

# Office Space Near Kirtland AFB

## NEWPORT VII OFFICE COMPLEX

For Lease



**3 MONTHS FREE RENT!**  
WITH A 3-YEAR LEASE

2309 Renard Pl. SE | Albuquerque, NM 87106

*SWQ Gibson Blvd. & Yale Blvd. SE*



### AVAILABLE

±865-  
±21,471 RSF



### LEASE RATE

\$15.95/SF  
Full Service

- Easy access to I-25 and UNM
- Near new retail development with restaurants, hotels and other amenities
- Great for government contractors
- Shared conference room
- Security cameras and roving security officers
- High-speed fiber within the building
- Parking ratio: 3:1,000

**NAISunVista**

got space™

Micah Gray  
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DJ Brigman, SIOR, CCIM  
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505 998 1562

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




# For Lease

## 1ST FLOOR

2309 Renard Pl. SE  
Albuquerque, NM 87106

**AVAILABLE**

Suite 103: ±5,922 RSF

-  Available
-  Leased
-  Common Area



PARKING

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# For Lease

## 2ND FLOOR

2309 Renard Pl. SE  
Albuquerque, NM 87106

### AVAILABLE

Suite 209: ±2,449 RSF  
Suite 217: ±865 RSF  
Suite 219: ±2,373 RSF  
Suite 220: ±950 RSF

-  Available
-  Leased
-  Common Area



AVAILABLE  
Suite 217

AVAILABLE  
Suite 209

AVAILABLE  
Suite 219

AVAILABLE  
Suite 220

PARKING



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# For Lease

## 3RD FLOOR

2309 Renard Pl. SE  
Albuquerque, NM 87106

**AVAILABLE**

Suite 300: ±21,471 RSF

-  Available
-  Leased
-  Common Area



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# For Lease

## OFFICE SPACE NEAR KIRTLAND AFB AND I-25

2309 Renard Pl. SE | Albuquerque, NM 87106



Monument Signage



Common Area Conference Room



Suite 103 Office



Suite 103 Reception



Suite 219 Office

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Suite 300 Break Area



Suite 300 Open Work Area



Suite 300 Conference Room



Suite 300 Office



Suite 300 Break Area Kitchen



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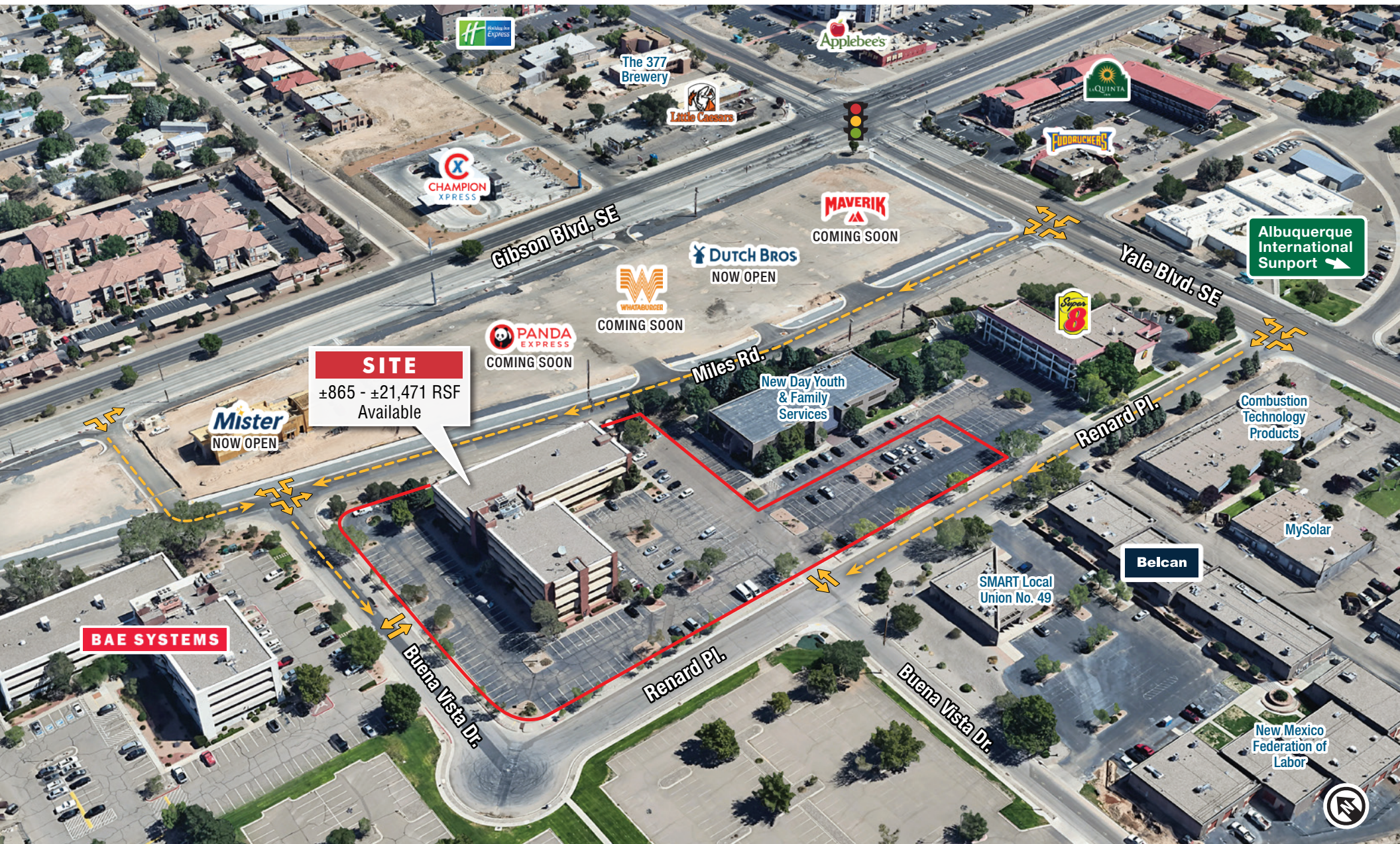
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# For Lease

## OFFICE SPACE NEAR KIRTLAND AFB AND I-25

2309 Renard Pl. SE | Albuquerque, NM 87106



**SITE**  
±865 - ±21,471 RSF Available

# For Lease

## OFFICE SPACE NEAR KIRTLAND AFB AND I-25

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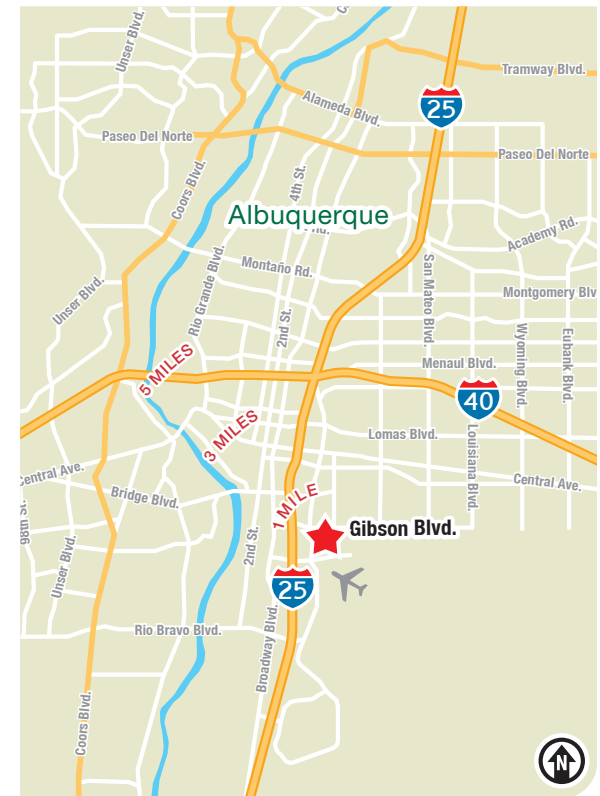
### LOCATION

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](#)



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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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