

For Lease

# Office Space Available

NEAR I-25 & GIBSON BLVD. AND ABQ INT'L AIRPORT



2305 Renard Pl. SE | Albuquerque, NM 87106

*SWQ Gibson Blvd. & Yale Blvd. SE*



## AVAILABLE

±1,411 SF - ±6,895 SF



## LEASE RATE

\$15.50/SF Full Service

- Parking ratio of 5.3:1,000 (133 on-site spaces)
- Outstanding rate
- Great location
- Immediate availability
- Excellent condition
- IDO Zoning: NR-BP

**NAI**SunVista

got space™

**Dave Hill**, CCIM, SIOR  
dave@sunvista.com  
505 238 6413

**DJ Brigman**, SIOR, CCIM  
DJ@sunvista.com  
505 998 1562

**Micah Gray**  
micah@sunvista.com  
505 338 9878

# For Lease

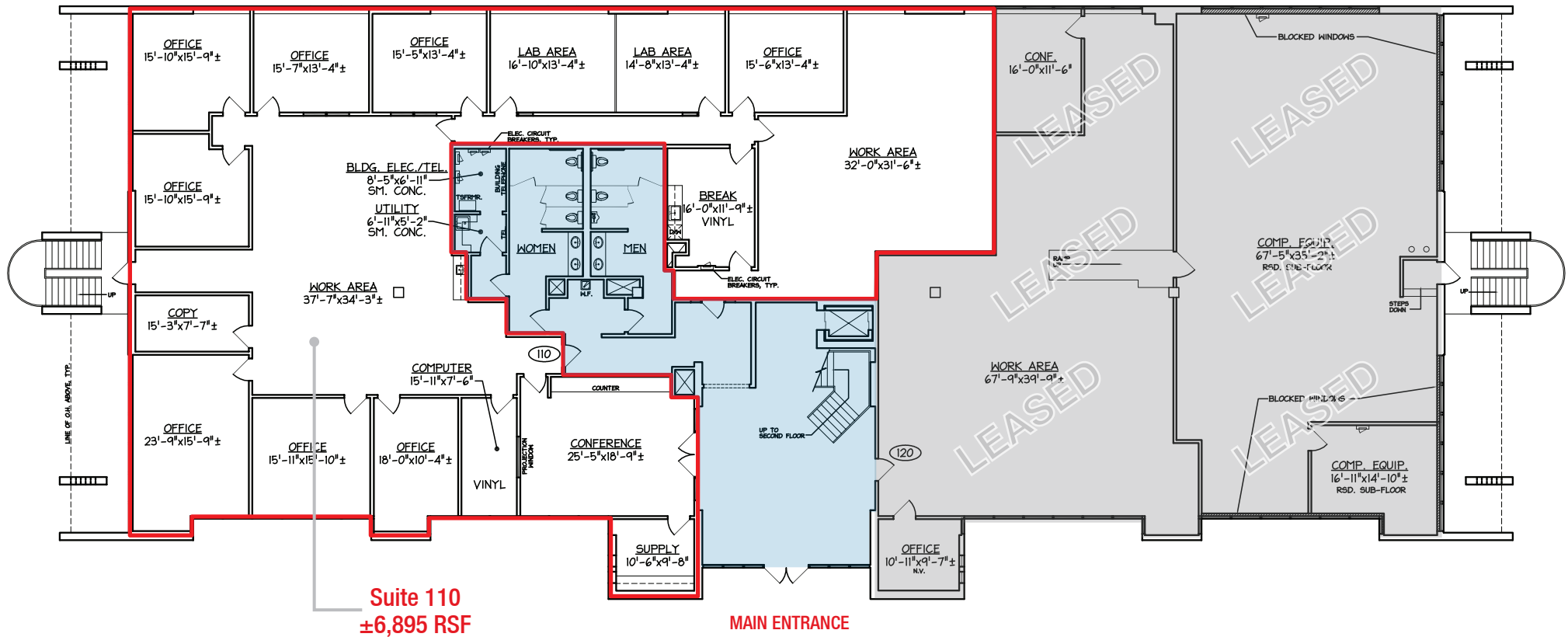
## OFFICE SPACE AVAILABLE NEAR I-25 & GIBSON BLVD.

2305 Renard Pl. SE | Albuquerque, NM 87106

### 1ST FLOOR

**AVAILABLE**

Suite 110: ±6,895 RSF



Available Leased Common Area



# For Lease

## OFFICE SPACE AVAILABLE NEAR I-25 & GIBSON BLVD.

2305 Renard Pl. SE | Albuquerque, NM 87106

### 2ND FLOOR

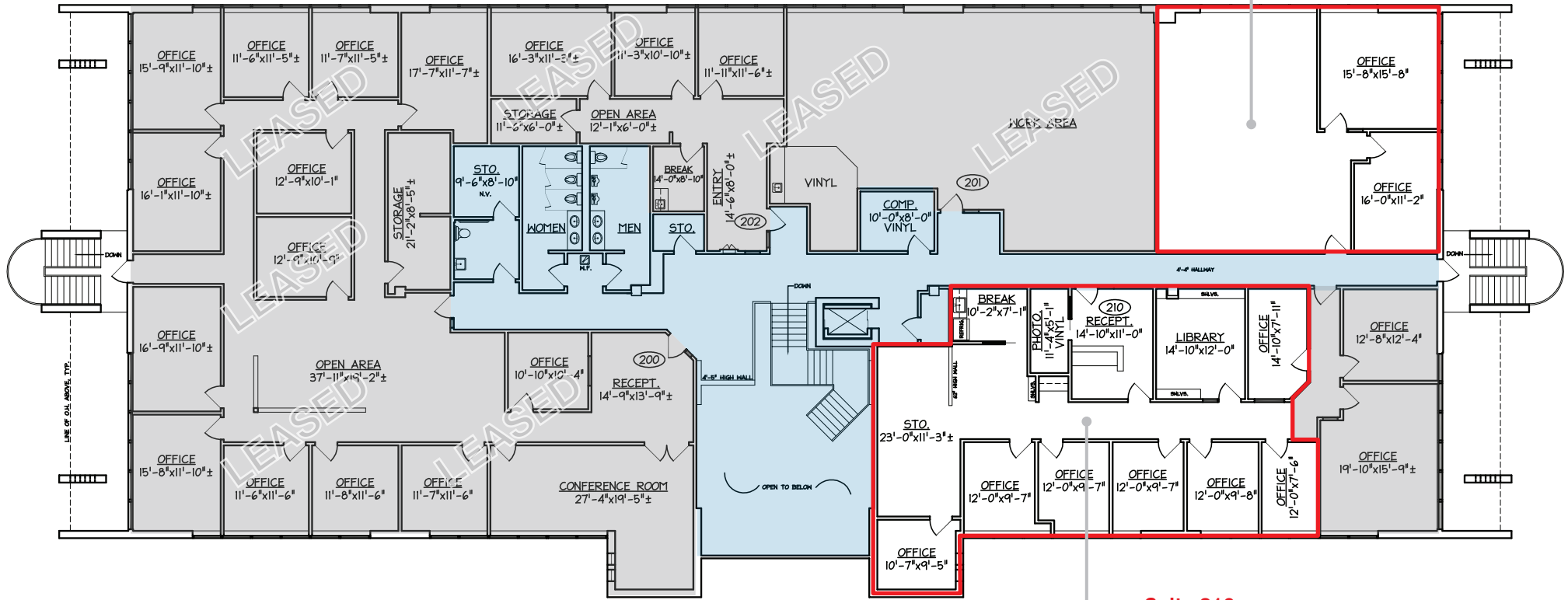
#### AVAILABLE

Suite 201: ±1,411 SF

Suite 210: ±2,915 SF

Suite 201  
±1,411 RSF

Suite 210  
±2,915 RSF



Available Leased Common Area



# For Lease

## OFFICE SPACE AVAILABLE NEAR I-25 & GIBSON BLVD.

2305 Renard Pl. SE | Albuquerque, NM 87106



# For Lease

## OFFICE SPACE AVAILABLE NEAR I-25 & GIBSON BLVD.

2305 Renard Pl. SE | Albuquerque, NM 87106



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,149	67,446	183,556
Average HH Income	\$58,493	\$70,041	\$69,866
Daytime Employment	7,919	93,899	170,052

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)

**Opportunity Zone** [MORE INFO](#)



**NAI SunVista**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

**Dave Hill, CCIM, SIOR**  
 dave@sunvista.com  
 505 238 6413

**DJ Brigman, SIOR, CCIM**  
 DJ@sunvista.com  
 505 998 1562

**Micah Gray**  
 micah@sunvista.com  
 505 338 9878