

For Sale
or Lease

Owner/User Investment Property

GREAT LOCATION | EASY ACCESS TO UPTOWN & I-40

8005 Pennsylvania Cir. NE | Albuquerque, NM 87110

NEQ Lomas Blvd. & Pennsylvania Dr. NE



FOR SALE

- Sale Price: \$700,000
- Building: ±4,344 SF
- Land: ±0.45 Acres



FOR LEASE

- Suite C: ±1,800 SF
- Lease Rate: \$13.50/SF
(Tenant pays gas, electric & janitorial)

- Easy access to Uptown and I-40
- Great building for office or medical use
- Monument signage
- Shared lobby
- Exterior security lighting
- Plenty of parking (19 spaces)
- Suite A lease expires 9/30/2028
- Suite B lease is month-to-month
- IDO Zoning: MX-T

NAISunVista

got space™

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Sale or Lease

OWNER/USER INVESTMENT PROPERTY

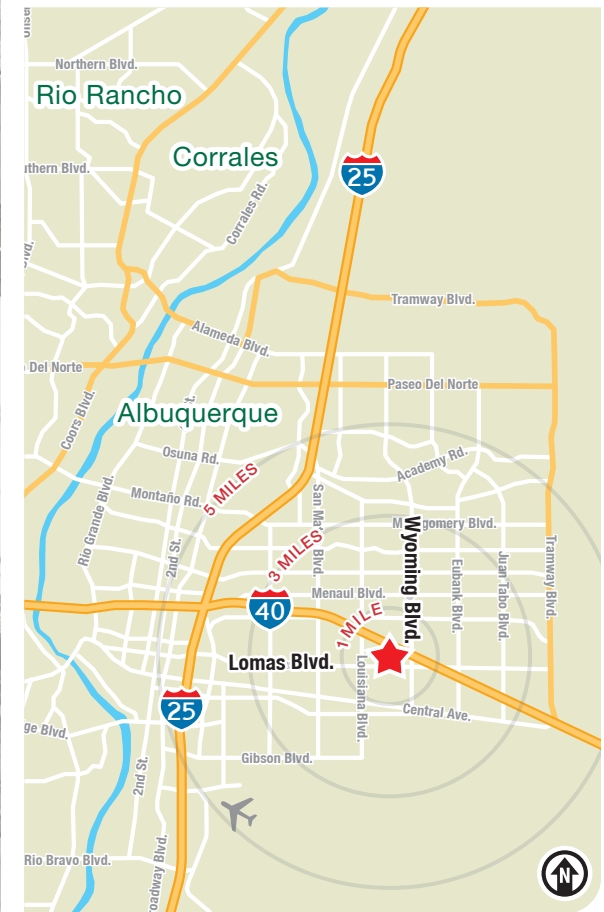
8005 Pennsylvania Cir. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,503	136,833	279,441
Average HH Income	\$65,197	\$77,741	\$85,532
Daytime Employment	7,309	75,894	186,178

2023 Forecasted by Esri



NAISunVista

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

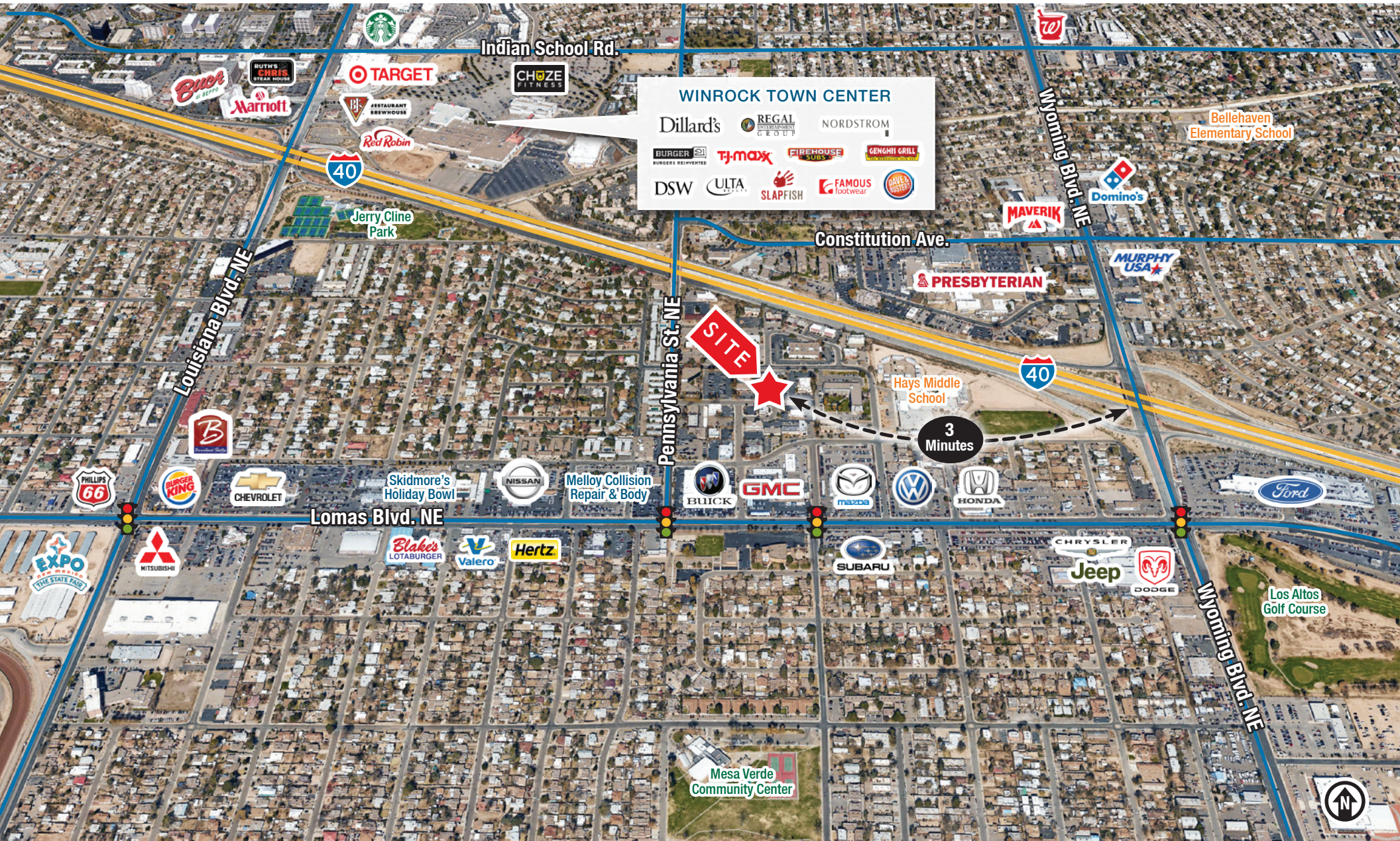
Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Sale or Lease

OWNER/USER INVESTMENT PROPERTY

8005 Pennsylvania Cir. NE | Albuquerque, NM 87110



For Sale or Lease

OWNER/USER INVESTMENT PROPERTY

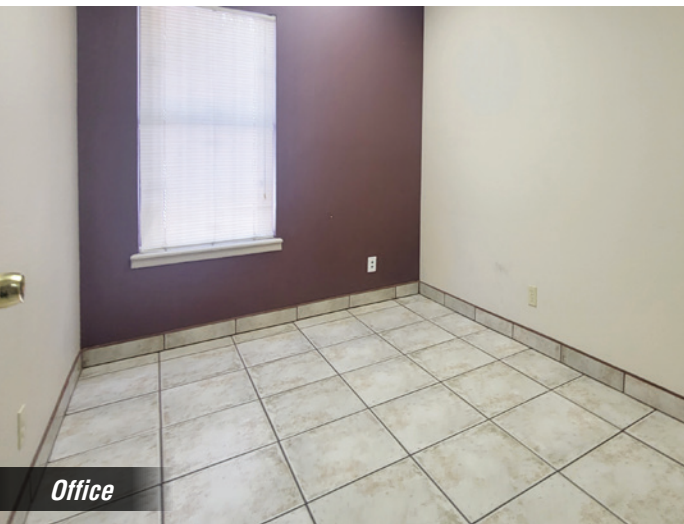
8005 Pennsylvania Cir. NE | Albuquerque, NM 87110



Shared Lobby



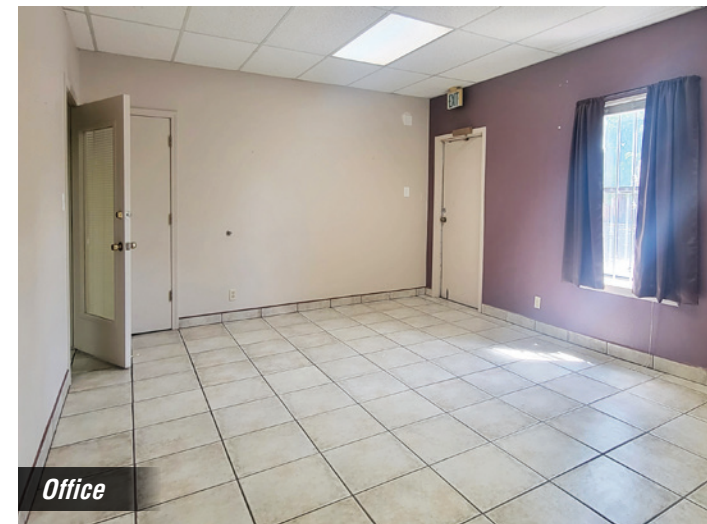
Training/Conference Room



Office

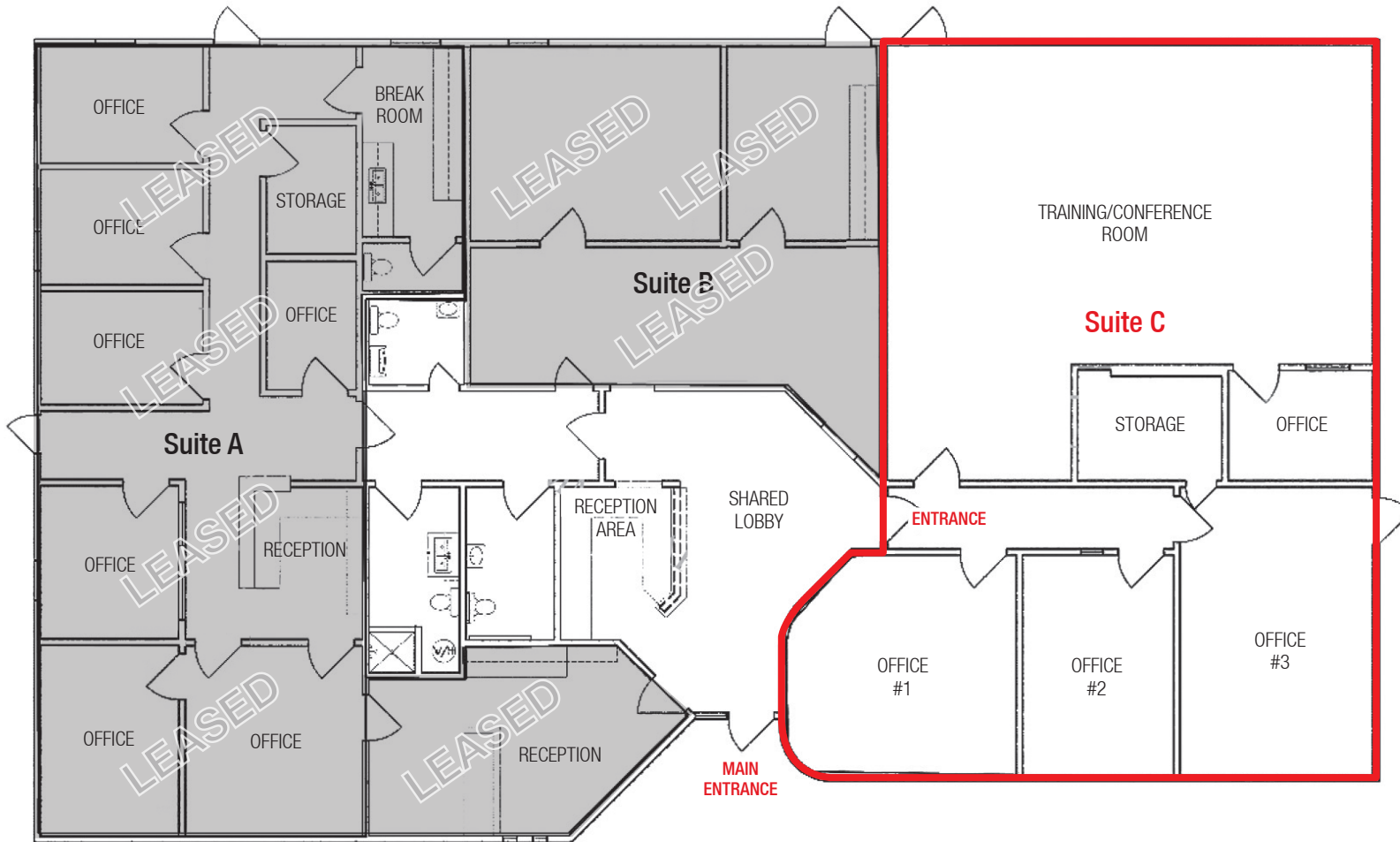


Office



Office

FLOOR PLAN



SUITES

Total Building: ±4,344 SF

- Suite A: ±1,500 SF
Lease expires 9/30/2028
- Suite B: ±1,500 SF
Lease is month-to-month
- **Suite C: ±1,800 SF
AVAILABLE**

SUITE C OPTIONS

- OPTION 1:**
Includes shared lobby for reception desk
- OPTION 2:**
Lease Offices #1, #2 and #3
- OPTION 3:**
Lease training/conference room
- OPTION 4:**
Lease the whole space

 Available
 Leased

