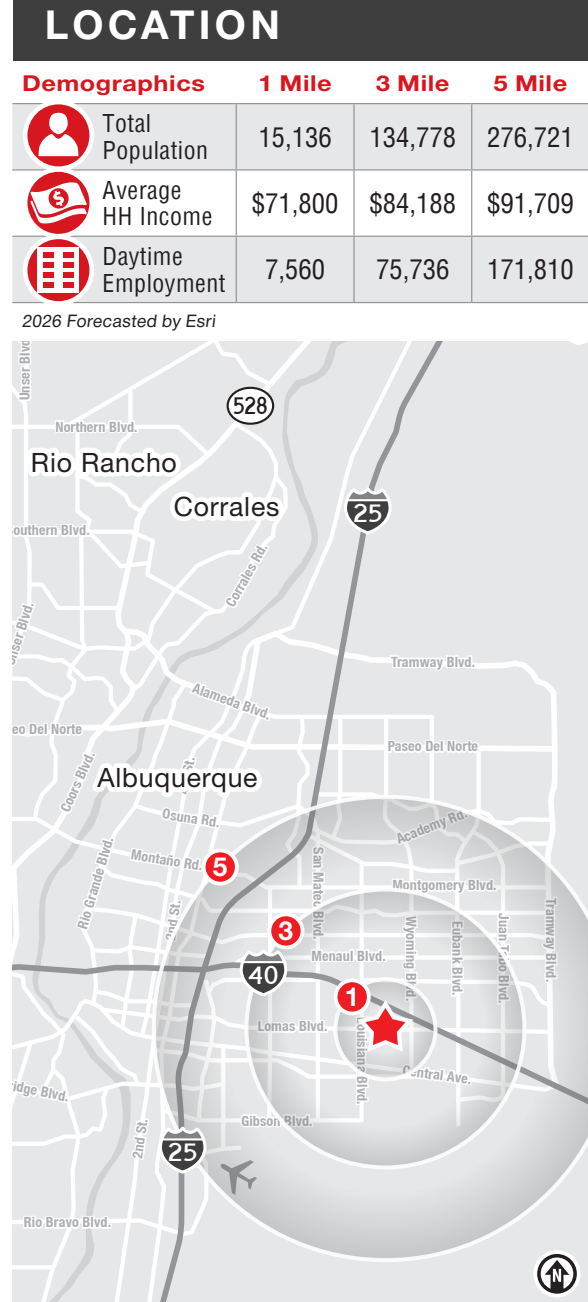
- Owner/user opportunity
- Flexible, multi-suite office configurations from $\pm 1,000$ SF to $\pm 4,000$ SF
- Shared common area, entrance and lobby
- Parking ratio: 3:1,000
- Minutes from ABQ Uptown, Winrock Town Center, and Park Square
- Surrounded by numerous retail and professional office users
- Potential opportunity for supplemental income

ZONING [MX-T](#)

LOCATION

SEQ Pennsylvania St. & Mountain Rd. NE

8000 Pennsylvania Circle NE | Albuquerque, NM 87110



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

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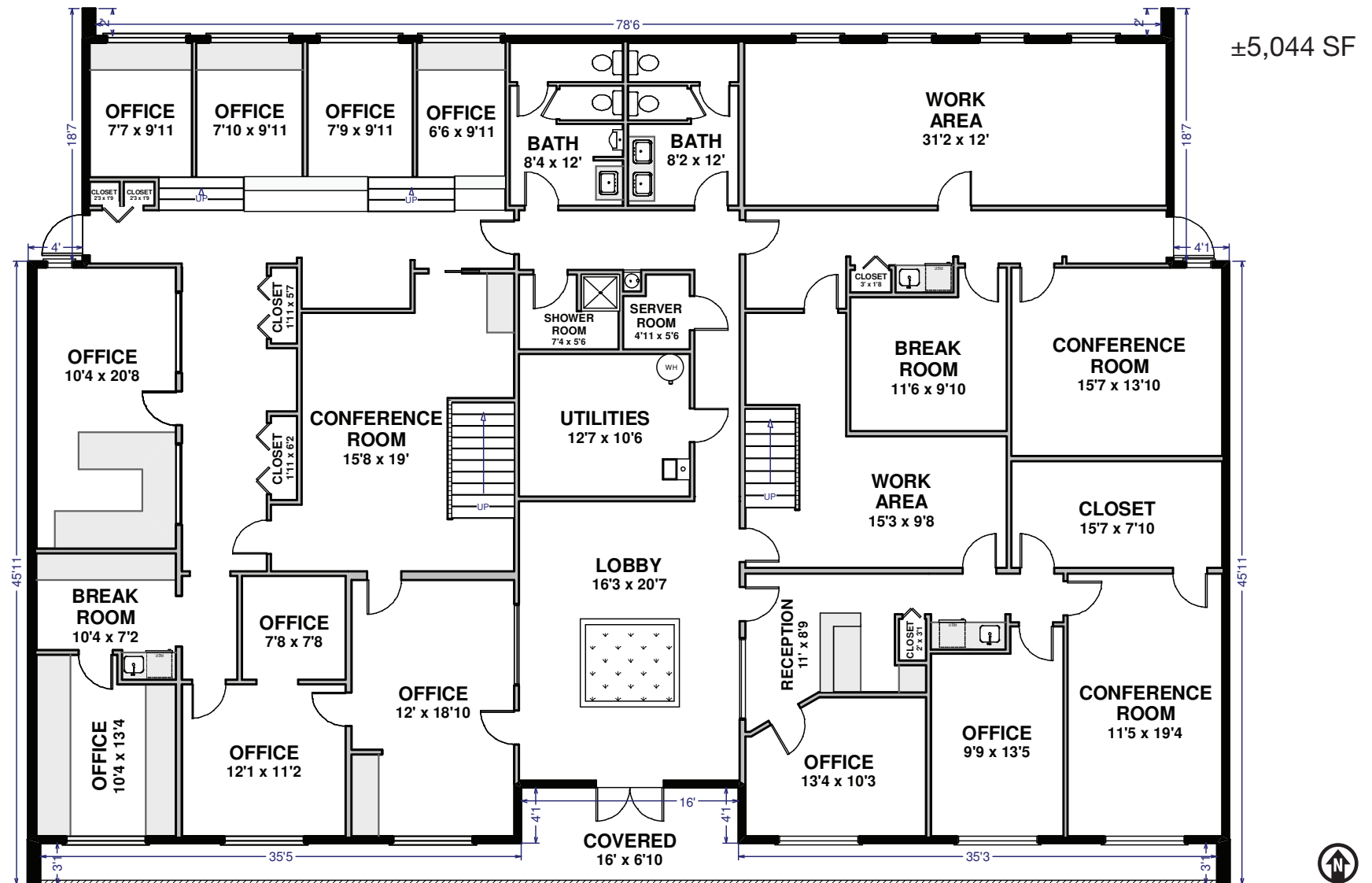
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1ST LEVEL



For Sale

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2ND LEVEL

±1,172 SF

