

For Sale

Stand-Alone NE Heights Office Building

CLOSE TO UPTOWN WITH EASY ACCESS TO I-40



 Visit Our YouTube Channel
to View this Property Video 

1120 Pennsylvania St. NE | Albuquerque, NM 87110

SEC Pennsylvania St. & Mountain Rd. NE



AVAILABLE

Building: ±15,655 SF
Land: ±1.0 Acres



SALE PRICE

\$2,500,000
(\$159.69/SF)

PERFECT OWNER/USER OPPORTUNITY
WITH INCOME-EARNING POTENTIAL

NA SunVista

got space™

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110

SITE

AVAILABLE

Building: ±15,655 SF
Land: ±1.0 Acres

HIGHLIGHTS

- Perfect for owner/user with income-earning opportunity
- Elevator access to 2nd floor
- Building security system
- Windows throughout allowing abundance of natural lighting
- Updated flooring and paint
- Updated restrooms
- 3.5:1,000 parking ratio
- New roof in 2022
- Efficient 2-pipe AC and electric heat system with a new rooftop chiller (2018) and new pumps (2022, 2023)
- Lighting upgrades for reduced energy consumption
- Lumen fiber and Comcast internet available

IDO ZONING

- [MX-T](#) 



SITE

Building: ±15,655 SF
Land: ±1.0 Acres

For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,372	135,290	279,654
Average HH Income	\$67,968	\$80,397	\$86,068
Daytime Employment	10,760	83,979	191,285

2024 Forecasted by Esri



For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110



NAISunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Shelly Branscom, CCIM

shelly@sunvista.com

505 414 2669

For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110



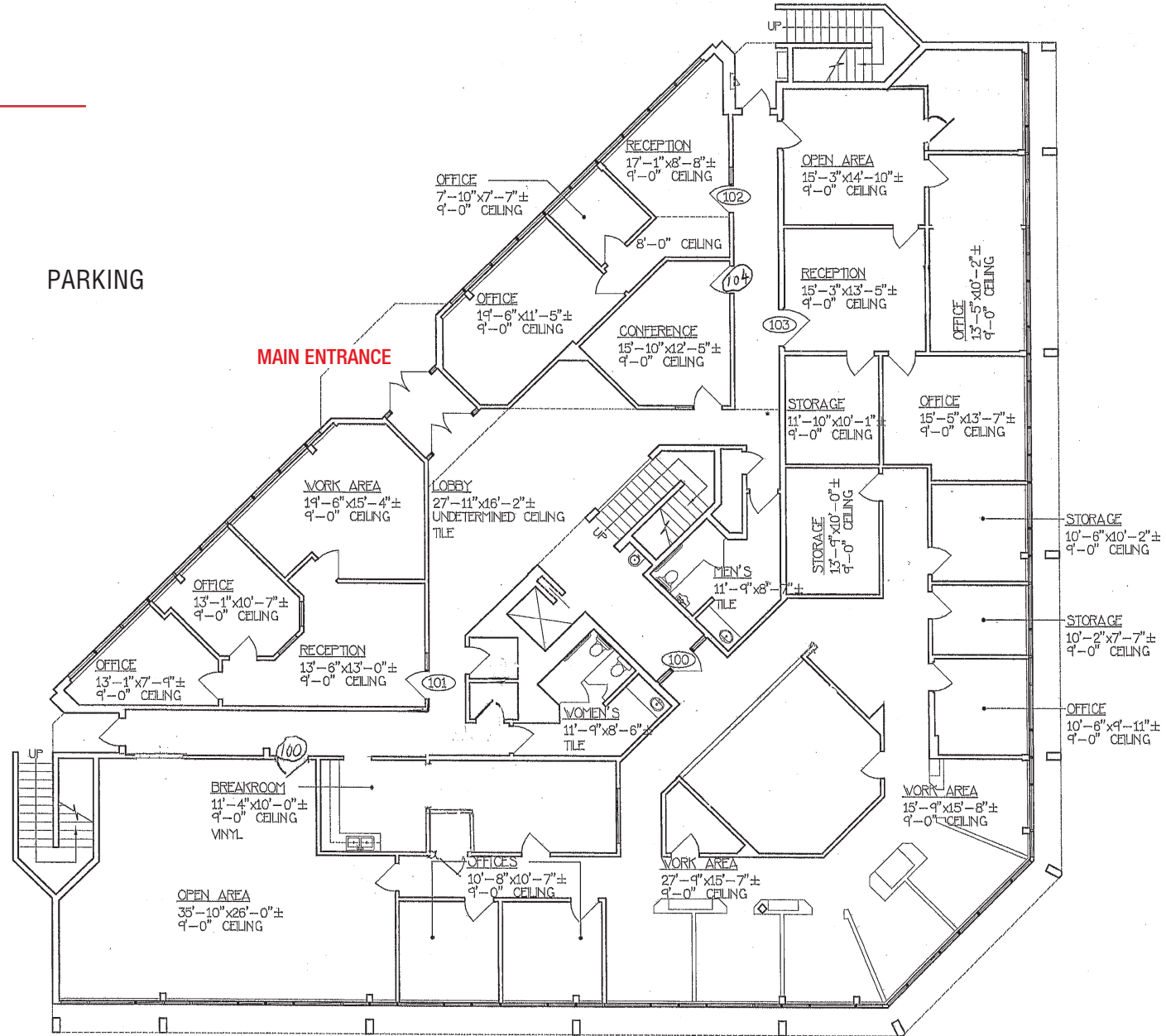
For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110

FLOOR PLAN

1ST FLOOR



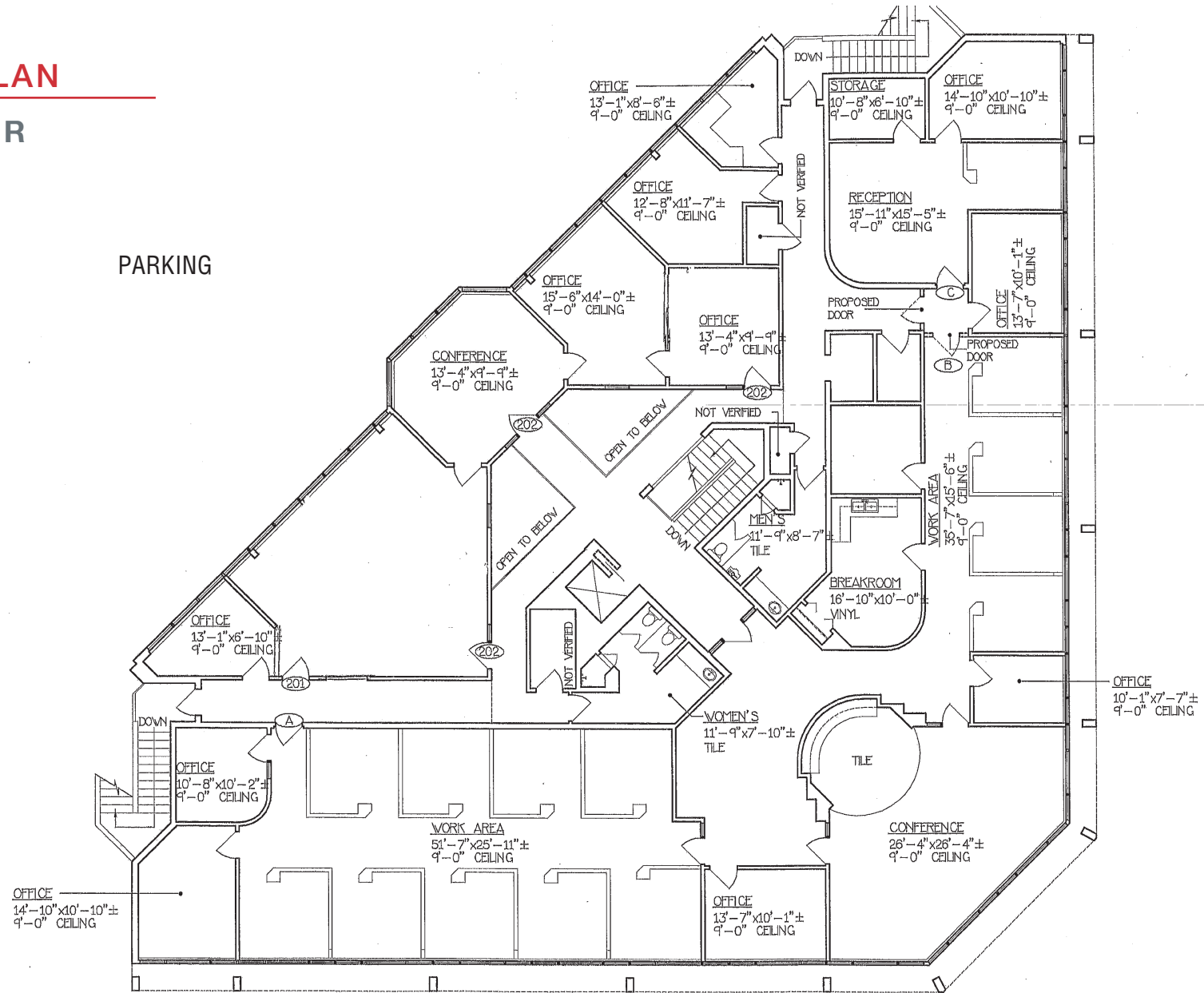
For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110

FLOOR PLAN

2ND FLOOR



For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

1120 Pennsylvania St. NE | Albuquerque, NM 87110

SITE SURVEY

Building: ±15,655 SF
Land: ±1.0 Acres

