

**For  
Lease**



# Bite-Sized Move-In Ready Office

ON A HIGHLY-VISIBLE CORRIDOR NEAR UPTOWN



**SUMMER PROMO RATE!**  
**\$16.00/RSF WITH A 3+ YEAR LEASE**  
**SIGNED BEFORE JULY 31, 2026**

2113 Wyoming Blvd. NE | Albuquerque, NM 87112

**±897 RSF Available**

**Kate Potter**

k.potter@sunvista.com | 505 998 1571

**NA SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

2113 Wyoming Blvd. NE | Albuquerque, NM 87112



## PROPERTY

### AVAILABLE

±897 RSF

### LEASE RATE

**PROMO RATE!**

**\$16.00/RSF Modified Gross**

With a 3+ Year Lease

Signed Before July 31, 2026

(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

**UNDER NEW OWNERSHIP**

**NAISunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Kate Potter**

[k.potter@sunvista.com](mailto:k.potter@sunvista.com)  
505 998 1571

# For Lease

2113 Wyoming Blvd. NE | Albuquerque, NM 87112



## 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



**For Lease**

2113 Wyoming Blvd. NE | Albuquerque, NM 87112



**BACK ALLEY FENCE**

**For Lease**

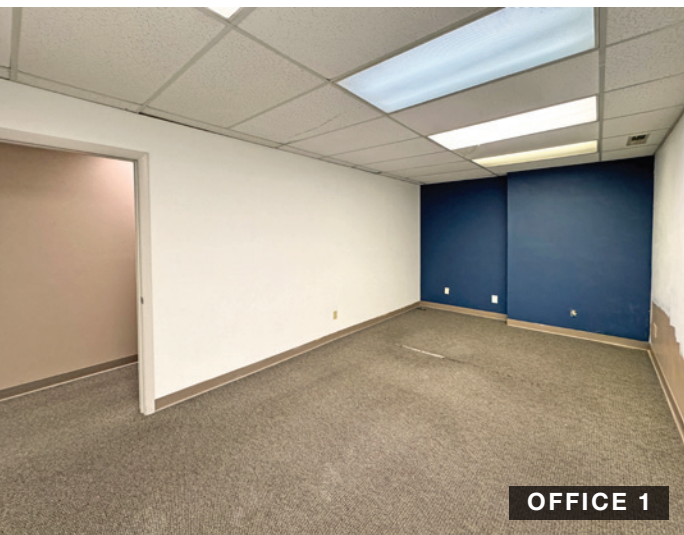
2113 Wyoming Blvd. NE | Albuquerque, NM 87112



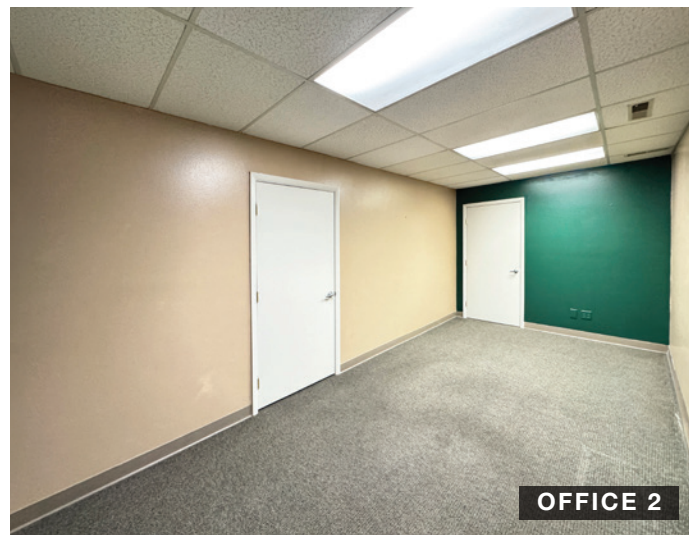
**RECEPTION/WAITING**



**RECEPTION/WAITING**



**OFFICE 1**



**OFFICE 2**



**SHARED SINK**

For Lease

2113 Wyoming Blvd. NE | Albuquerque, NM 87112

FLOOR PLAN

AVAILABLE

Suite 2113: ±897 RSF

