

For Lease

Southwest-Style Executive Suites

VERSATILE SUITE SIZES IN A STRONG BUSINESS CORRIDOR



201 Eubank Blvd. NE | Albuquerque, NM 87123

NWQ Eubank Blvd. & Central Ave. NE



AVAILABLE
±140 - ±784 SF



LEASE RATE
\$200 - \$700/Month
Includes Utilities and
Common Area Janitorial

- Recently-updated suites
- Peaceful, tranquil, individual office spaces
- Three-minute drive time to I-40 and Kirtland AFB/Sandia Labs
- Monument signage available
- Close to restaurants
- IDO Zoning: MX-L

NAI SunVista

got space™

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SOUTHWEST-STYLE EXECUTIVE SUITES

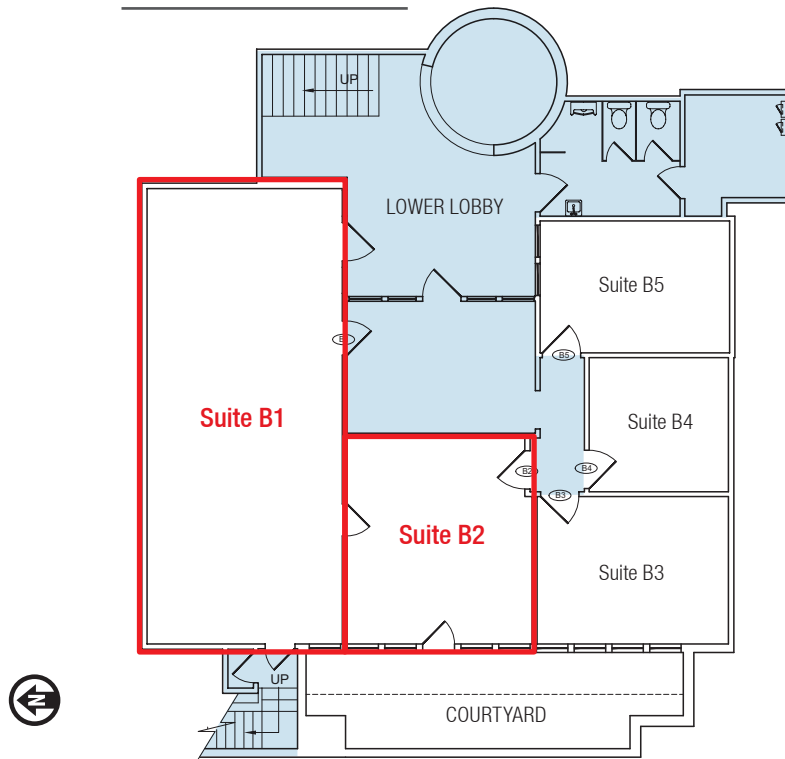
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AVAILABLE

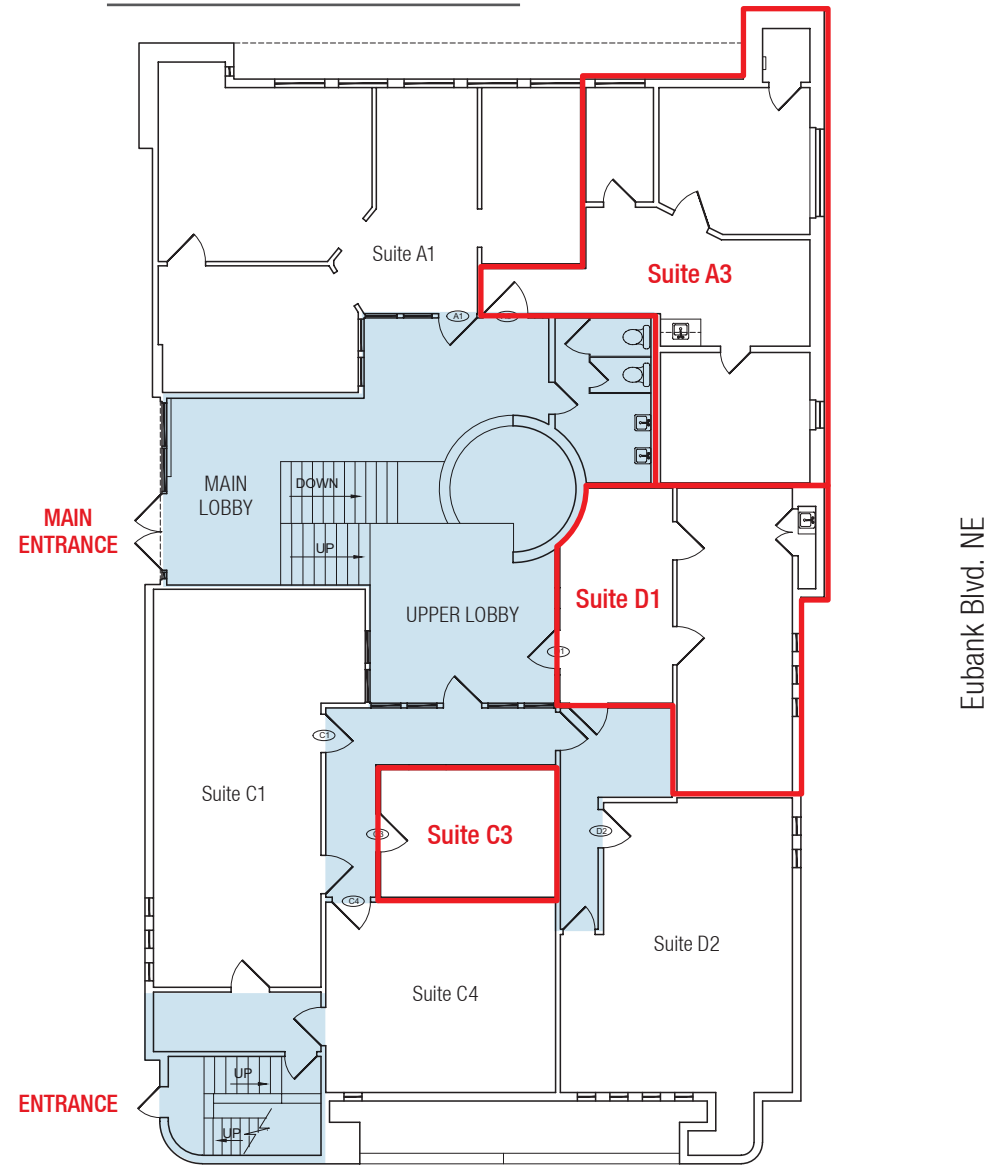
Suite A3:	±519 SF	Main Level	\$700/Month
Suite B1:	±548 SF	Lower Level	\$600/Month
Suite B2:	±236 SF	Lower Level	\$300/Month
Suite C3:	±140 SF	Upper Level	\$200/Month
Suite D1:	±379 SF	Upper Level	\$400/Month

Available Leased Common Area

LOWER LEVEL



MAIN & UPPER LEVEL



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



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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,400	123,078	228,398
Average HH Income	\$75,908	\$77,147	\$87,341
Daytime Employment	8,562	53,016	99,510

2023 Forecasted by Esri



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Kirtland AFB
Wyoming Gate

**SANDIA LABS/
KIRTLAND AFB**
±23,000 Employees

National
Museum of
Nuclear Science

Sandia National
Laboratories
Offices

Southern Ave.
Manzano Mesa
Multi-Generation
Center

Sandia/Kirtland
Eubank Gate

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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.

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