

# For Lease



## Rio Rancho Office Suites

PERFECT FOR SMALL OFFICE/FLEX USERS



**±682 - 3,578 SF Available**

4311 Sara Rd. SE | Rio Rancho, NM 87124

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

**Micah Gray** CCIM  
micah@sunvista.com | 505 338 9878

**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

**For Lease**

4311 Sara Rd. SE | Rio Rancho, NM 87124

## PROPERTY

### AVAILABLE

- Suite 101: ±682 SF  
\$1,350.00/Month
- Suite 110: ±1,064 SF  
\$1,800.00/Month
- Suite 202: ±1,030 SF  
\$1,600.00/Month
- Suite 209: ±3,578 SF  
\$5,500.00/Month

All rates include \$3.40/SF NNN

Tenant pays separately metered gas, electric, and in-suite janitorial

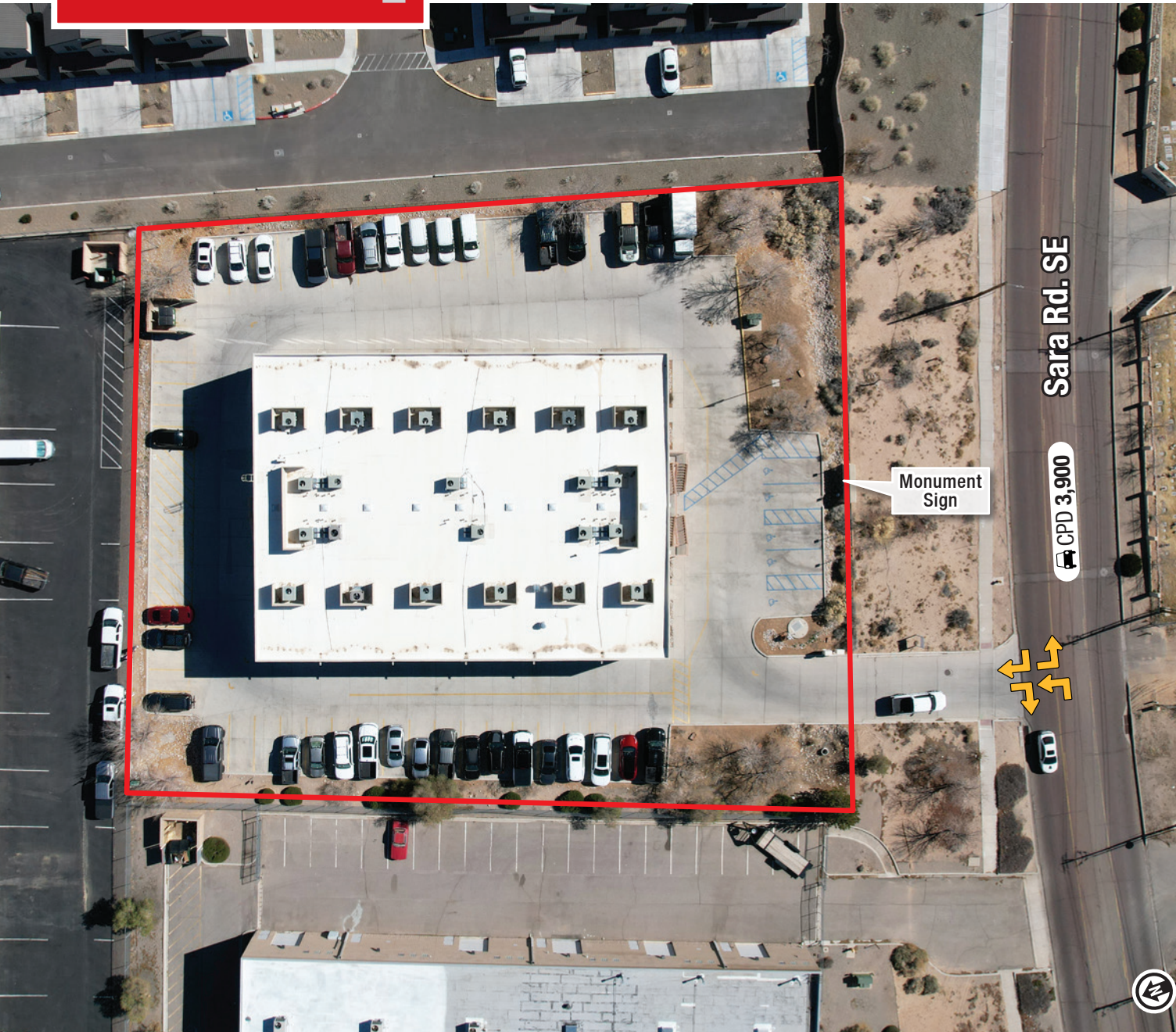
### HIGHLIGHTS

- Great opportunity in a low-vacancy submarket
- Functional suite layouts
- Quick access to NM Hwy. 528
- Natural light throughout
- Attentive ownership

**ZONING** C-2

### LOCATION

NEQ NM Hwy. 528 & Sara Rd. SE







**For Lease**

4311 Sara Rd. SE | Rio Rancho, NM 87124



**For Lease**

4311 Sara Rd. SE | Rio Rancho, NM 87124



**NAI SunVista**

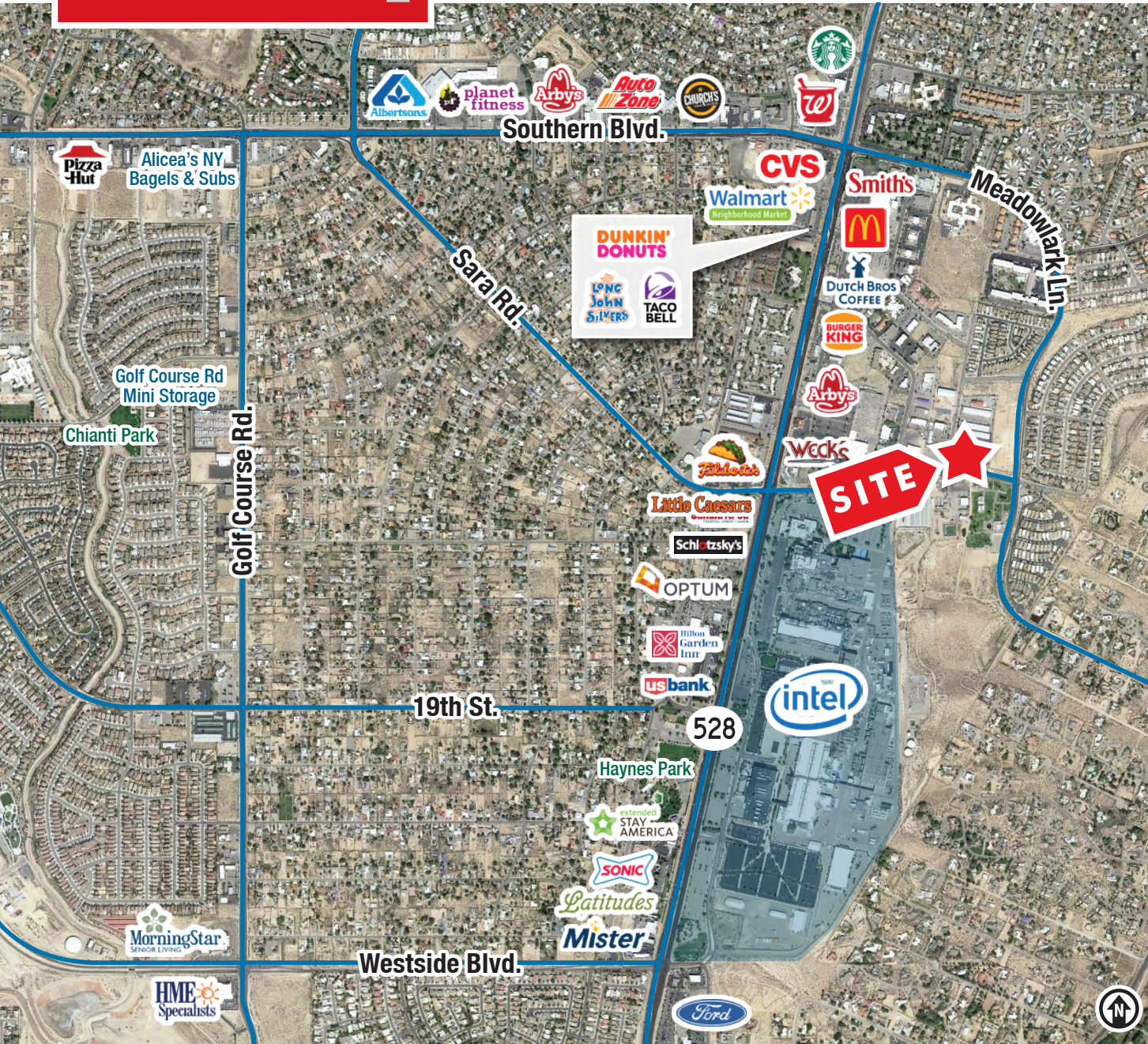
505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

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

**Micah Gray** CCIM  
micah@sunvista.com  
505 338 9878

# For Lease

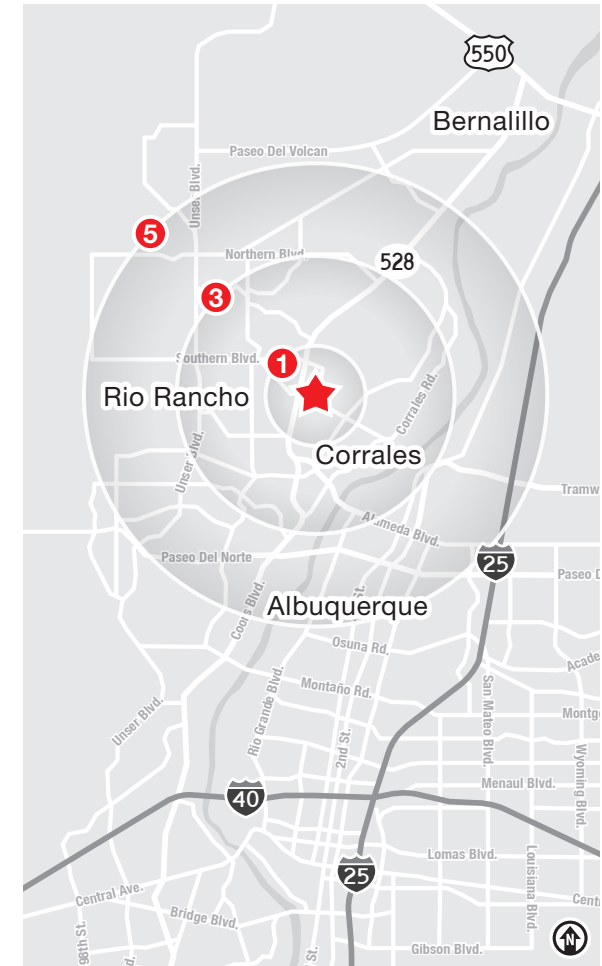
4311 Sara Rd. SE | Rio Rancho, NM 87124



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,942	73,451	146,270
Average HH Income	\$88,442	\$116,355	\$112,922
Daytime Employment	7,757	29,940	51,214

2025 Forecasted by Esri



**NAISunVista**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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

**Micah Gray** CCIM  
 micah@sunvista.com  
 505 338 9878