

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

±682 -  
±3,142 RSF



#### LEASE RATE

\$17.50/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

**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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### 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

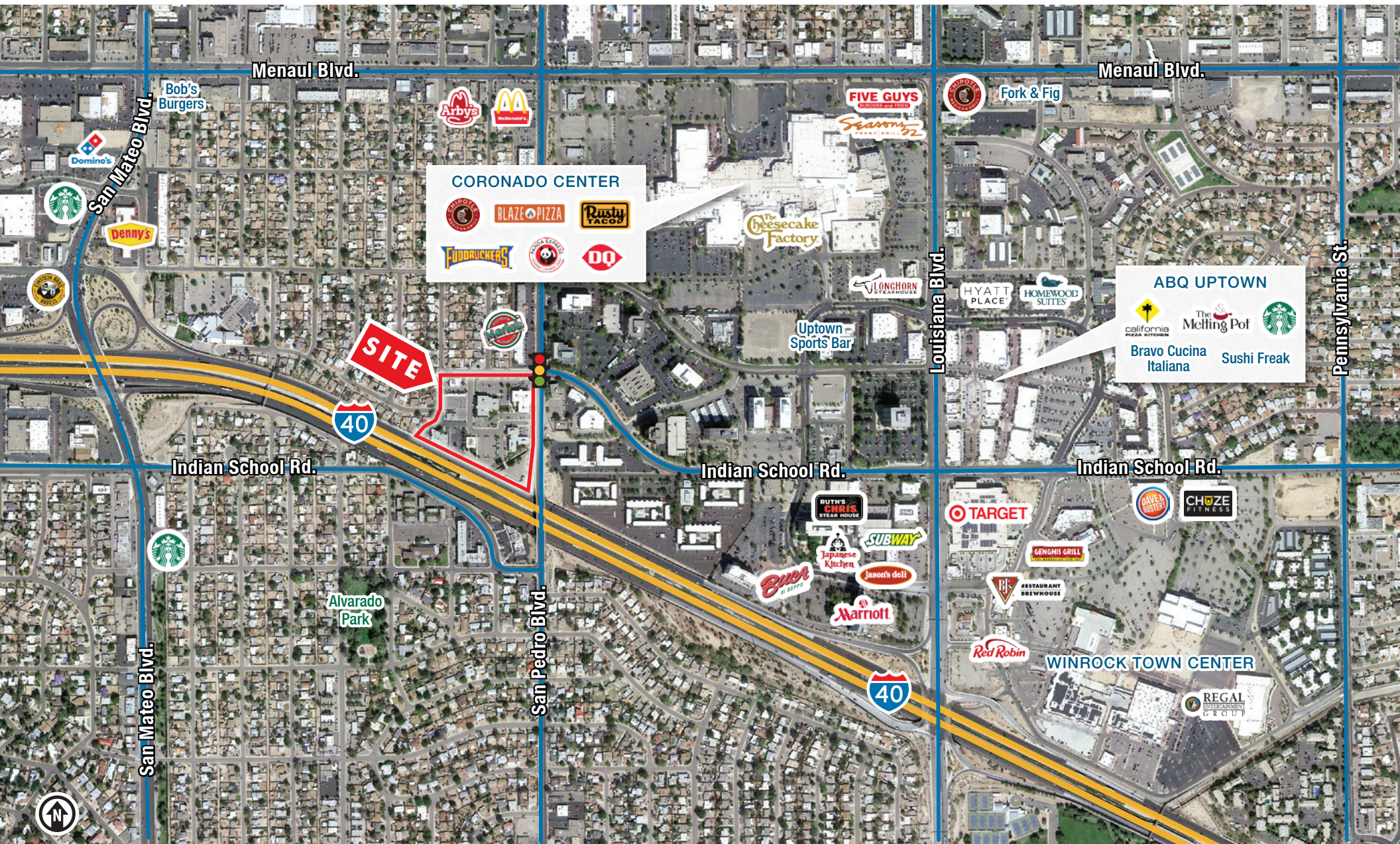




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### AVAILABLE

#### BUILDING 2

Suite 207: ±3,142 RSF \$4,582/Mo.

#### BUILDING 3

Suite 107: ±2,984 RSF \$4,351/Mo.

Suite 108: ±682 RSF \$994/Mo.

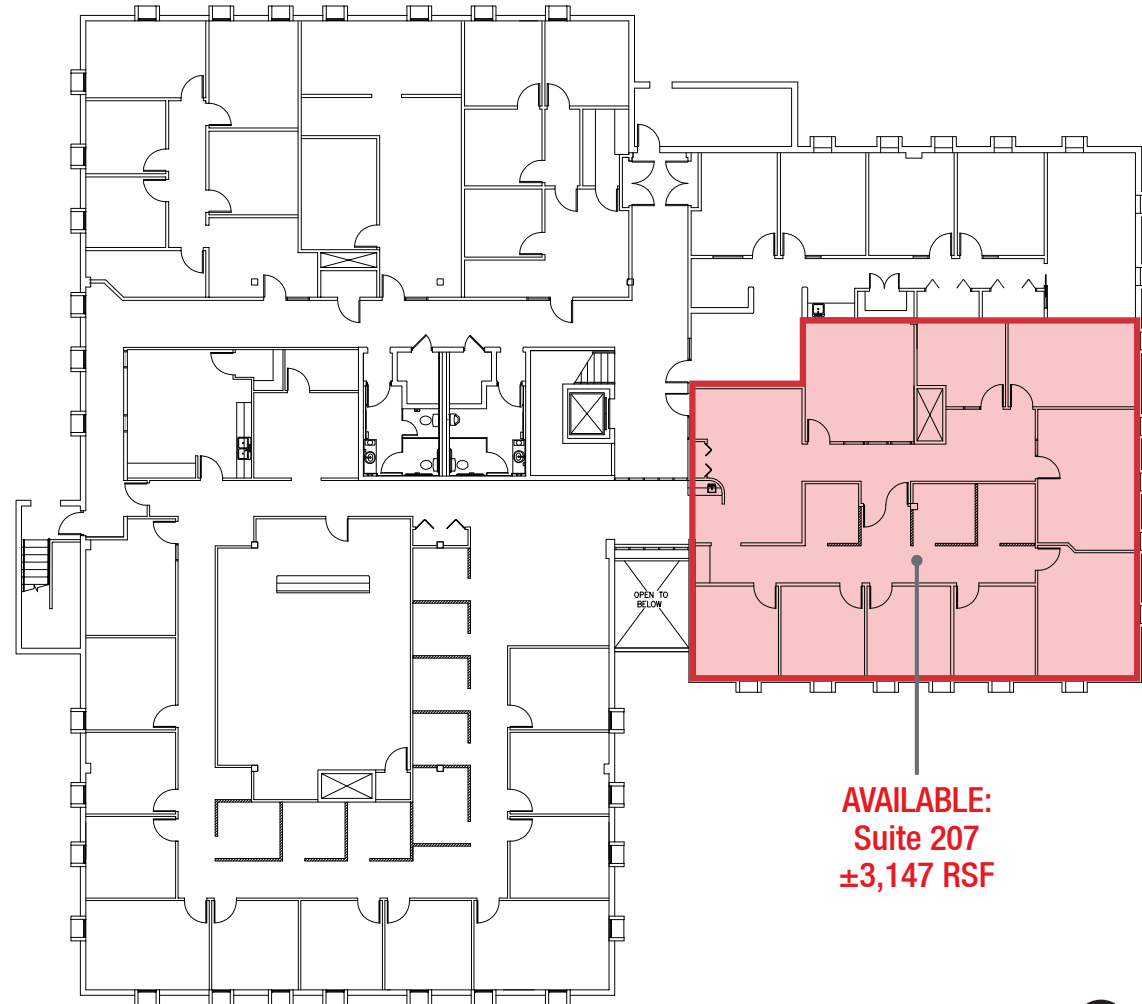
All Rates Above are Full Service

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## SAN PEDRO OFFICE PARK IN UPTOWN

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### BUILDING 2 | Second Floor



**AVAILABLE:**  
**Suite 207**  
**±3,147 RSF**

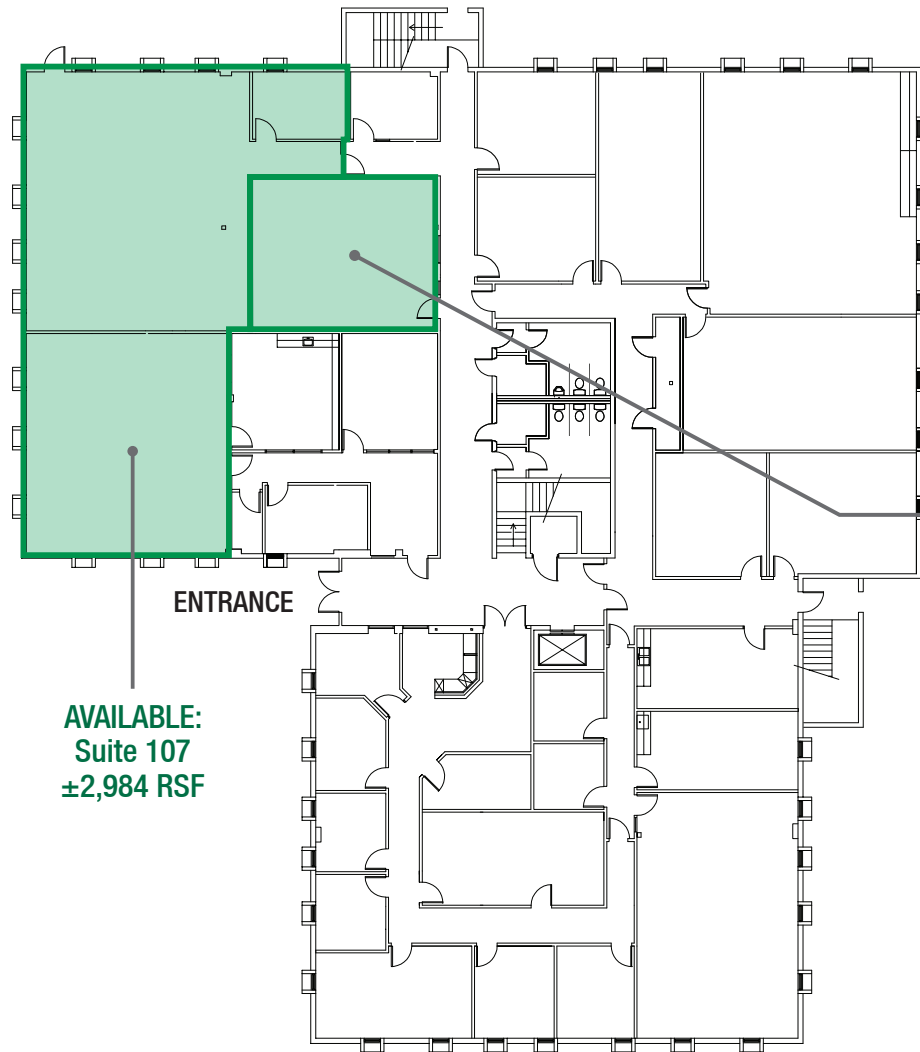


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# SAN PEDRO OFFICE PARK IN UPTOWN

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## BUILDING 3 | First Floor



**AVAILABLE:**  
Suite 107  
±2,984 RSF

ENTRANCE

**AVAILABLE: Suite 108 ±682 RSF**

