

# Sedona Pointe Office Condo

LOCATED IN THE PASEO DEL NORTE CORRIDOR

For  
Lease



**\$21.00/SF Modified Gross**  
**±2,885 SF Available**

8210 Louisiana Blvd. NE | Suite C | Albuquerque, NM 87113

**Dave Hill** CCIM, SIOR  
dave@sunvista.com | 505 238 6413

**DJ Brigman** SIOR, CCIM  
DJ@sunvista.com | 505 998 1562

**NAI SunVista** ] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suite C: ±2,885 SF

### LEASE RATE

\$21.00/SF Modified Gross  
(Tenant pays utilities plus HVAC maintenance & janitorial)

### HIGHLIGHTS

- Excellent location in the highly-desirable Sedona Pointe professional office park
- 5:1,000 parking ratio
- Great location near Paseo del Norte & Louisiana Blvd.
- Lots of nearby amenities

**ZONING** MX-T 

### LOCATION

NEQ Louisiana Blvd. & Paseo del Norte NE

**SEDONA POINTE  
OFFICE PARK**



**NAI SunVista**

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

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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,855	72,282	176,990
Average HH Income	\$133,246	\$124,548	\$115,944
Daytime Employment	7,824	60,152	125,088

2025 Forecasted by Esri

