

For Sale
or Lease

Owner/User Investment Property

GREAT LOCATION | EASY ACCESS TO UPTOWN & I-40



8005 Pennsylvania Circle NE | Albuquerque, NM 87110

NEQ Lomas Blvd. & Pennsylvania Dr. NE

FOR SALE

- Building: ±4,401 SF
- Land: ±0.45 Acres
- Sale Price: \$700,000

FOR LEASE

- Suite A & B: ±1,556 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 D lease is month-to-month
- IDO Zoning: MX-T

NASunVista

got space™

Martha Carpenter
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Lisa Mercer
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For Sale or Lease

OWNER/USER INVESTMENT PROPERTY

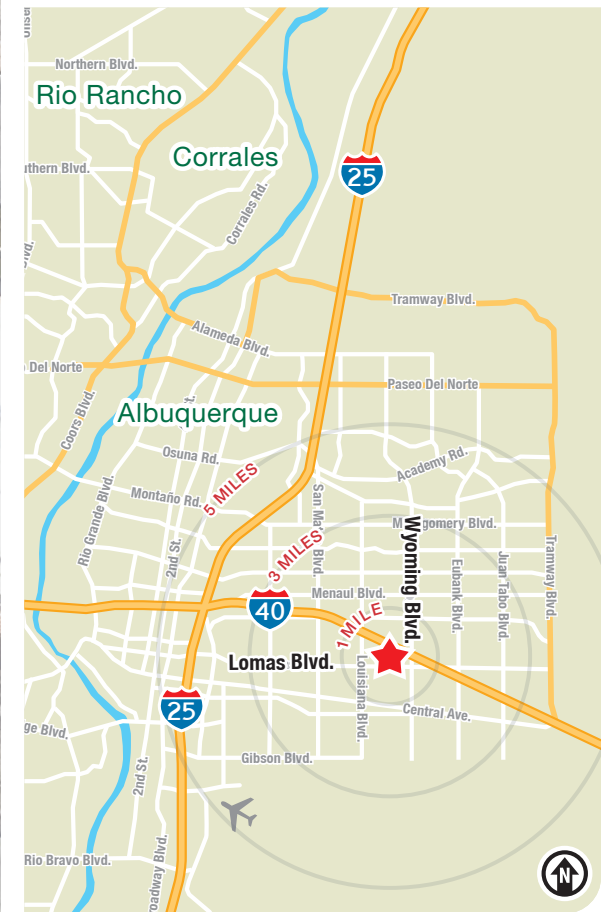
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LOCATION

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



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

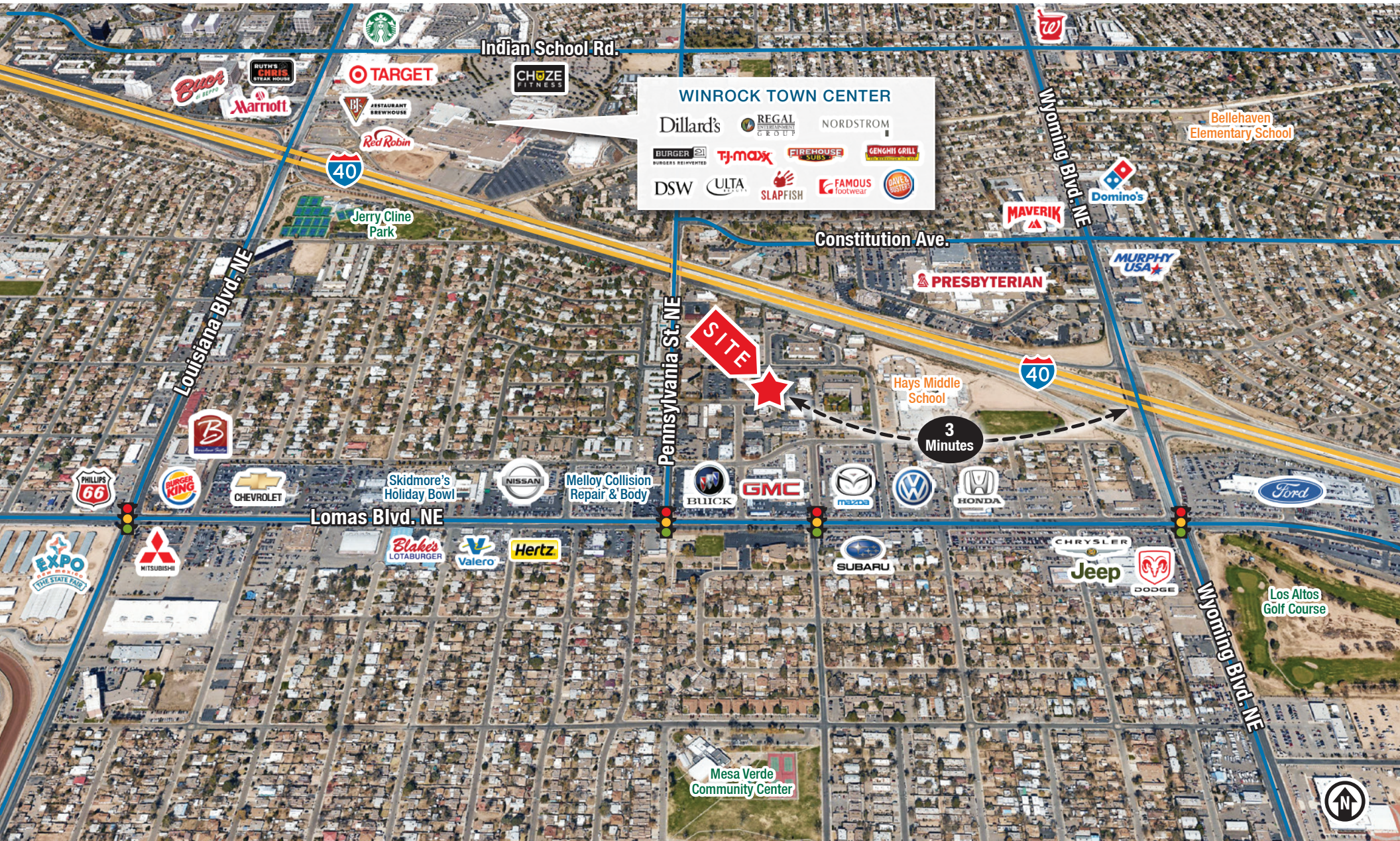
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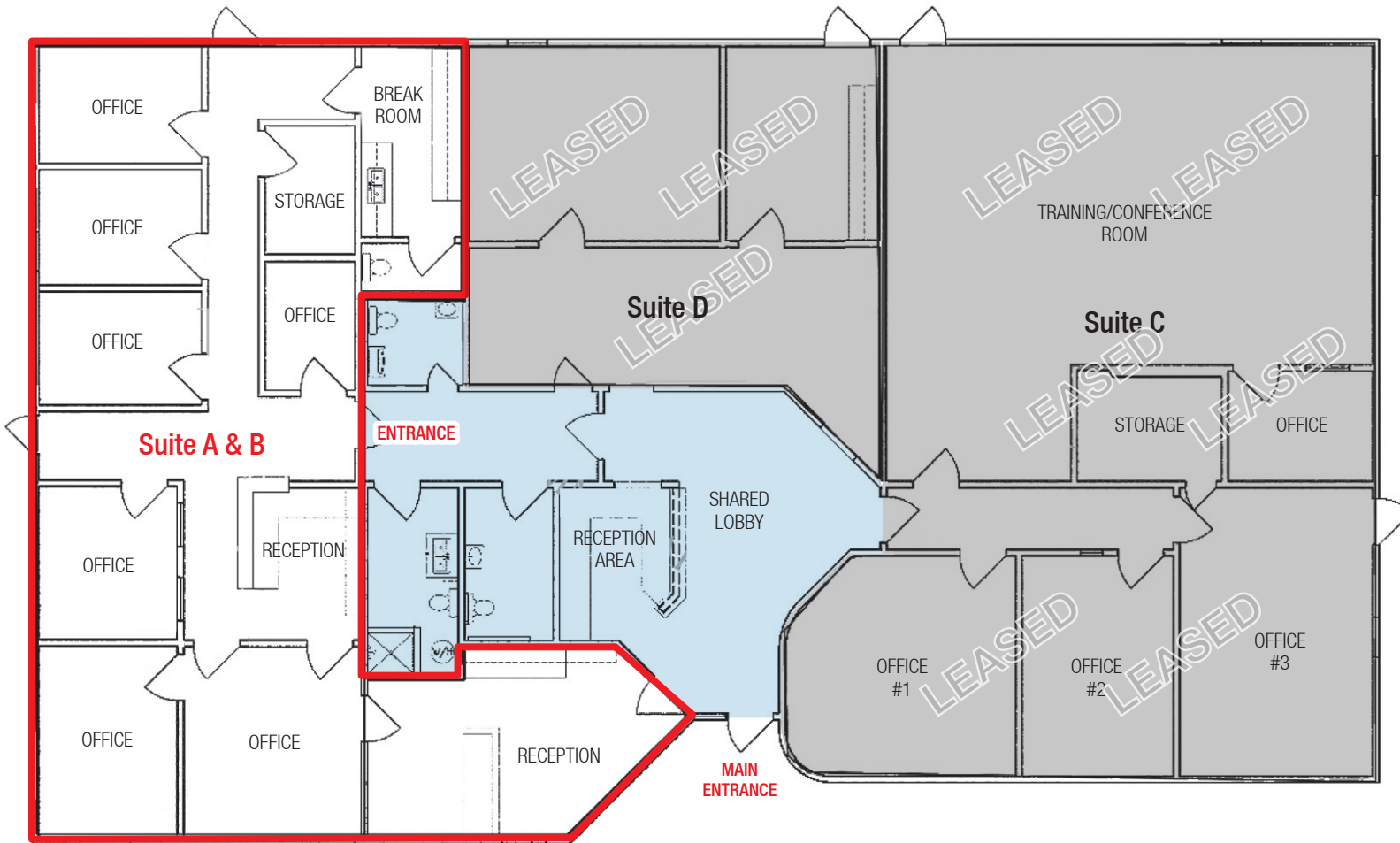


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FLOOR PLAN



SUITES

Total Building: ±4,401 SF

- Suite A & B: ±1,556 SF AVAILABLE
Can be demised.
- Suite D: ±500 SF
Lease is month-to-month.



Available Leased Common Area