

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 -
±3,142 RSF



LEASE RATE

\$17.00/SF
Full Service

- Near Coronado Center, Winrock Town Center and ABQ Uptown
- Walking distance to restaurants, banking, hotels and professional services
- Overnight security for your safety
- Reserved covered parking available

NAI SunVista

got space™

Martha Carpenter
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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



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

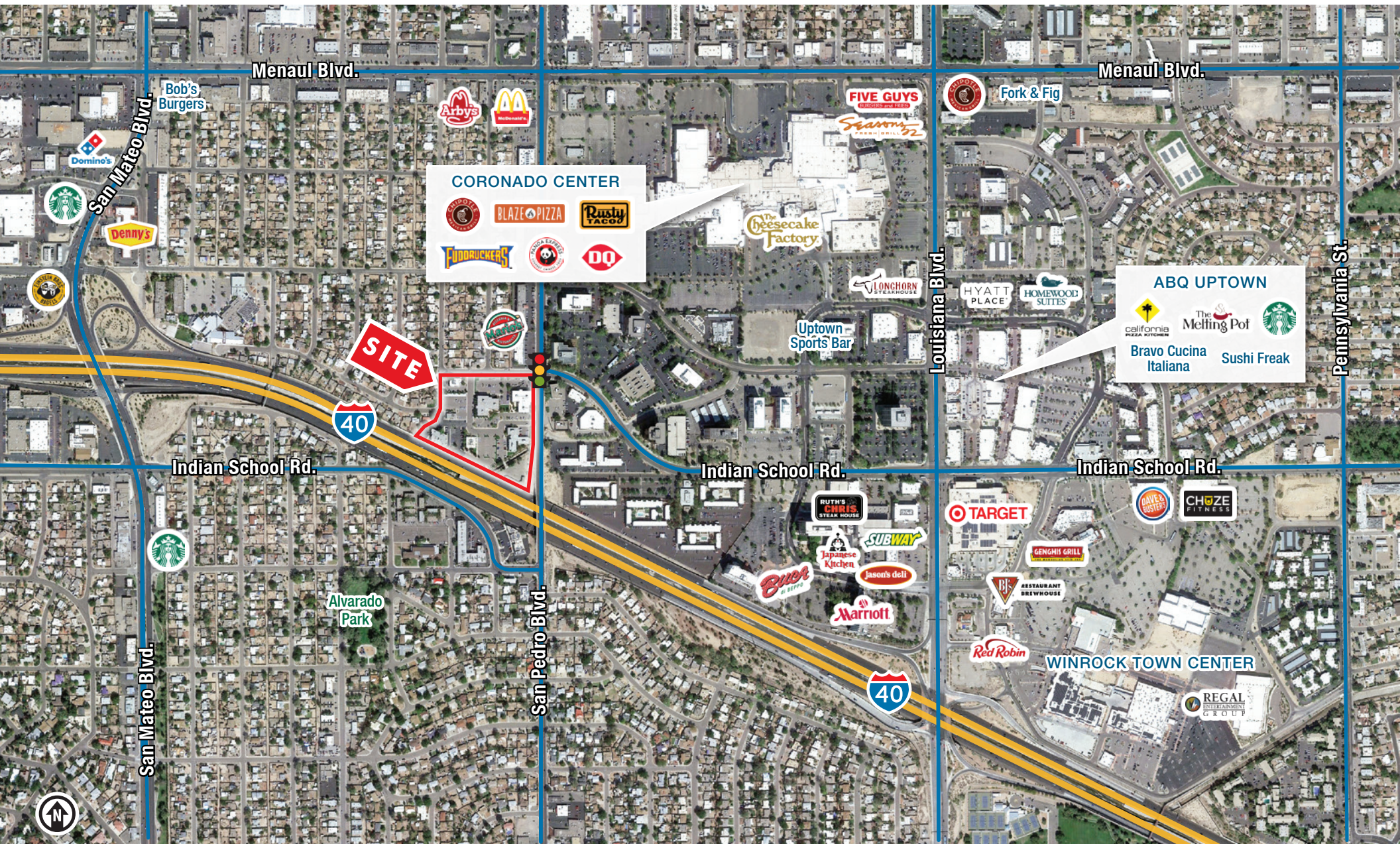
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BUILDING 2

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

BUILDING 3

Suite 107:	±2,984 RSF	\$4,227/Mo.
Suite 108:	±682 RSF	\$966/Mo.

All Rates Above are Full Service



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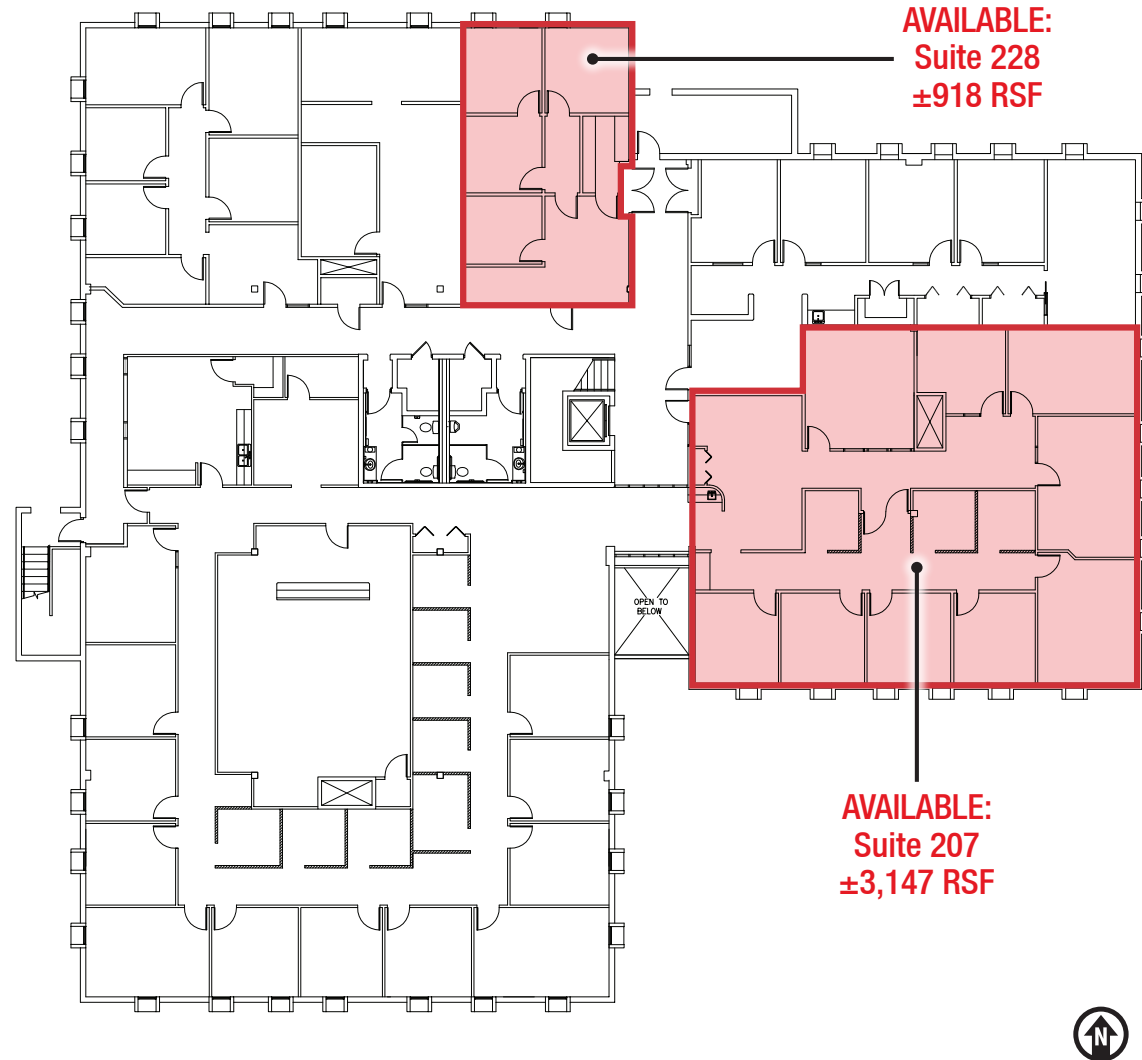
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BUILDING 2 | Second Floor

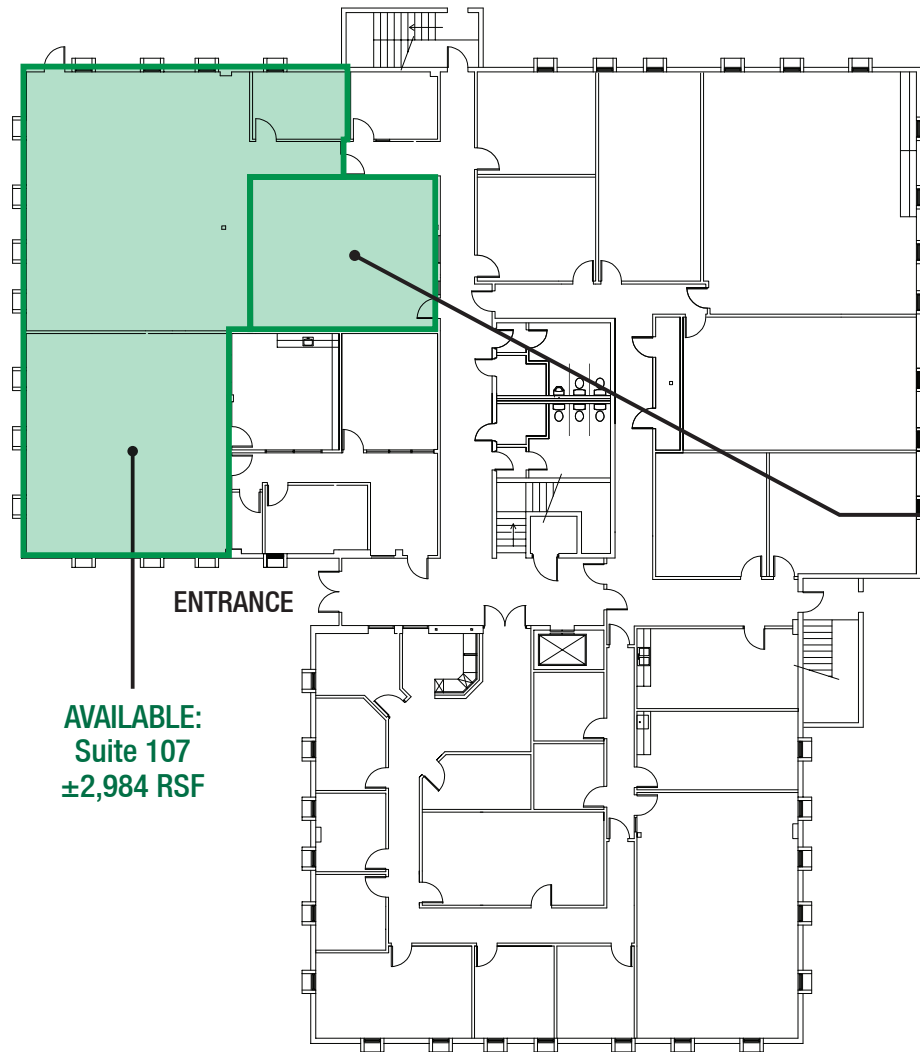


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BUILDING 3 | First Floor



AVAILABLE:
Suite 107
±2,984 RSF

