

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**

±286 -  
±9,126 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

**NA**SunVista

got space™

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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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## SAN PEDRO OFFICE PARK IN UPTOWN

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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

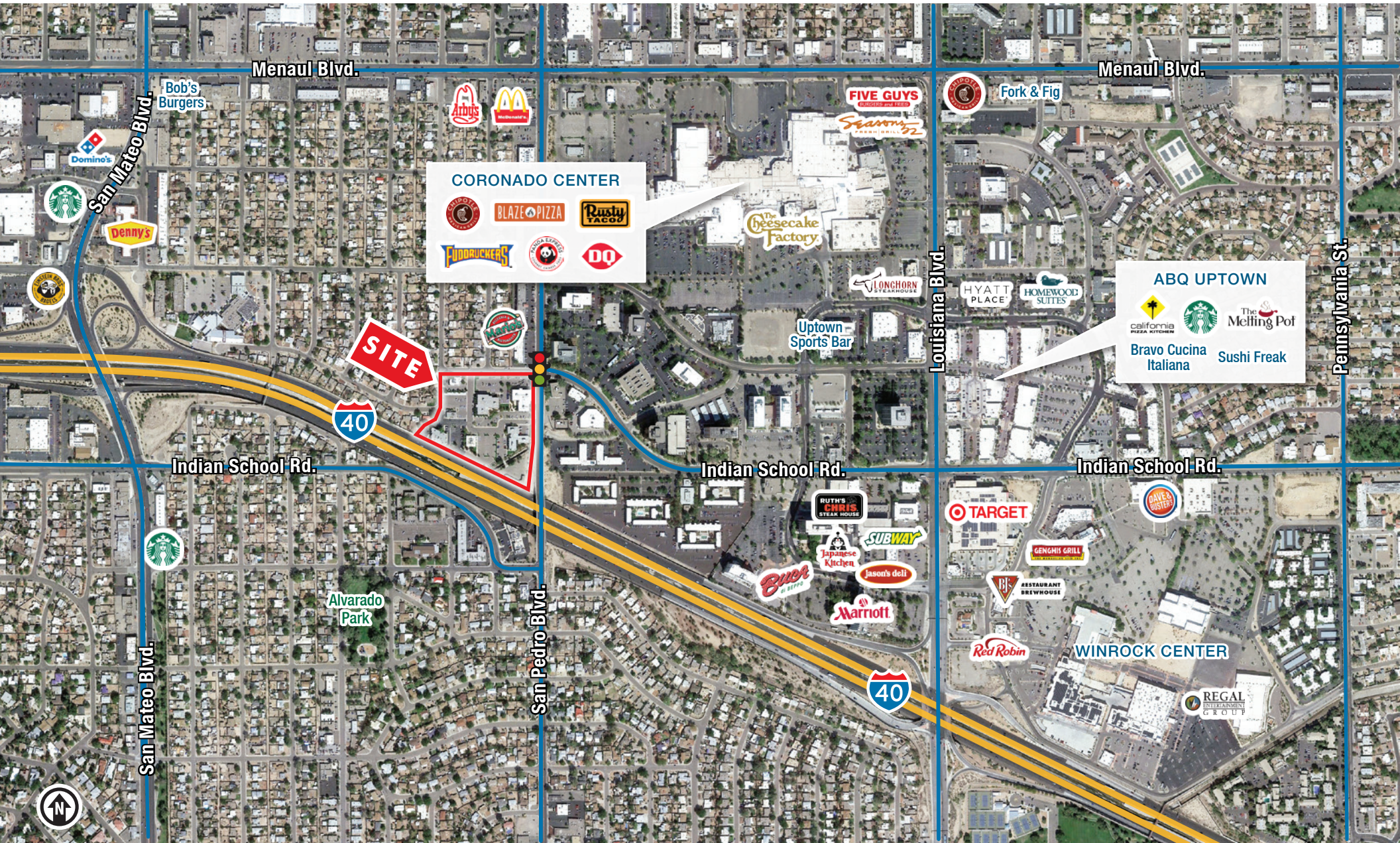
2023 Forecasted by Esri



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### AVAILABLE

#### BUILDING 2

Suite 207:	±3,142 RSF	\$4,451/Mo.
Suite 228:	±918 RSF	\$1,300/Mo.

#### BUILDING 3

Suite 100:	±8,770 RSF	\$12,424/Mo.
<i>(Demisable Space)</i>		
Suite 107:	±2,984 RSF	\$4,227/Mo.
Suite 108:	±682 RSF	\$966/Mo.
Suite 210:	±9,126 RSF	\$12,926/Mo.
<i>Available 9/2024</i>		
Suite 225:	±1,499 RSF	\$2,123/Mo.
<i>Available 9/2024</i>		

#### BUILDING 4

Suite 110:	±286 RSF	\$405/Mo.
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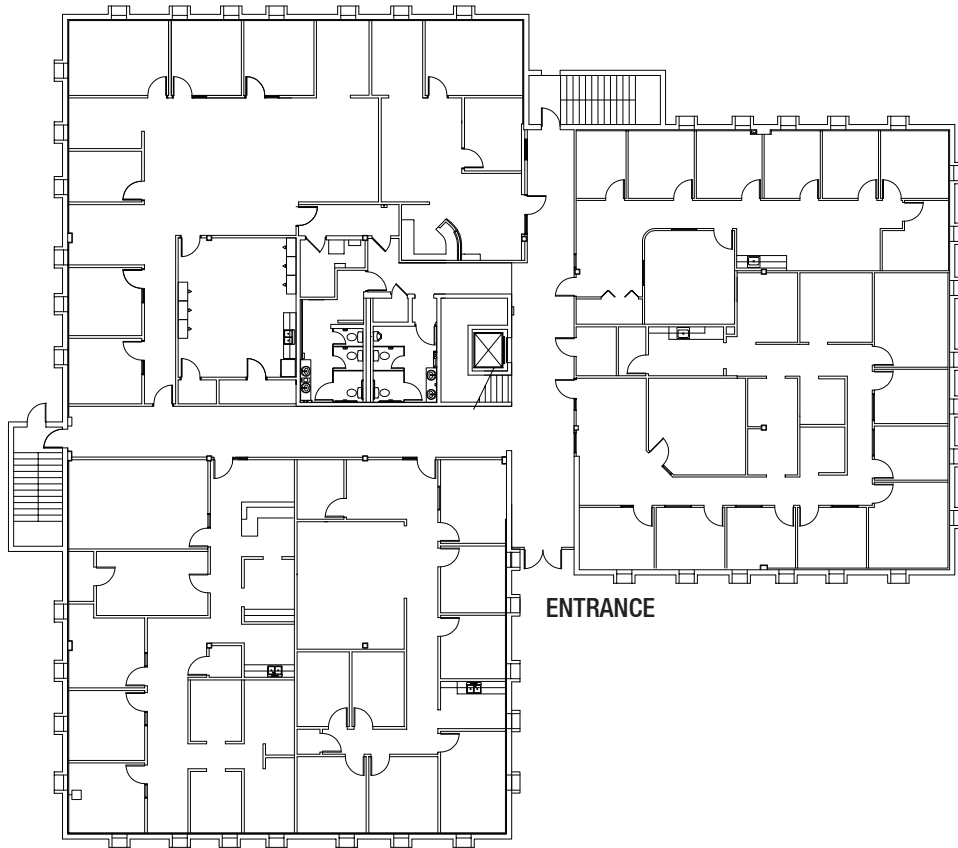
All Rates Above are Full Service

For Lease

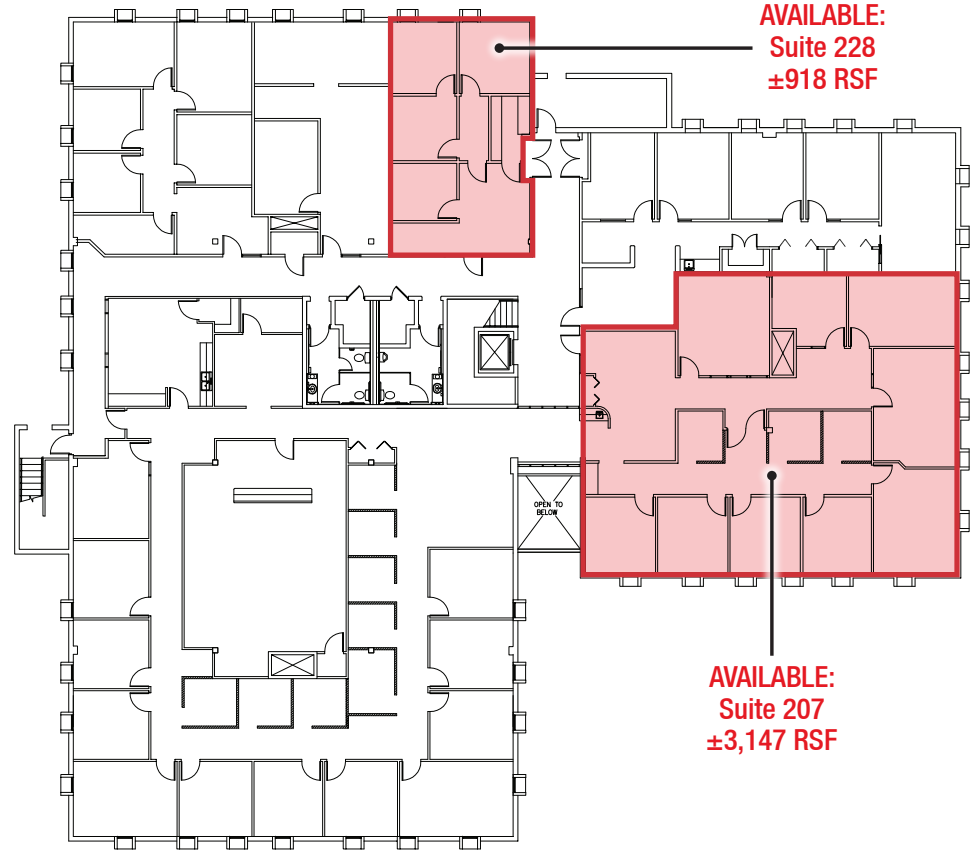
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## BUILDING 2 | First Floor



## BUILDING 2 | Second Floor



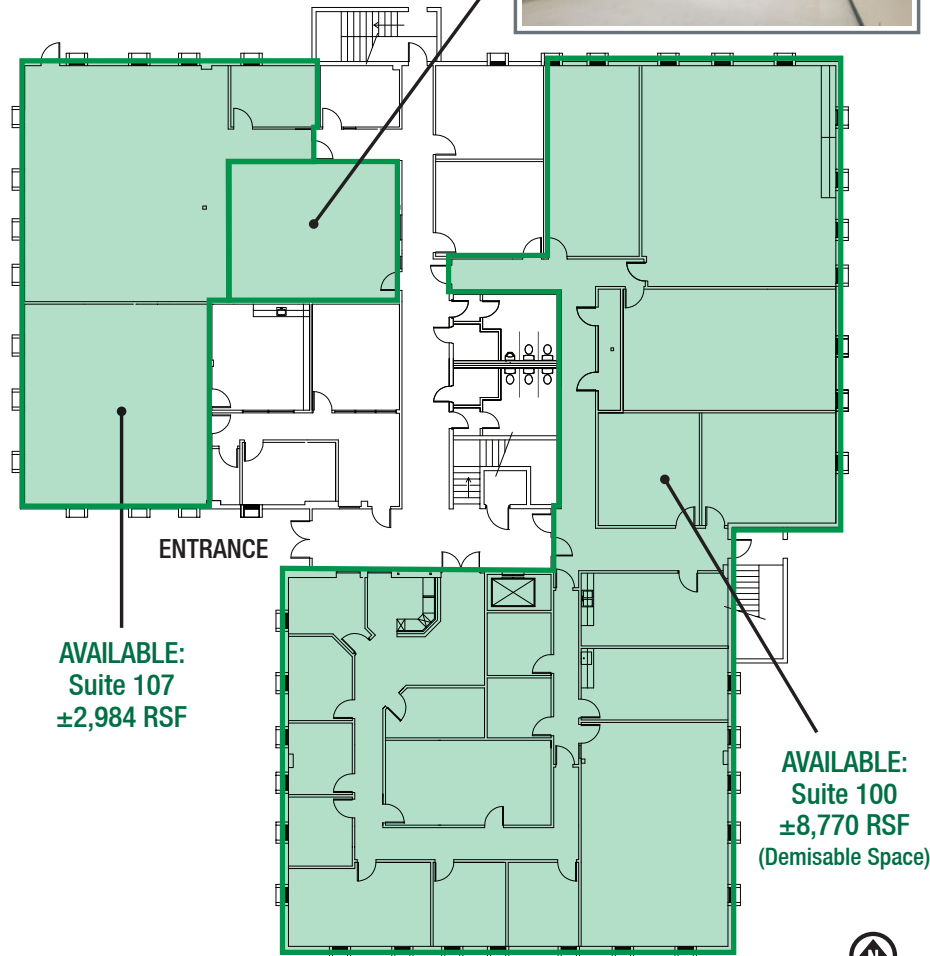
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## SAN PEDRO OFFICE PARK IN UPTOWN

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### BUILDING 3 | First Floor

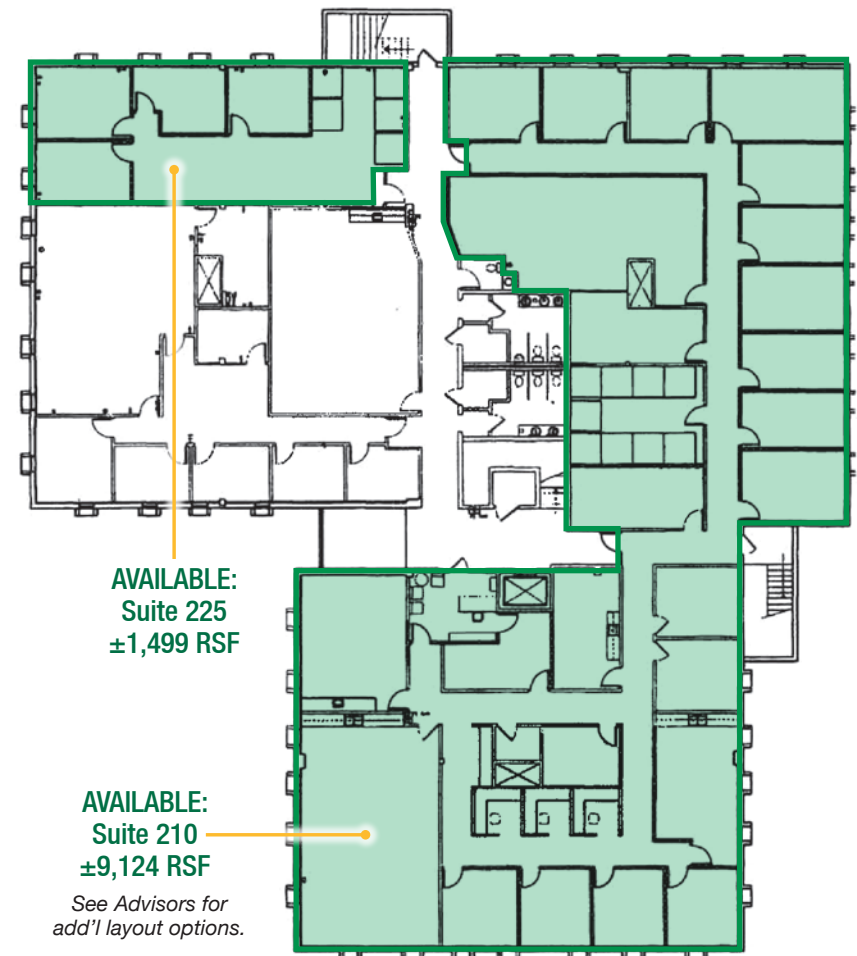
AVAILABLE: Suite 108 ±682 RSF



AVAILABLE:  
Suite 107  
±2,984 RSF

AVAILABLE:  
Suite 100  
±8,770 RSF  
(Demisable Space)

### BUILDING 3 | Second Floor



AVAILABLE:  
Suite 225  
±1,499 RSF

AVAILABLE:  
Suite 210  
±9,124 RSF

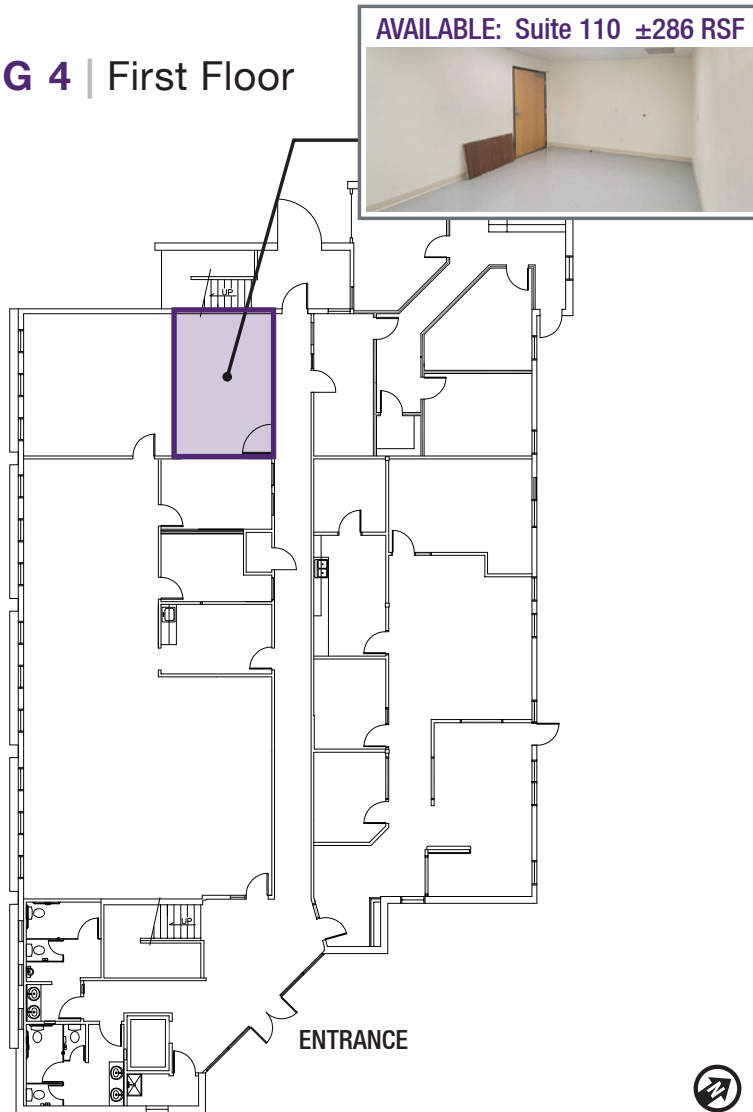
See Advisors for  
add'l layout options.

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## SAN PEDRO OFFICE PARK IN UPTOWN

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### BUILDING 4 | First Floor



### BUILDING 4 | Second Floor

