

For Lease

San Pedro Office Park

UPTOWN'S BEST LEASE RATE FOR OFFICE SPACE



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

NWQ I-40 & San Pedro Dr. NE



AVAILABLE

±918 -
±9,124 RSF



LEASE RATE

\$17.00/SF
Full Service

- Walking distance to Coronado Center, Winrock Town Center and ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- Reserved covered parking
- Overnight security for your safety
- On-site storage units
- IDO Zoning: MX-M

NASunVista

got space™

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

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SAN PEDRO OFFICE PARK IN UPTOWN

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



Buildings 2 & 3



Buildings 1 & 3

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,915	135,989	310,135
Average HH Income	\$79,927	\$75,572	\$81,687
Daytime Employment	17,157	87,301	249,030

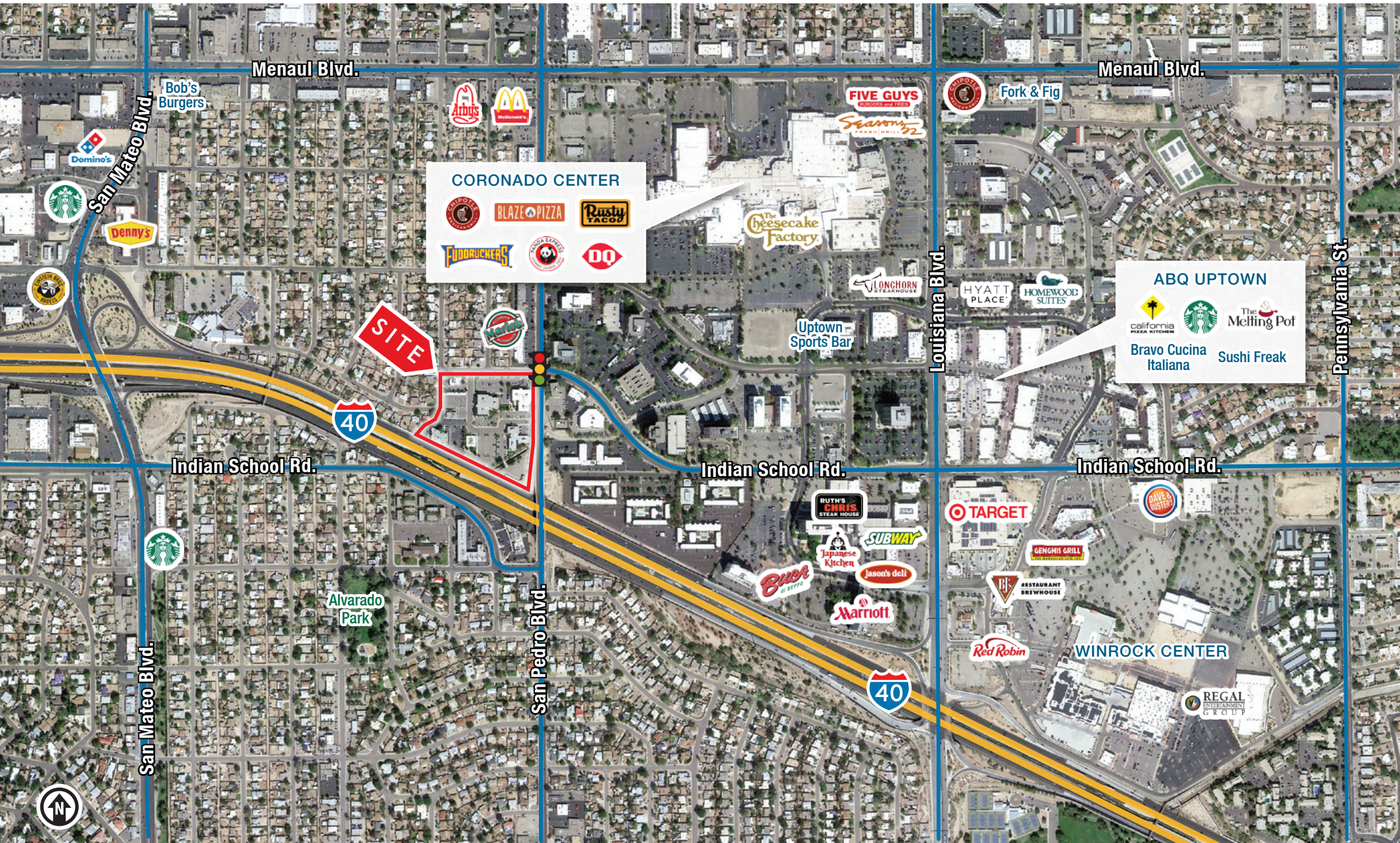
2023 Forecasted by Esri



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CORONADO CENTER

- Starbucks
- Blaze Pizza
- Rusty Taco
- Fuddrucker's
- McDonald's
- DQ

ABQ UPTOWN

- California Pizza Kitchen
- Starbucks
- The Melting Pot
- Bravo Cucina Italiana
- Sushi Freak

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AVAILABLE

BUILDING 2

Suite 207: ±3,142 RSF \$4,451/Mo.

Suite 228: ±918 RSF \$1,300/Mo.

BUILDING 3

Suite 210: ±9,126 RSF \$12,926/Mo.

Available 9/2024

Suite 225: ±1,499 RSF \$2,123/Mo.

Available 9/2024

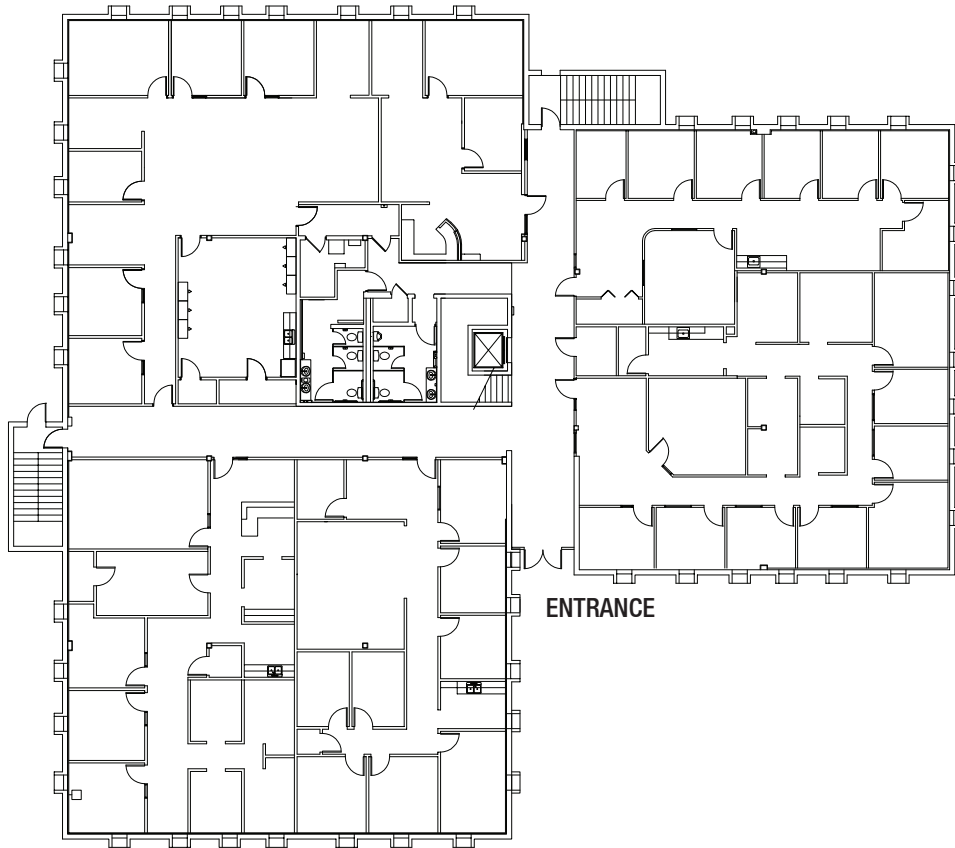
All Rates are Full Service

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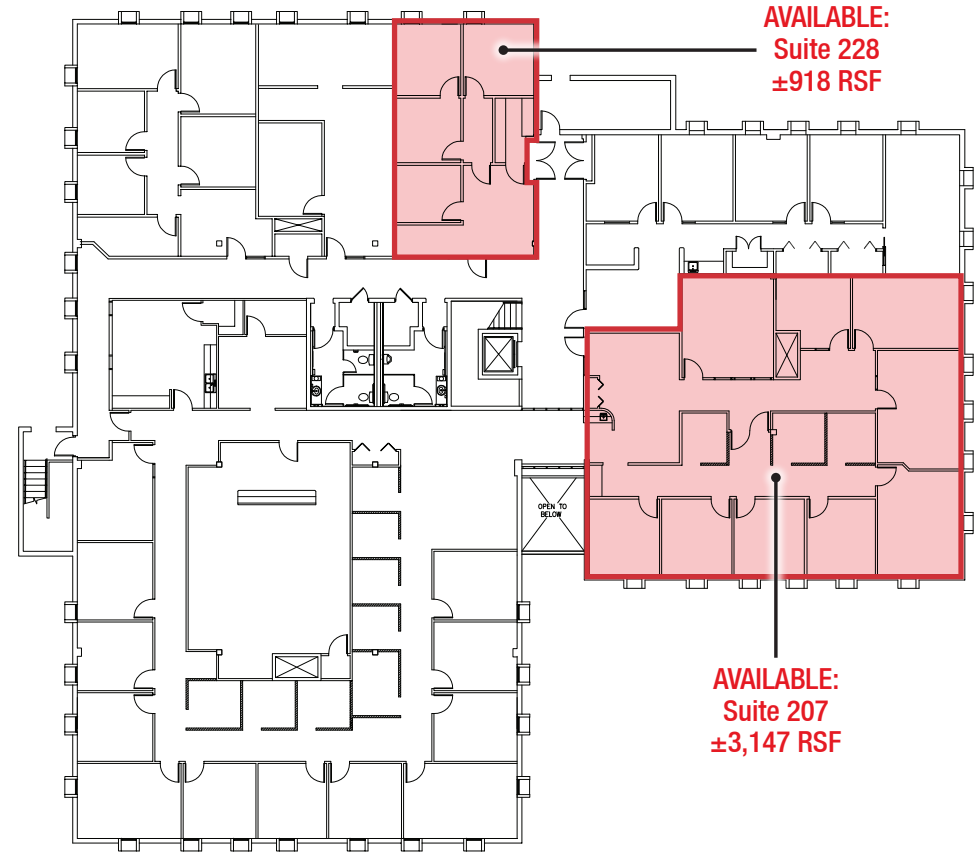
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BUILDING 2 | First Floor



BUILDING 2 | Second Floor

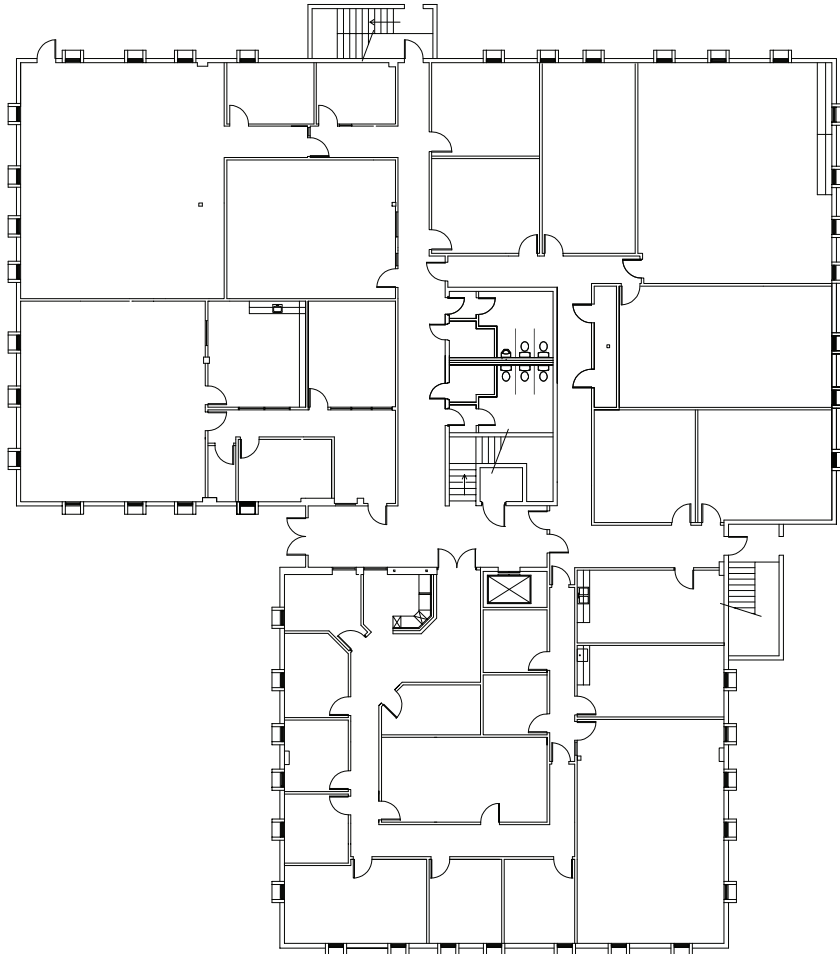


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BUILDING 3 | First Floor



BUILDING 3 | Second Floor

