

For Lease



Bite-Sized Move-In Ready Offices ON A HIGHLY-VISIBLE CORRIDOR NEAR UPTOWN



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

2111-2113 Wyoming Blvd. NE | Albuquerque, NM 87112

**±897 - 2,324 RSF
Available**

Kate Potter

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NA SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite 2111:	±1,427 RSF
Suite 2113:	±897 RSF
TOTAL:	±2,324 RSF

LEASE RATE **PROMO RATE!**

\$16.00/RSF Modified Gross

With a 3+ Year Lease
Signed Before August 31, 2026

(Tenant pays prorata share of water/
trash, gas, electric and pest control)

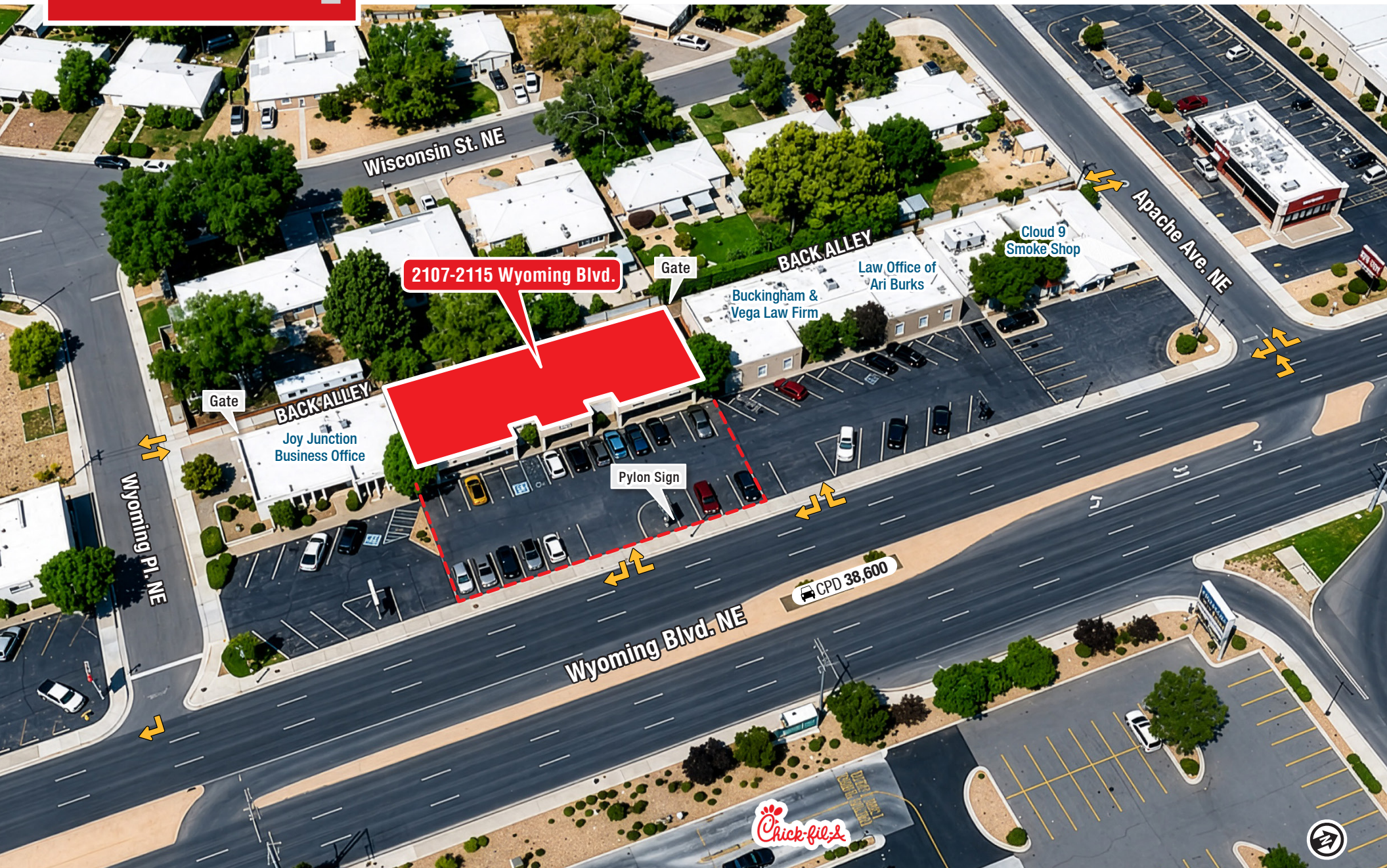
HIGHLIGHTS

- Suite 2111 has an exam room, 5 offices, reception/waiting area, and two in-suite restrooms, new flooring will be installed and has a brand new HVAC unit
- Suite 2113 has reception area, 2 offices, two restrooms (Shared with Suite 2115) and new flooring will be installed
- Pylon and building signage
- Under new local ownership and management
- Updated property including landscaping, lighting
- Back alley gate and fencing for added security
- Close to residential and major retail
- Security monitoring and exterior lighting

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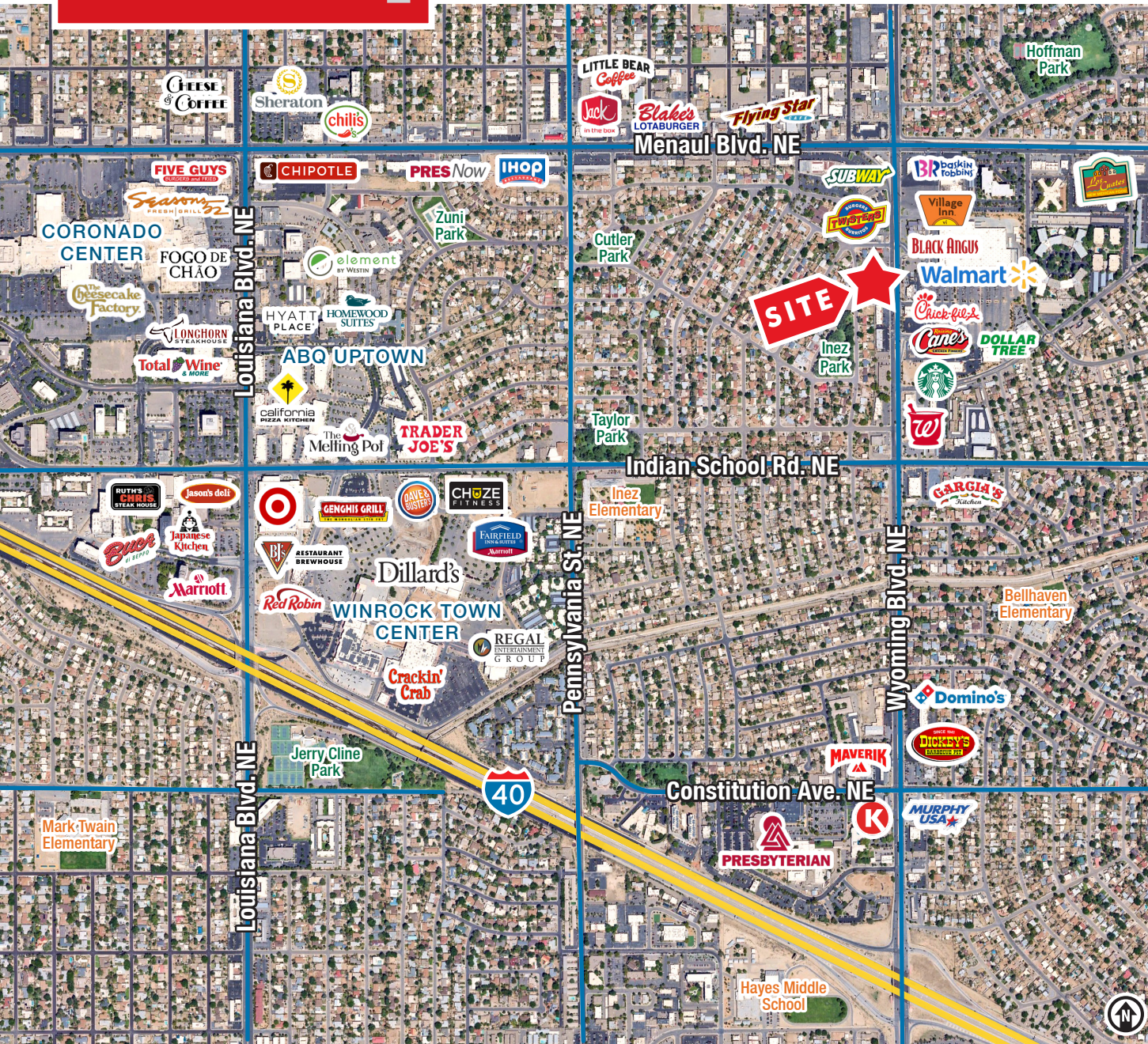
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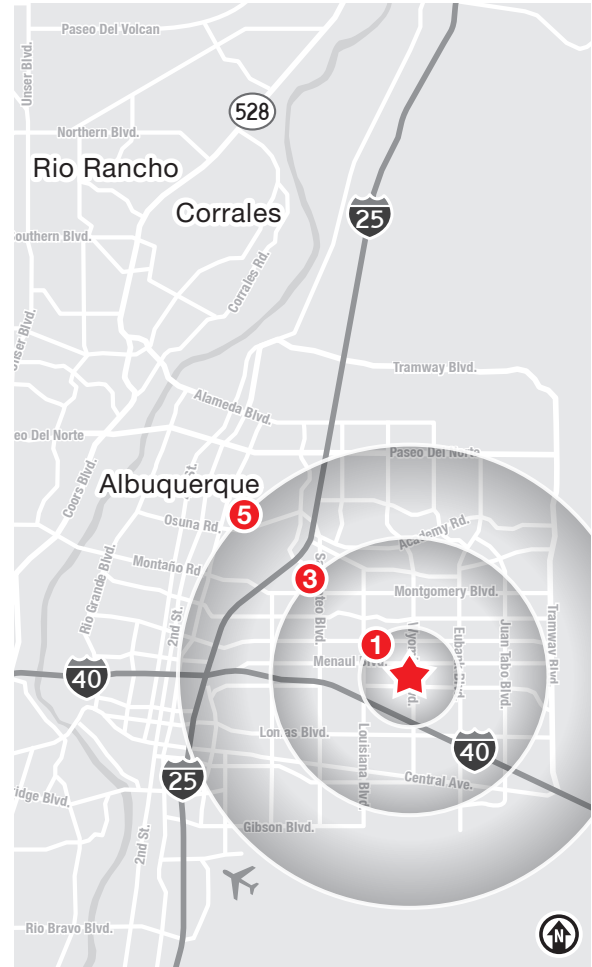
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LOCATION

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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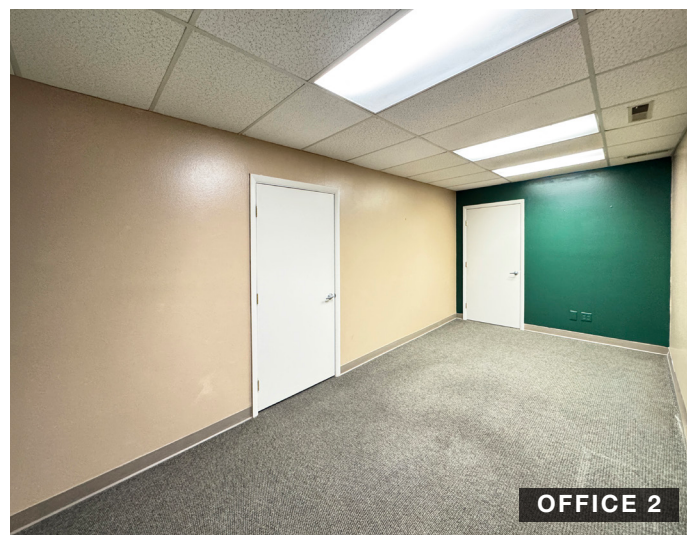
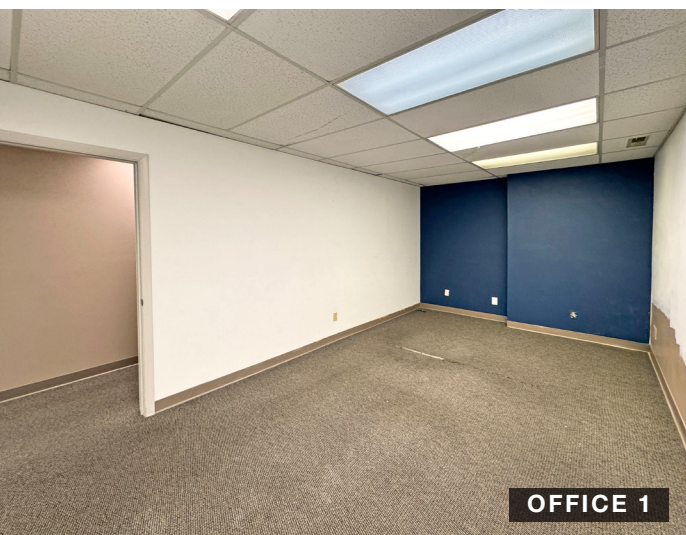
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 Available Leased Common Area

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The floor plan shows two adjacent suites, Suite 2111 and Suite 2113, outlined in red. Suite 2111 (left) contains an office, an open work area, a reception area, a waiting area, and restrooms. Suite 2113 (right) contains an office, an open work area, and restrooms. The plan also shows adjacent spaces for Faith and Hope Homecare and Rodgers Insurance.

Suite 2111
 ±1,427 SF

Suite 2113
 ±897 SF

