

For Lease

San Pedro Office Park

2201 & 2207 San Pedro Dr. NE | Albuquerque, NM 87110

3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE



UPTOWN'S BEST LEASE RATE FOR OFFICE SPACE

NWQ I-40 & San Pedro Dr. NE



Available:
±250 -
±5,327 SF



Lease Rate:
\$15.50/SF
Full Service

PROPERTY HIGHLIGHTS

- Walking distance to Coronado Center, Winrock Town Center, ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- Reserved covered parking
- Overnight security for your safety
- Beautiful campus-like setting
- On-site storage units

NAI SunVista

got space

Martha Carpenter
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505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,886	138,650	314,464
Average HH Income	\$64,322	\$61,934	\$68,019
Daytime Employment	16,949	103,378	249,380

2021 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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PHOTOS



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FLOOR PLANS



AVAILABLE

BUILDING 1

Suite 1100:	±250 SF	\$323/Mo.
Suite 1200:	±2,393 SF	\$3,091/Mo.
Suite 1300:	±3,674 SF	\$4,746/Mo.
Suite 215:	±1,409 SF	\$1,820/Mo.
Suite 230:	±2,675 SF	\$3,455/Mo.

BUILDING 2

Suite 104:	±3,905 SF	\$5,044/Mo.
Suite 207:	±3,142 SF	\$4,058/Mo.
Suite 222:	±1,202 SF	\$1,553/Mo.
Suite 224:	±838 SF	\$1,082/Mo.

BUILDING 3

Suite 107:	±3,666 SF	\$4,735/Mo.
Suite 110:	±343 SF	\$444/Mo.
Suite 220:	±1,258 SF	\$1,625/Mo.

BUILDING 4

Suite 102:	±1,349 SF	\$1,742/Mo.
Suite 120:	±3,017 SF	\$3,897/Mo.

All rates above are Full Service

BUILDING 2207: ±5,327 SF \$6,880/Mo. NNN
Stand-Alone Building

For Lease

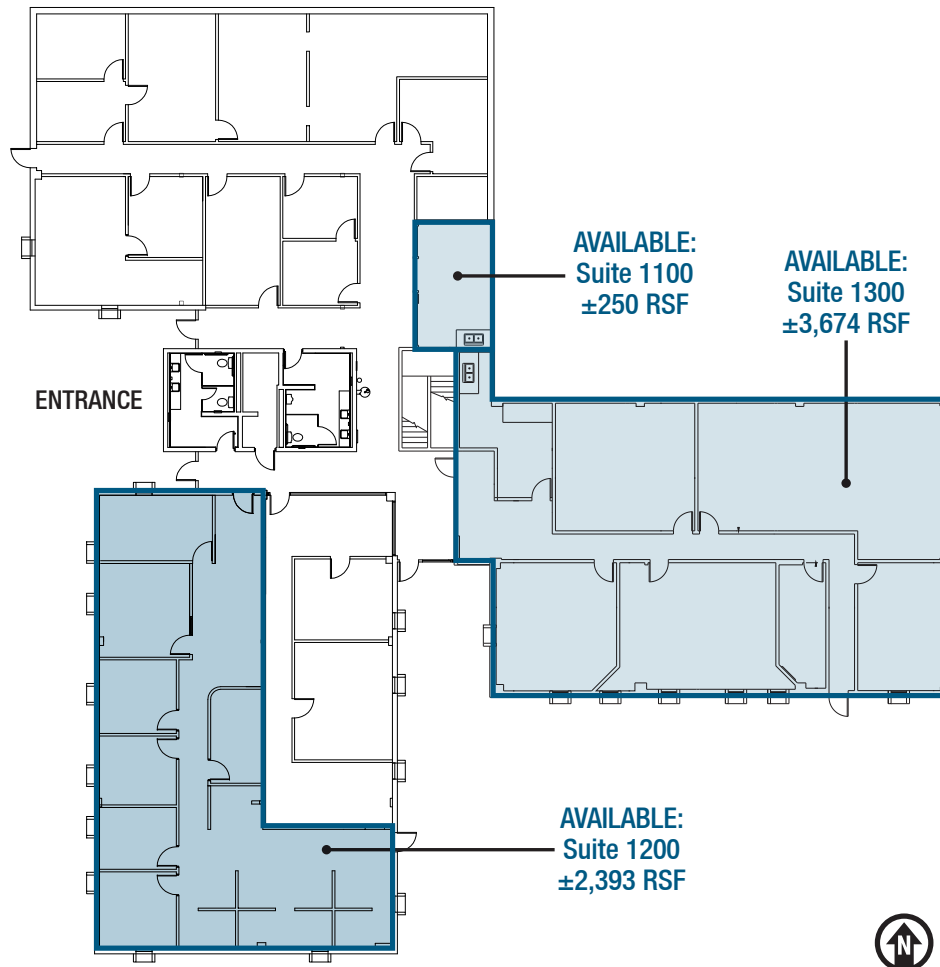
San Pedro Office Park

UPTOWN'S BEST LEASE RATE FOR OFFICE SPACE

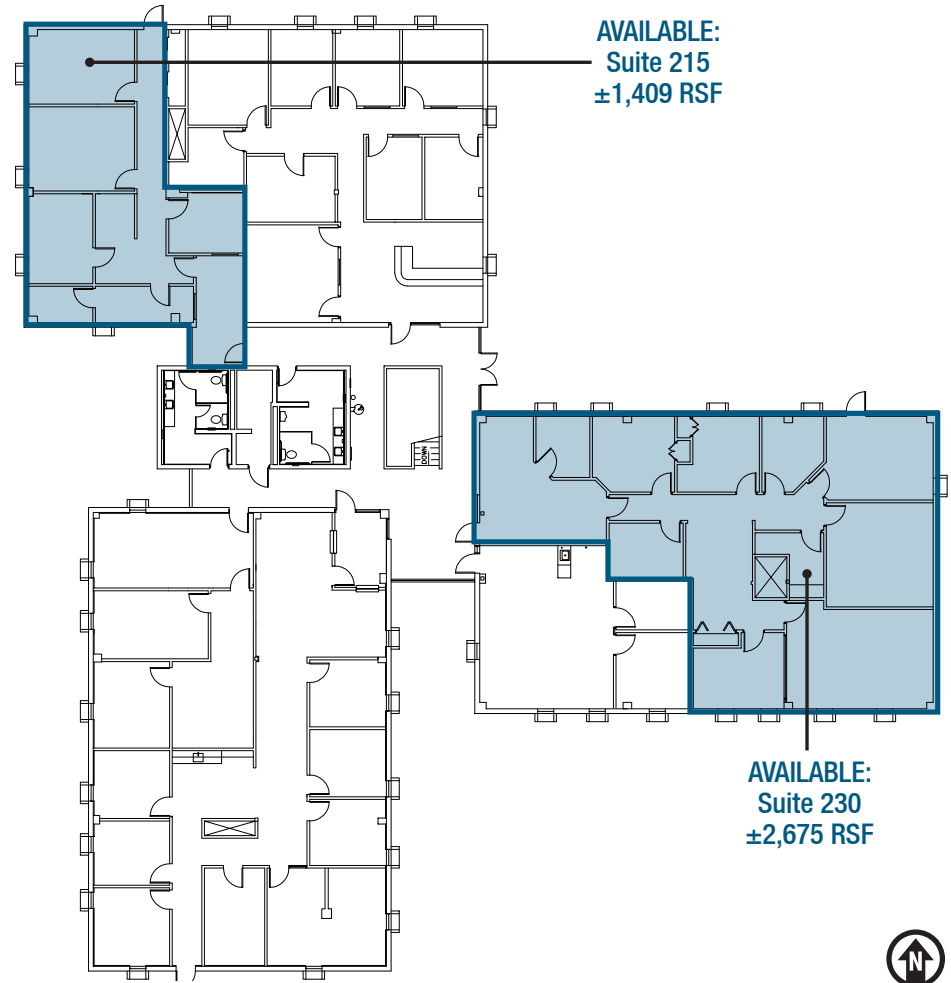
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FLOOR PLANS

Building 1 | First Floor



Building 1 | Second Floor



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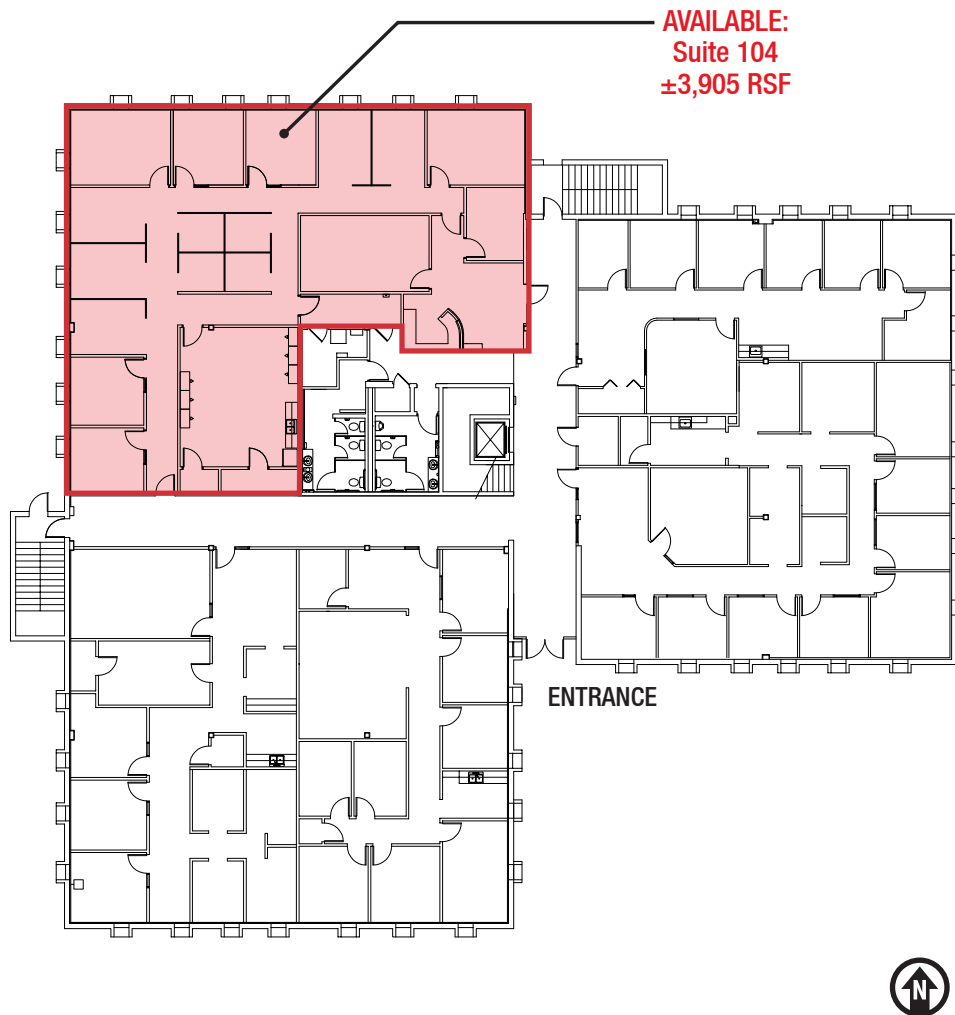
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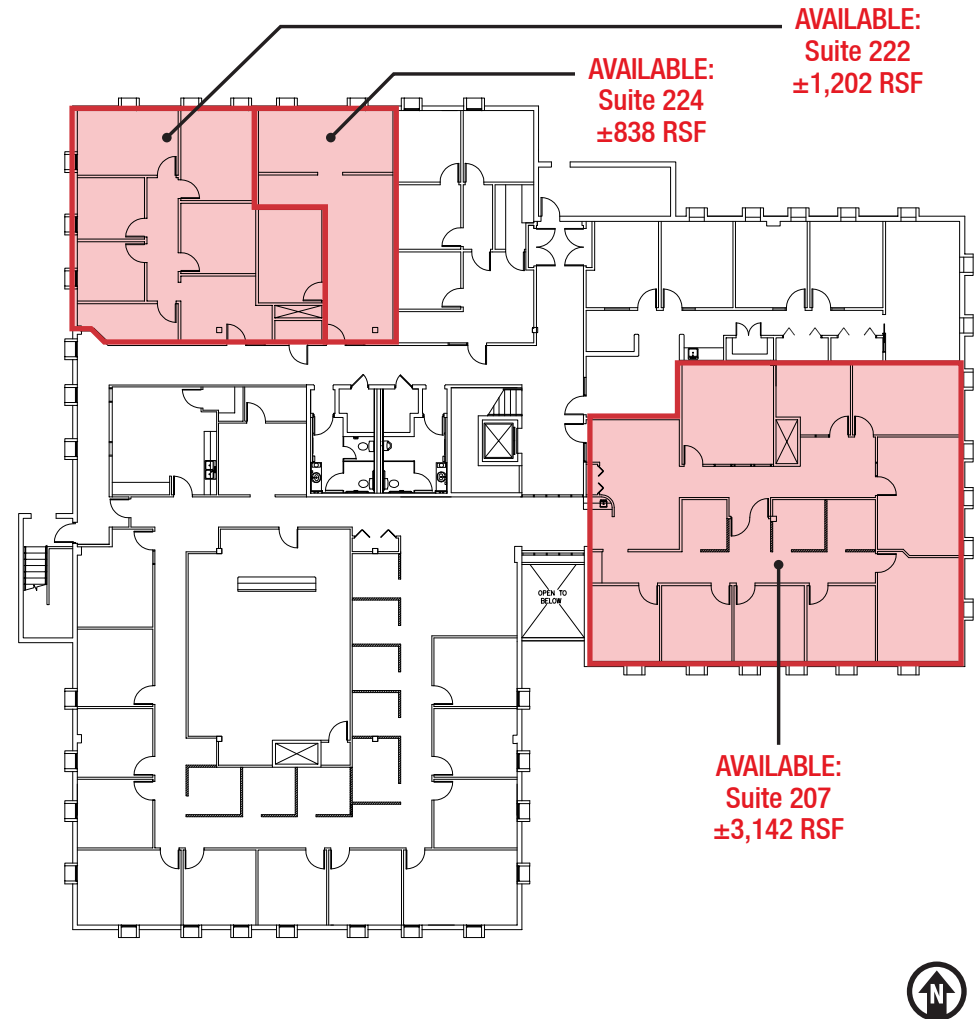
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FLOOR PLANS

Building 2 | First Floor



Building 2 | Second Floor



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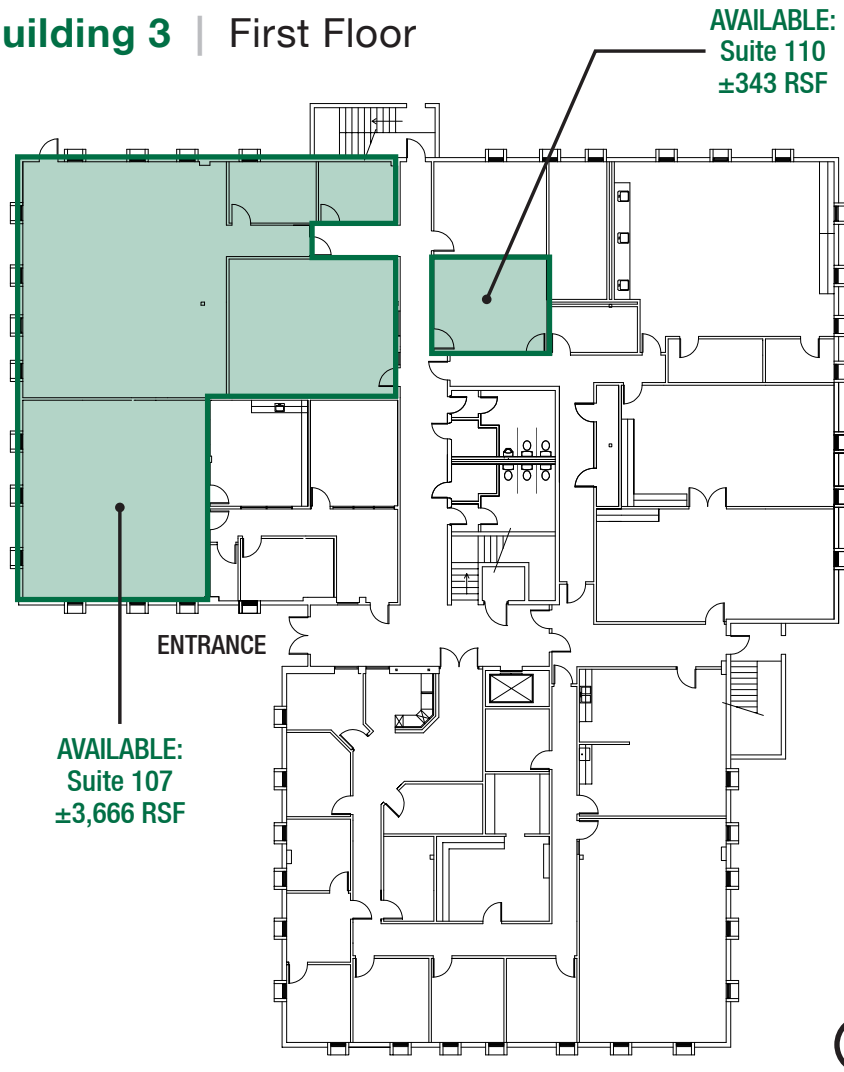
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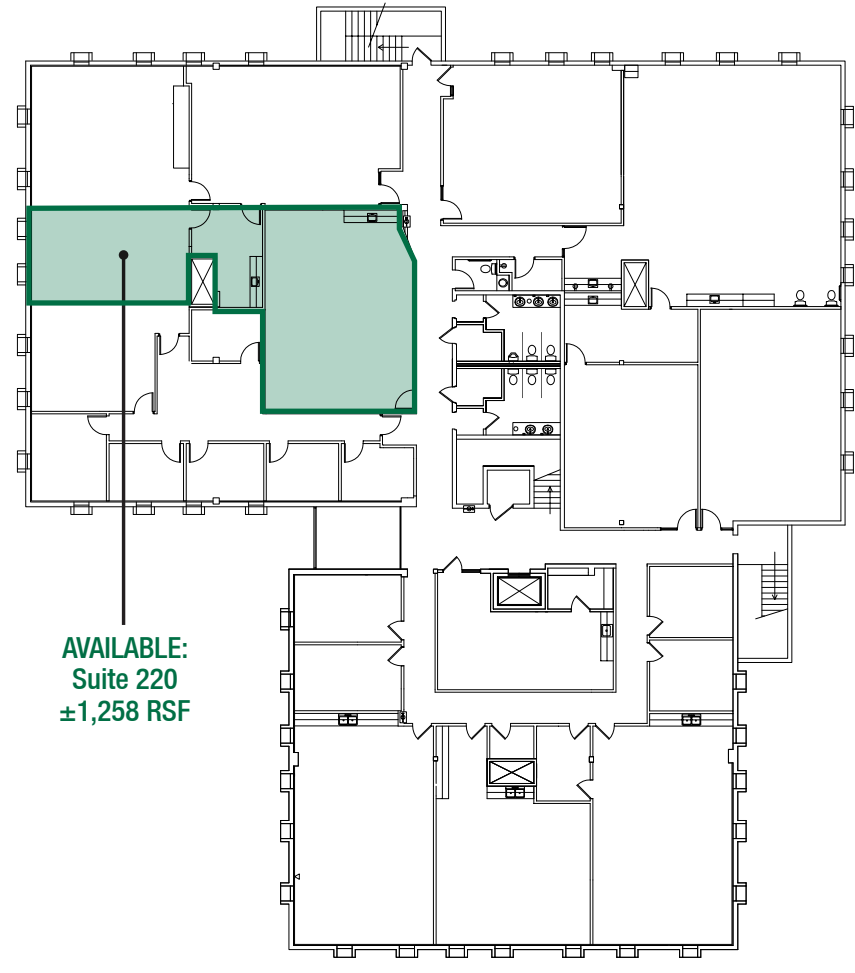
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FLOOR PLANS

Building 3 | First Floor



Building 3 | Second Floor



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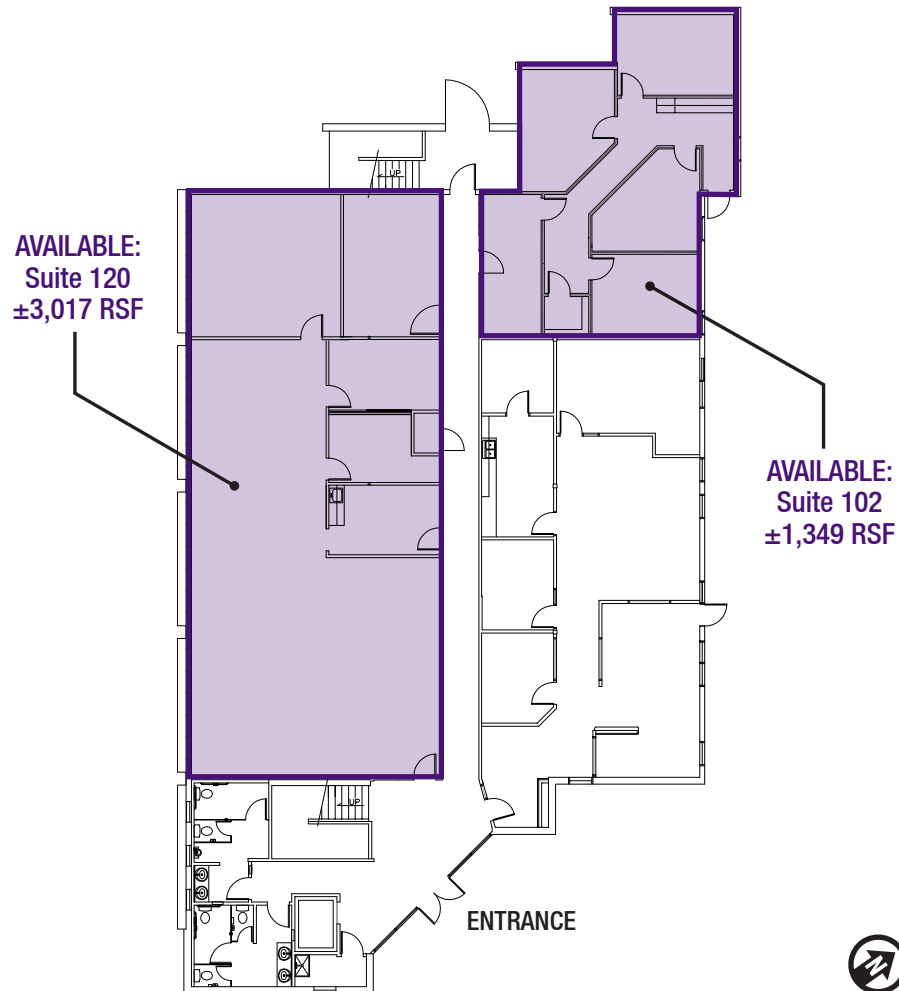
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FLOOR PLANS

Building 4 | First Floor



Building 4 | Second Floor



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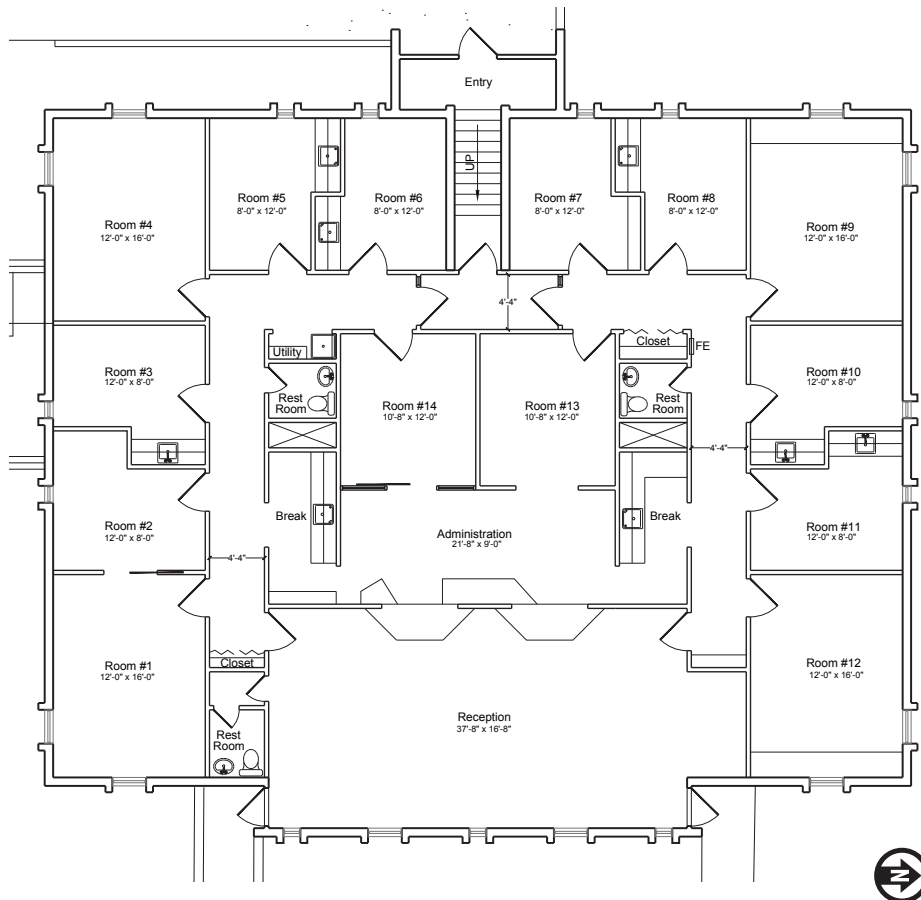
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FLOOR PLANS

Building 2207 | Stand-Alone Building | ±5,327 SF

GROUND LEVEL | ±3,618 SF



LOWER LEVEL | ±1,709 SF

