

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  
and prorated share of water/refuse)

- 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

**NA**SunVista

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

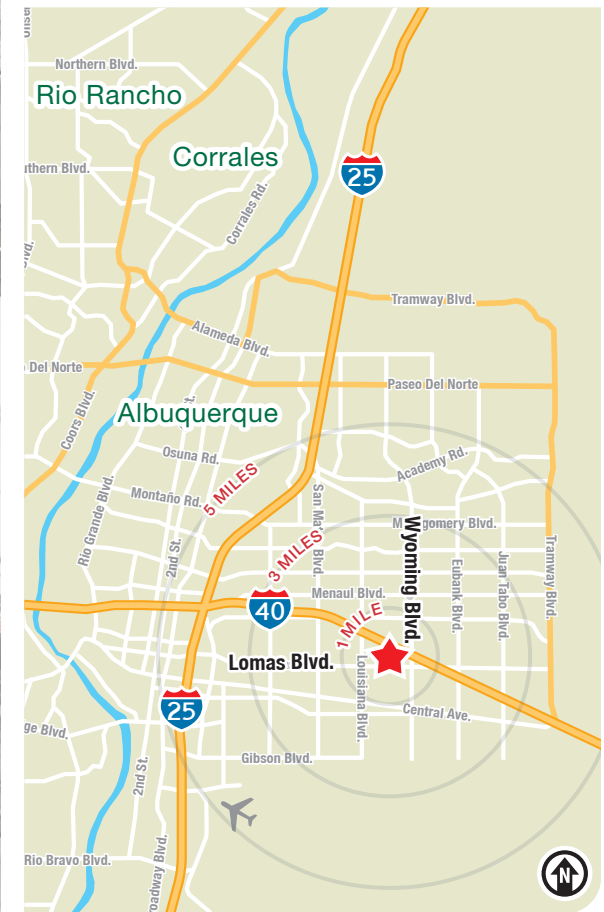
8005 Pennsylvania Cir. NE | Albuquerque, NM 87110



## 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



**NAI**SunVista

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

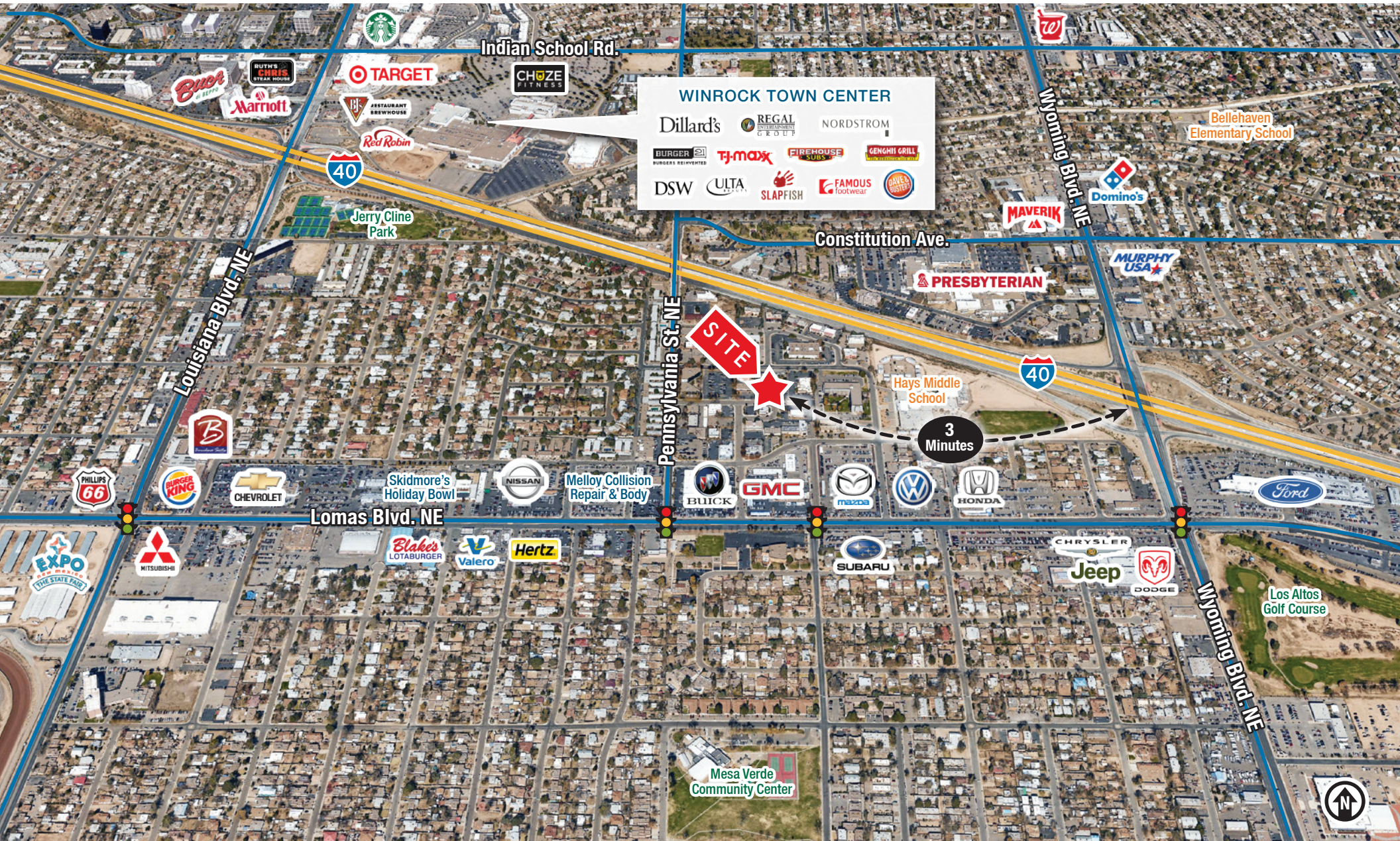
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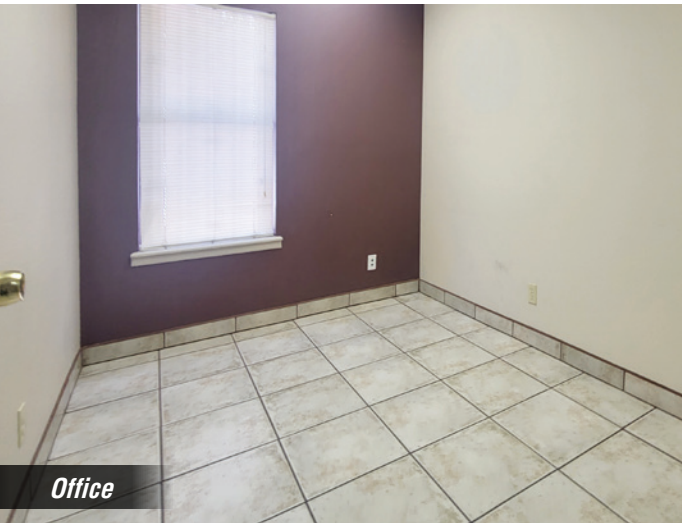
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Shared Lobby



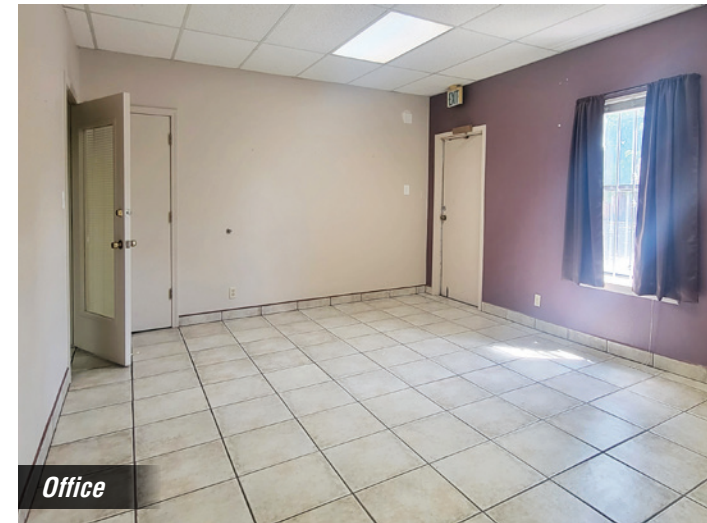
Training/Conference Room



Office



Office



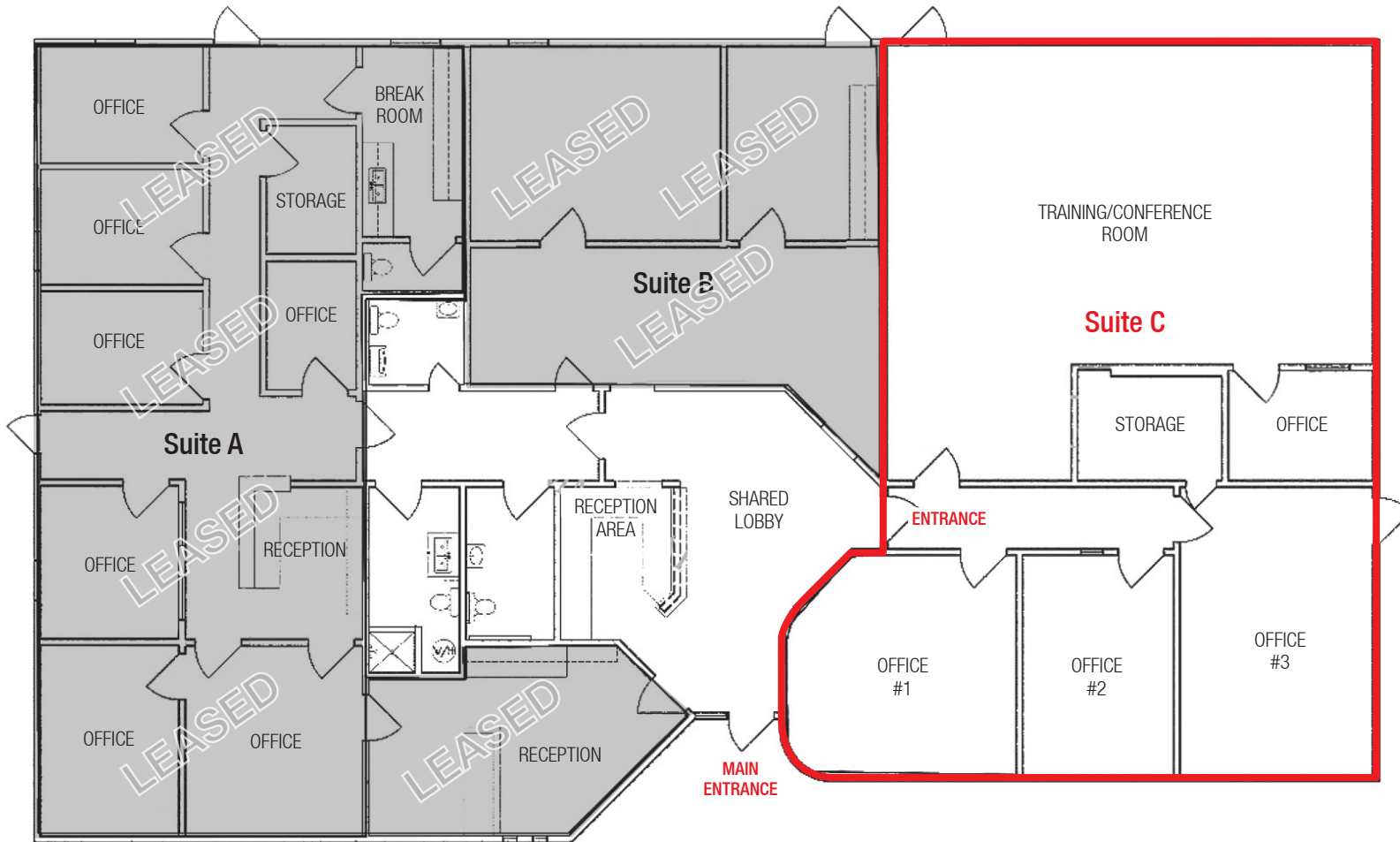
Office

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### 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

