

For Sale

North I-25 Class-A Office Building

IN THE HIGHLY-DESIRABLE JOURNAL CENTER



**OWNER/USER
OPPORTUNITY**

 Visit Our YouTube Channel
to View this Property Video 

101 Sun Ave. NE | Building C | Albuquerque, NM 87109

SWQ I-25 & Paseo del Norte NE



AVAILABLE

Building: ±12,078 SF
Land: ±1.32 Acres



SALE PRICE

\$2,778,000
(\$230/SF)

- Prestigious master-planned business location
- Campus environment with lush grounds
- Easy access to Paseo Del Norte, I-25 and countless amenities

NAISunVista

got space™

Danaë Fernández
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PROPERTY

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- Land: ±1.32 Acres

HIGHLIGHTS

- Owner/user opportunity
- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Prestigious master-planned business location
- Campus environment with lush grounds
- Open, collaborative layout
- Large conference and training rooms
- Additional conference room with coffee bar and gas fireplace
- Break room
- Beautiful finishes throughout
- Built in 1995, renovated in 2015
- Multiple access points
- TPO and metal roof
- 3.2:1,000 parking ratio
- IDO Zoning: [NR-BP](#) 

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505 878 0001 | sunvista.com    

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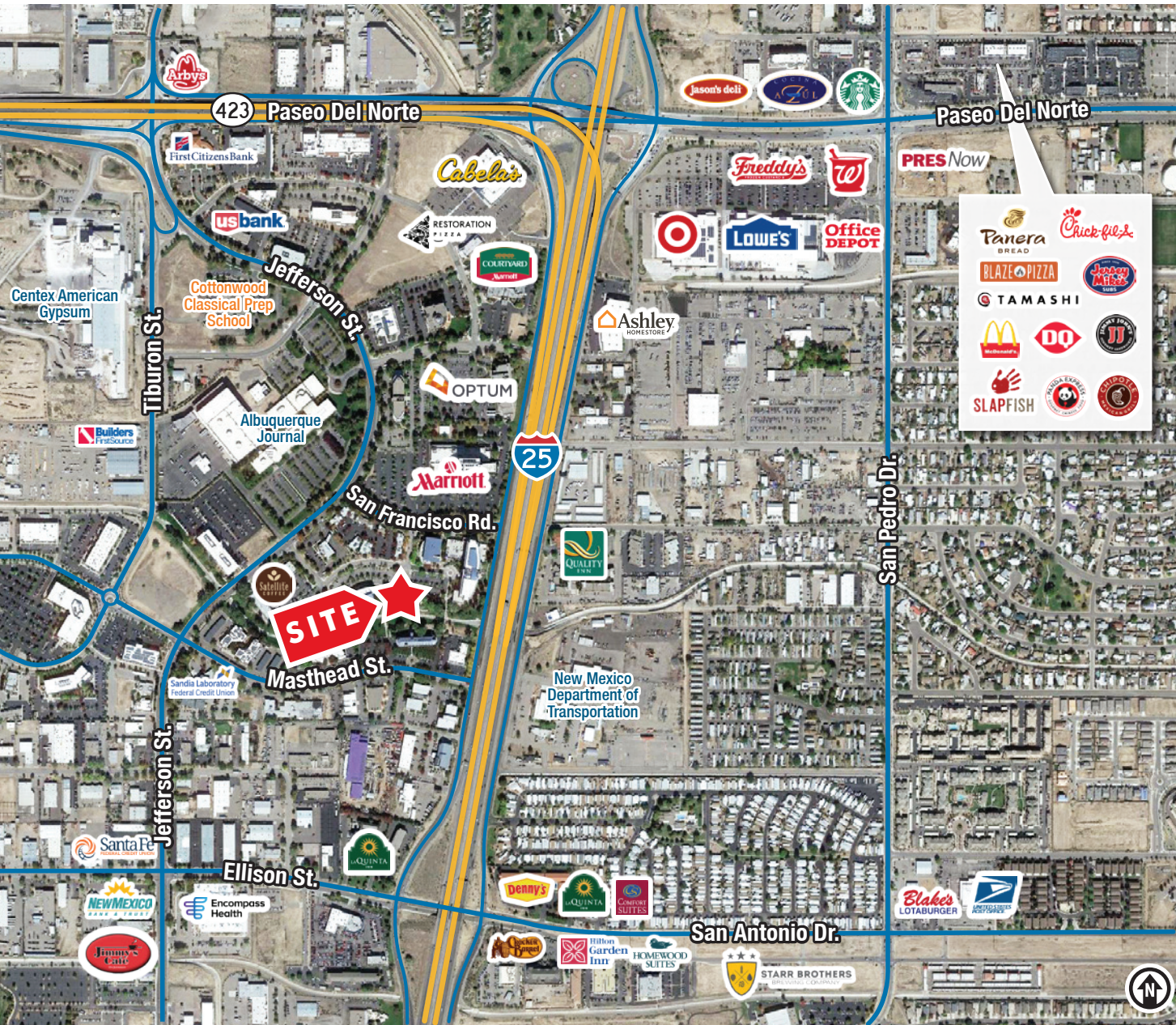
SITE

- Building: ±12,078 SF
- Land: ±1.32 Acres

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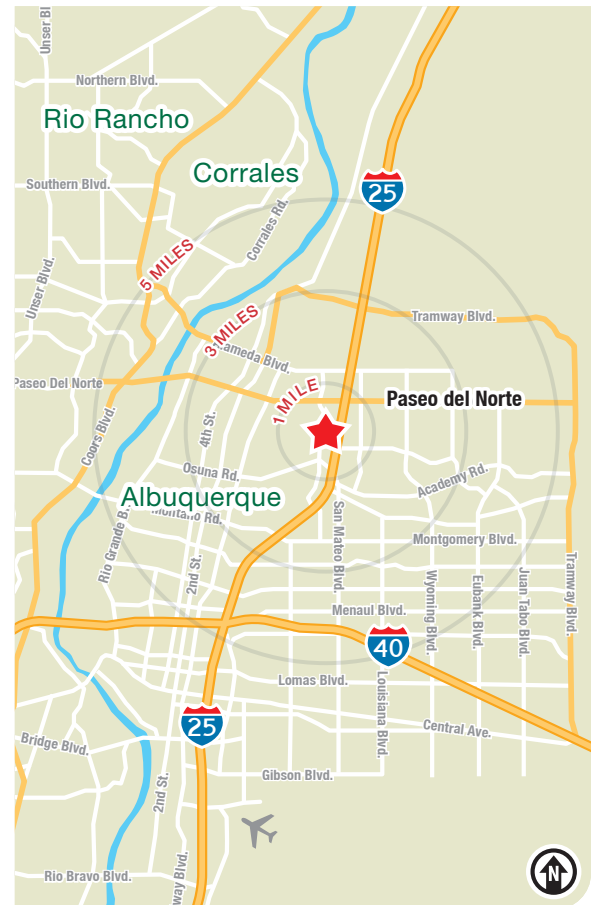
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,873	81,791	194,016
Average HH Income	\$69,673	\$104,222	\$106,072
Daytime Employment	19,764	76,996	151,411

2023 Forecasted by Esri

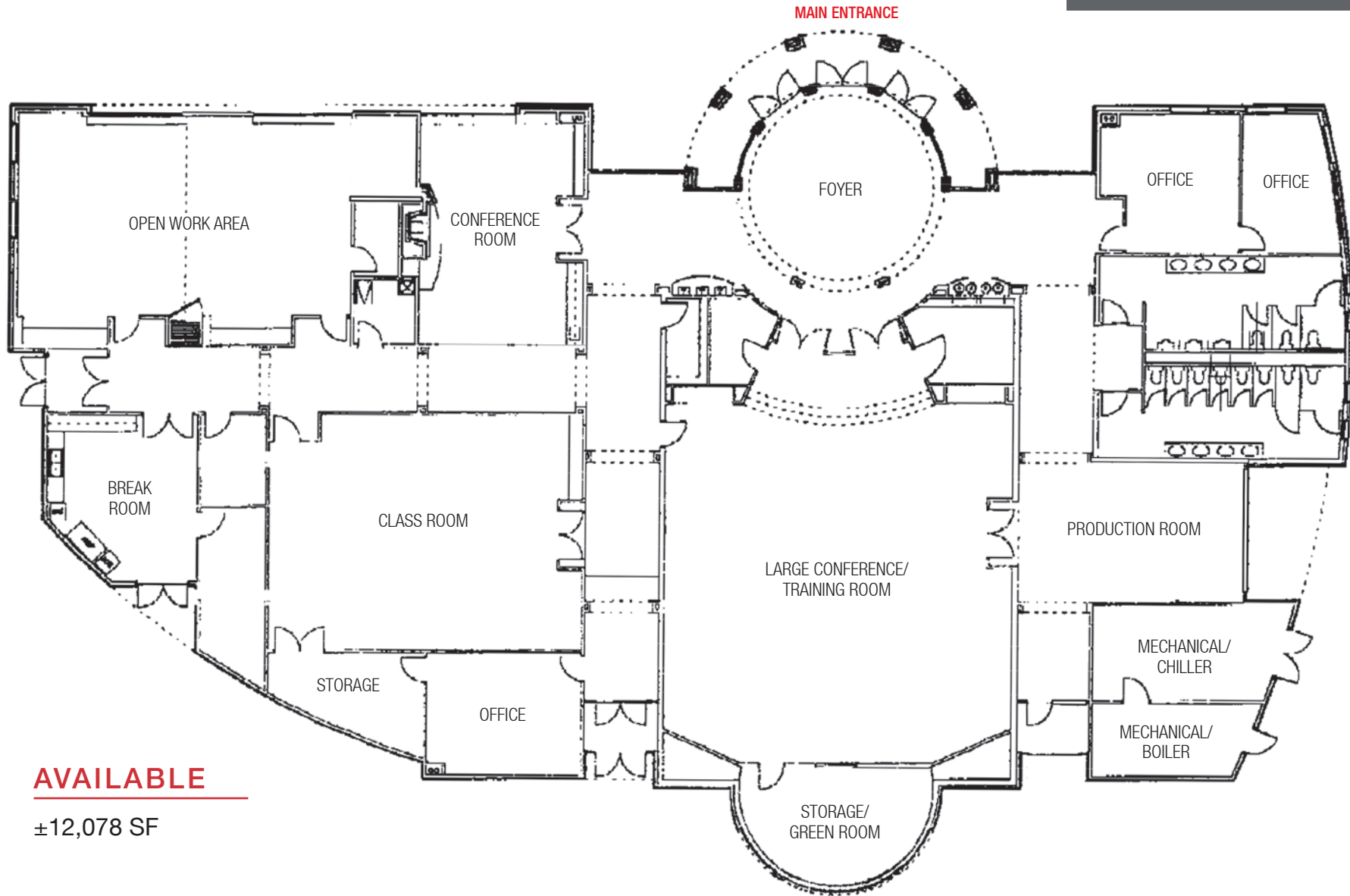


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FLOOR PLAN



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SITE SURVEY

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