Northeast Heights Office Space

CONVENIENT LOCATION NEAR UPTOWN

For Lease



±691 RSF Available

2625 Pennsylvania St. NE | Albuquerque, NM 87110

Shelly Branscom CCIM
shelly@sunvista.com | 505 414 2669

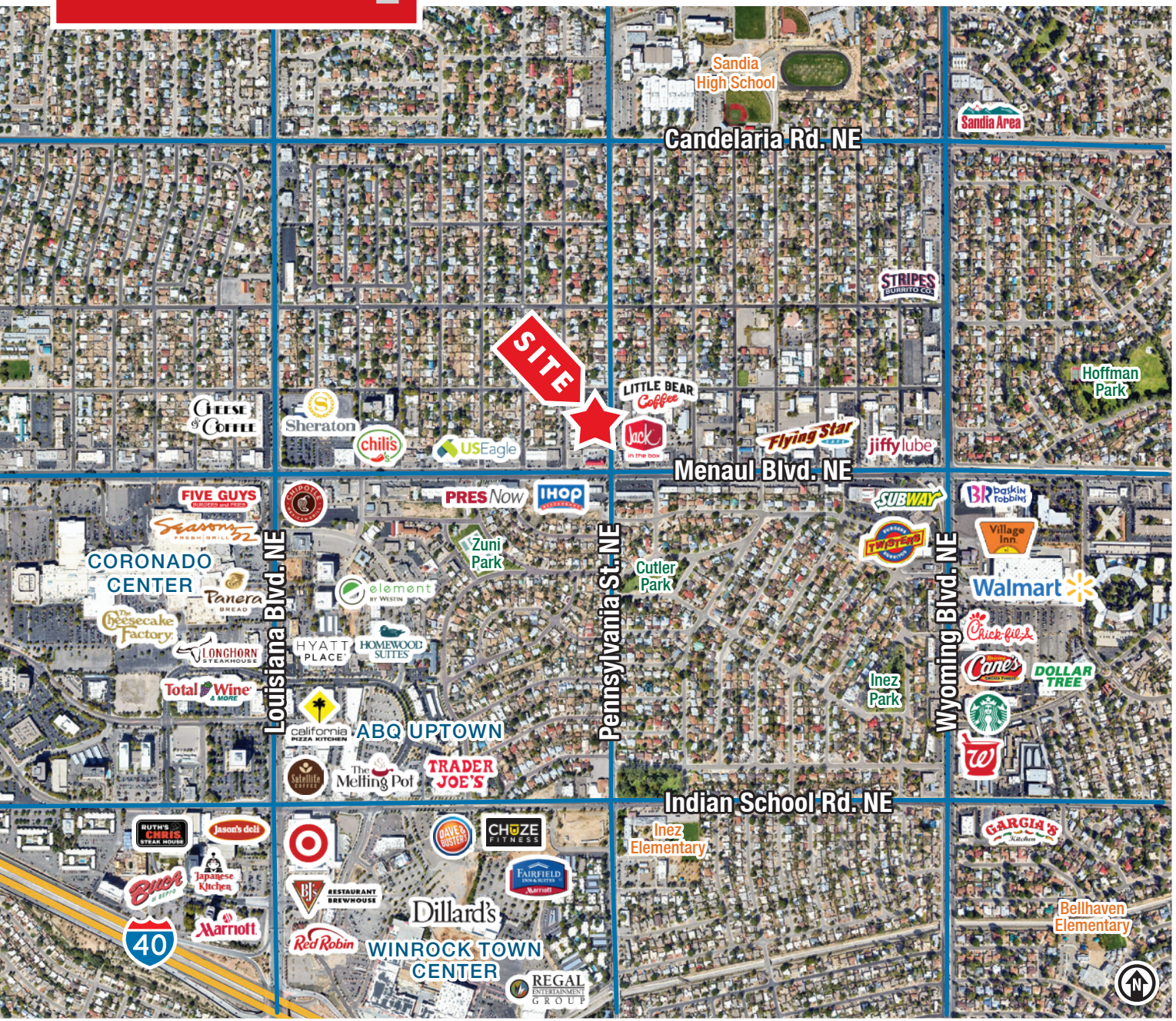
Lauren Landavazo
lauren@sunvista.com | 505 227 0585

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

2625 Pennsylvania St. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Suite 625: ±691 RSF

LEASE RATE

$16.50/SF Full Service
(Tenant pays in-Suite Janitorial)

HIGHLIGHTS

- Easy access to Uptown, Winrock Town Center, Coronado Center and ABQ Uptown
- Direct access to bicycle path on Pennsylvania St.
- Each suite enjoys sidewalk access
- Move-in ready
- Tenant pays in-suite janitorial
- Landlord pays common area janitorial
- Across the street from Little Bear Coffee Shop
- Building signage available
- Exterior security cameras plus evening roaming security

ZONING MX-T

LOCATION

- NWQ Pennsylvania St. & Menaul Blvd. NE

NAI SunVista

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

Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

Lauren Landavazo
lauren@sunvista.com
505 227 0585

For Lease

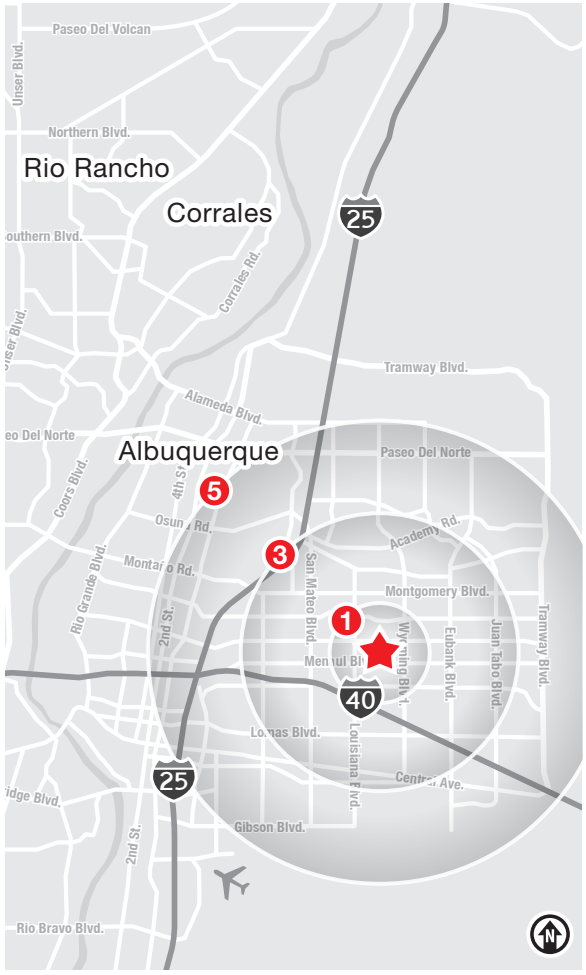
2625 Pennsylvania St. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,849	146,337	310,565
Average HH Income	$94,951	$85,536	$98,391
Daytime Employment	14,504	78,037	197,529

2026 Forecasted by Esri



NAI SunVista

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

Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

Lauren Landavazo
lauren@sunvista.com
505 227 0585

For Lease

2625 Pennsylvania St. NE | Albuquerque, NM 87110









NAISunVista

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

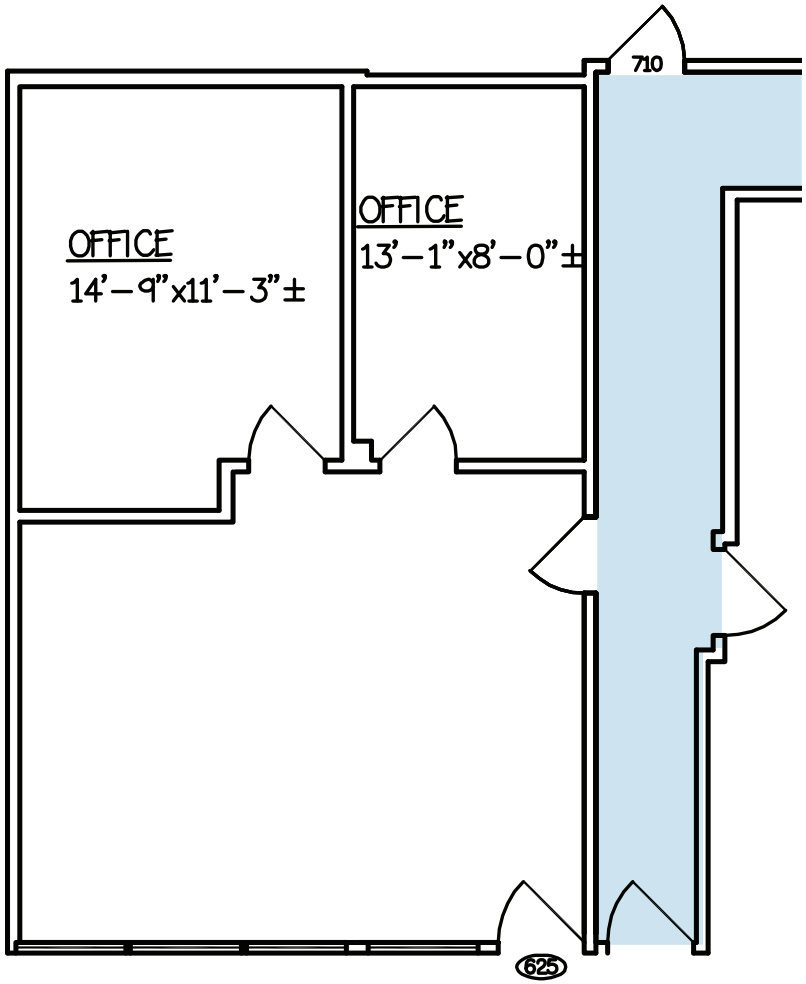
Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

Lauren Landavazo
lauren@sunvista.com
505 227 0585

For Lease

2625 Pennsylvania St. NE | Albuquerque, NM 87110

FLOOR PLAN



AVAILABLE

Suite 625: ±691 RSF

Common Area

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.

NAI SunVista

Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

Lauren Landavazo
lauren@sunvista.com
505 227 0585