

For Lease



Move-In Ready Offices

MINUTES TO UPTOWN AND I-40



FREE RENT! WITH A
3-YEAR LEASE

Limited time offer, see Advisor for details.

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

**±897 - 2,324 RSF
Available**

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

k.potter@sunvista.com | 505 998 1571

For Lease

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



PROPERTY

AVAILABLE

Suite 2111: ±1,427 SF

Available 1/2027

- Private entry
- New HVAC
- New flooring and paint
- 2 in-suite restrooms
- 6 offices and reception/waiting

Suite 2113: ±897 SF

Available 1/2027

- Private entry
- New flooring
- 2 shared restrooms with Suite 2115
- 2 offices and reception/waiting

LEASE RATE

\$15.00/RSF Modified Gross
(Tenant pays prorata share of water/trash, gas, electric and pest control)

HIGHLIGHTS

- Pylon and building signage
- Security monitoring
- New lighting and landscaping
- Designated parking
- New ownership and local management
- Security monitoring and exterior lighting

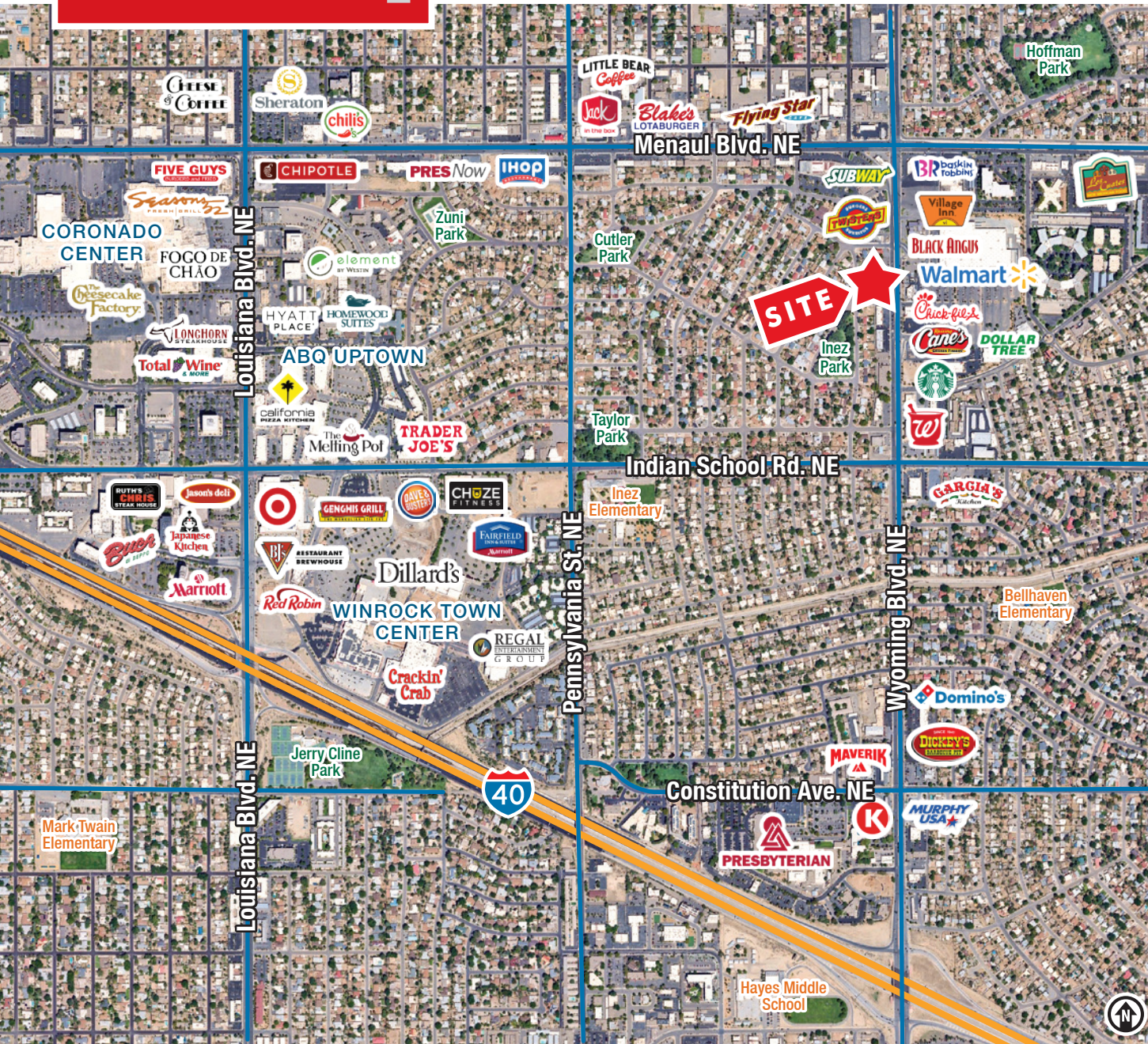
ZONING MX-T

LOCATION

SWQ Wyoming &
Menaul Blvds. NE

For Lease

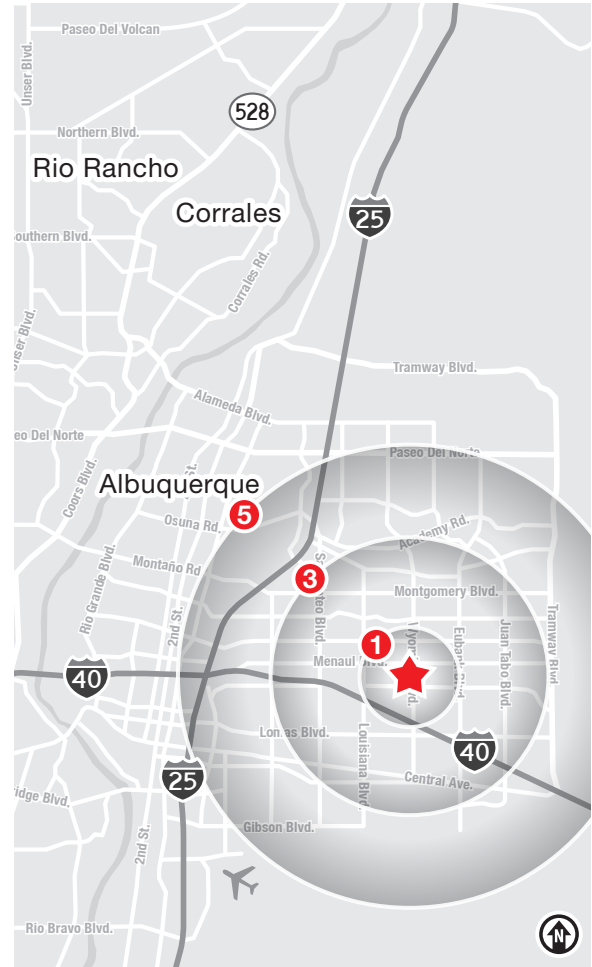
2111-2113 Wyoming Blvd. NE | Albuquerque, NM 87112



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



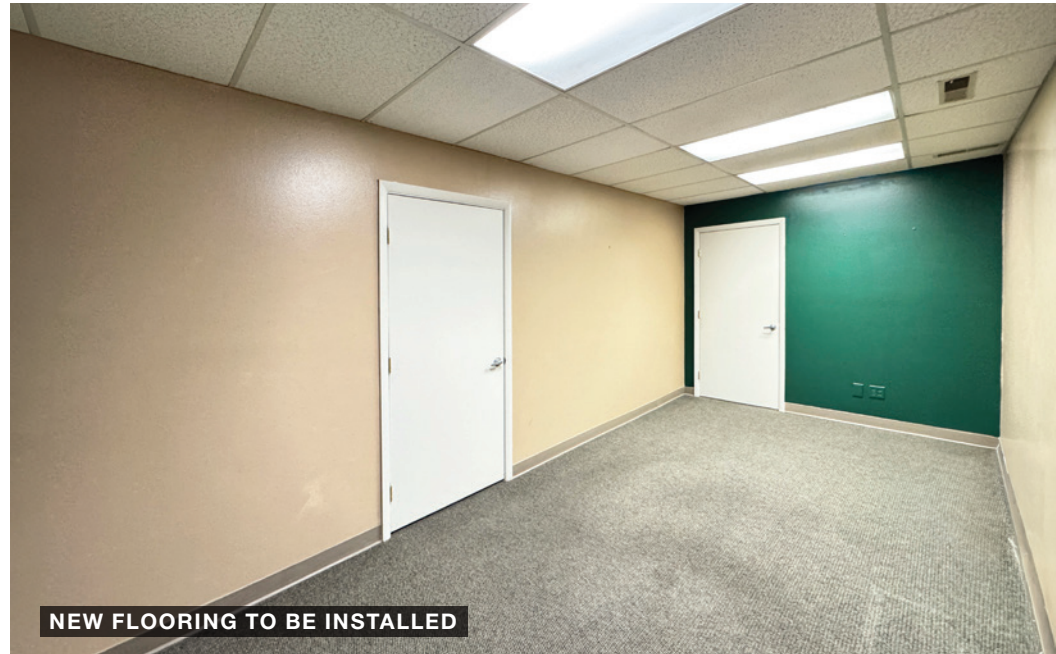
NAI SunVista

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

Kate Potter
k.potter@sunvista.com
505 998 1571

For Lease

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



NAISunVista

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

Kate Potter
k.potter@sunvista.com
505 998 1571

For Lease

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

FLOOR PLAN

Available Leased Common Area

AVAILABLE

±897-2,324 RSF

