

For Lease

# Newly-Renovated Office Space

IN THE NORTHEAST HEIGHTS NEAR UPTOWN



2727 San Pedro Dr. NE | Albuquerque, NM 87110

*NWQ Menaul Blvd. & San Pedro Dr. NE*



### AVAILABLE

Suite 106:  
±1,291 RSF



### LEASE RATE

\$14.00/SF Full Service  
(\$1,506.17/Mo.)  
Utilities & janitorial Included

- Walking distance to Quigley Park
- Within minutes of Uptown amenities
- Easy access to I-40
- Renovated common areas and suites

- Building enjoys long-term tenancy
- 4.1:1,000 parking ratio
- Monument signage available
- IDO Zoning: MX-M

**NAI**SunVista

got space™

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

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## NEWLY-RENOVATED OFFICE SPACE NEAR UPTOWN

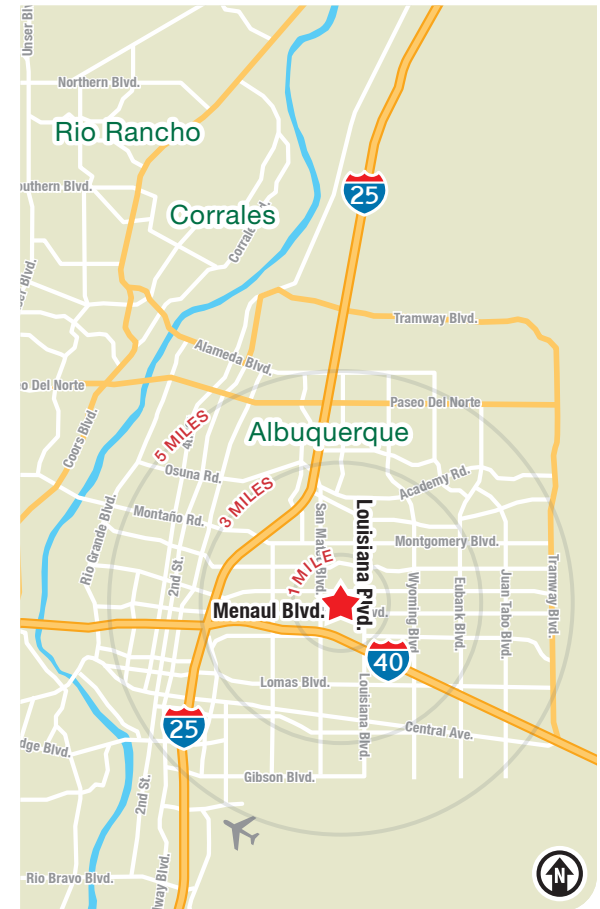
2727 San Pedro Dr. NE | Albuquerque, NM 87110



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,461	123,417	314,870
Average HH Income	\$80,310	\$81,821	\$86,749
Daytime Employment	17,775	100,672	259,721

2024 Forecasted by Esri



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SUITE 106



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Common Area Lobby



Quigley Park Across the Street

Monument Signage



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)    

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

**Shelly Branscom, CCIM**

[shelly@sunvista.com](mailto:shelly@sunvista.com)

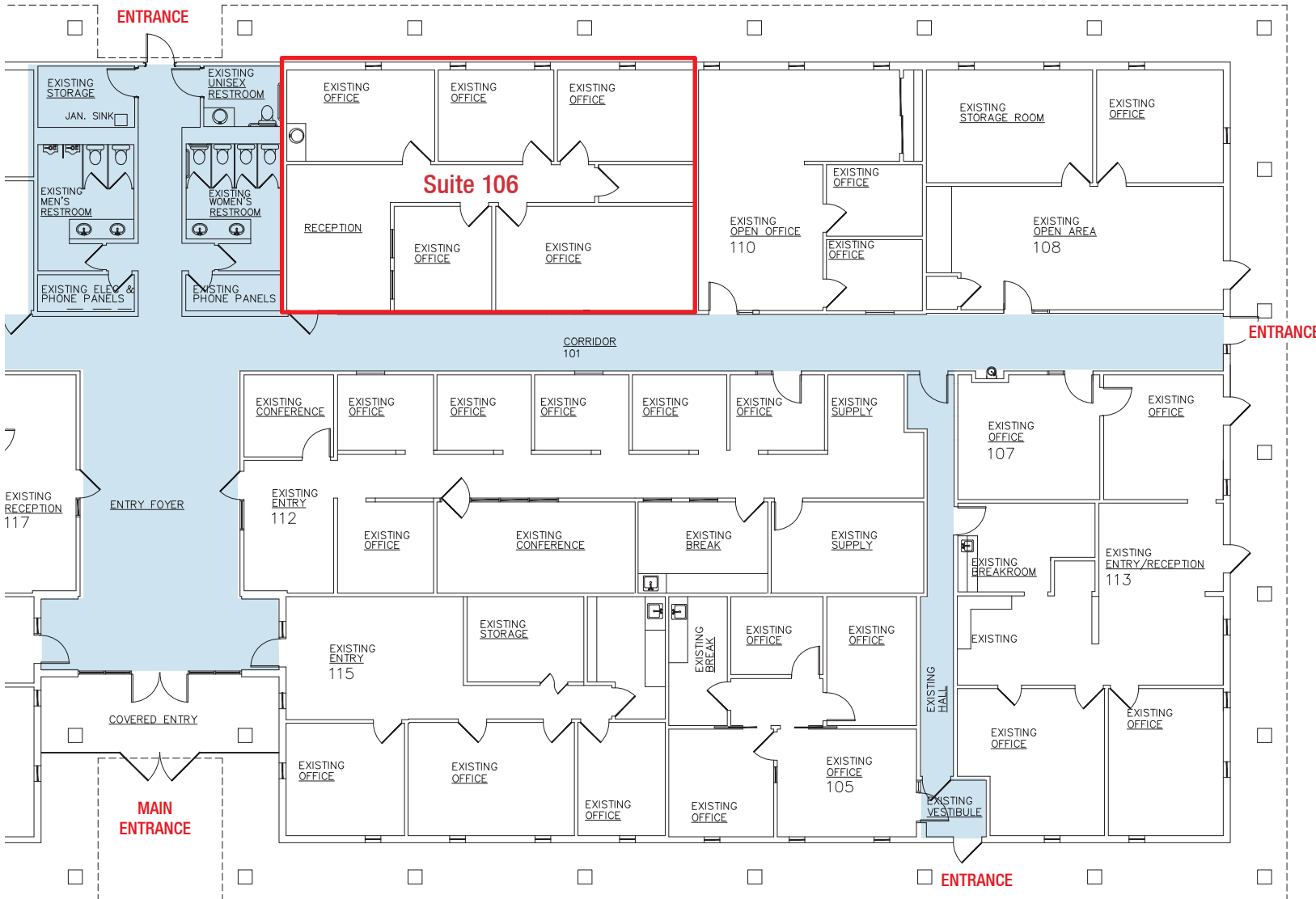
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San Pedro Dr.



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 Available

 Common Area