

**For
Lease**



Bite-Sized Move-In Ready Office

ON A HIGHLY-VISIBLE CORRIDOR NEAR UPTOWN



UNDER NEW OWNERSHIP

2113 Wyoming Blvd. NE | Albuquerque, NM 87112

±897 RSF Available

Kate Potter

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

±897 RSF

LEASE RATE

\$18.00/RSF Modified Gross
(Tenant pays prorata share of water/
trash, gas, electric and pest control)

HIGHLIGHTS

- Suite includes reception area, two offices, storage and two restrooms (Shared with Suite 2115)
- Four dedicated parking spaces
- Pylon and building signage
- Under new local ownership and management
- Updated property including landscaping, lighting
- Back alley fencing for added security
- Close to residential and major retail

ZONING [MX-T](#)

LOCATION

SWQ Wyoming & Menaul Blvds. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,619	146,647	296,657
Average HH Income	\$76,815	\$82,677	\$92,871
Daytime Employment	10,466	76,168	175,802

2025 Forecasted by Esri



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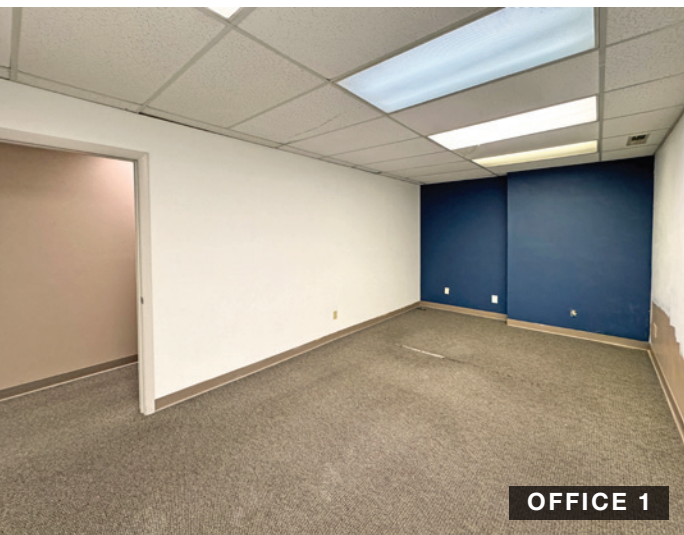
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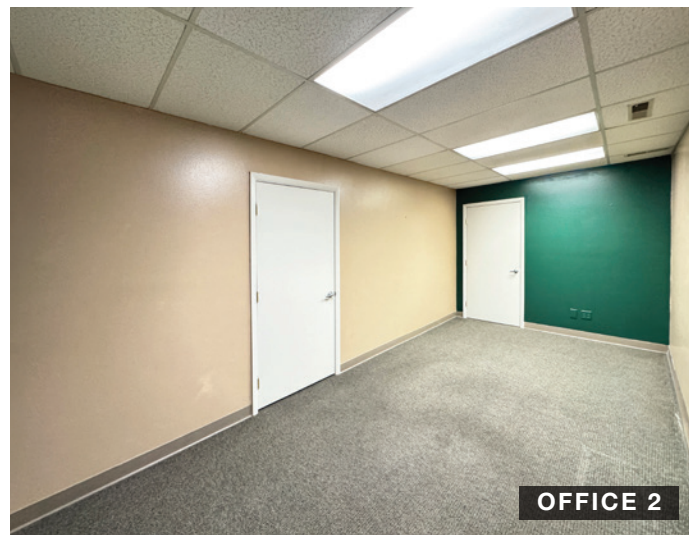
RECEPTION/WAITING



RECEPTION/WAITING



OFFICE 1



OFFICE 2



SHARED SINK

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FLOOR PLAN

AVAILABLE

Suite 2113: ±897 RSF

