

For Sale

# North I-25 Class-A Office Building

IN THE HIGHLY-DESIRABLE JOURNAL CENTER



**OWNER/USER  
OPPORTUNITY**

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

#### AVAILABLE

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

#### HIGHLIGHTS

- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Owner/user opportunity
- Prestigious master-planned business location
- Campus environment with lush grounds
- Open, collaborative layout
- Large conference/training room
- Break room with grease trap
- Conference room with coffee bar & gas fireplace
- 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](#) 

**NAI**SunVista

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

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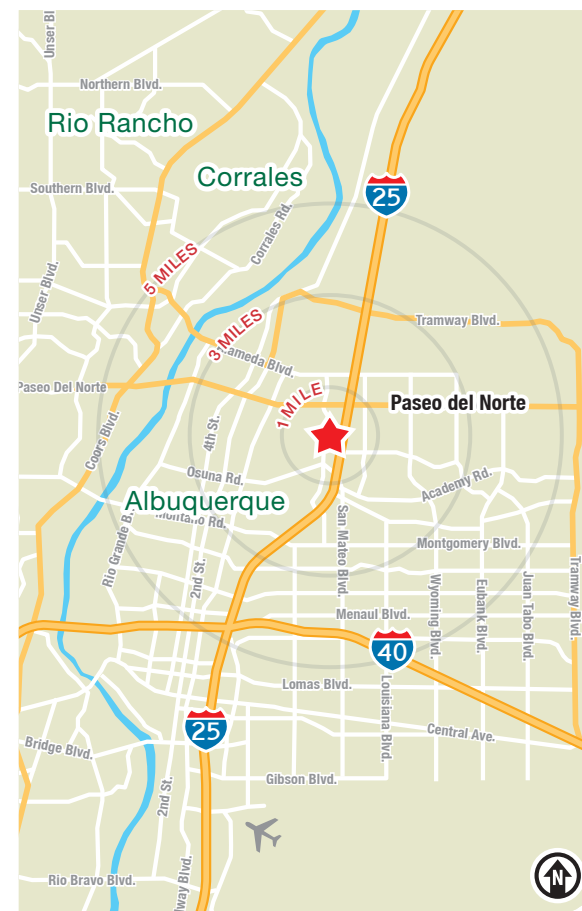
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### LOCATION

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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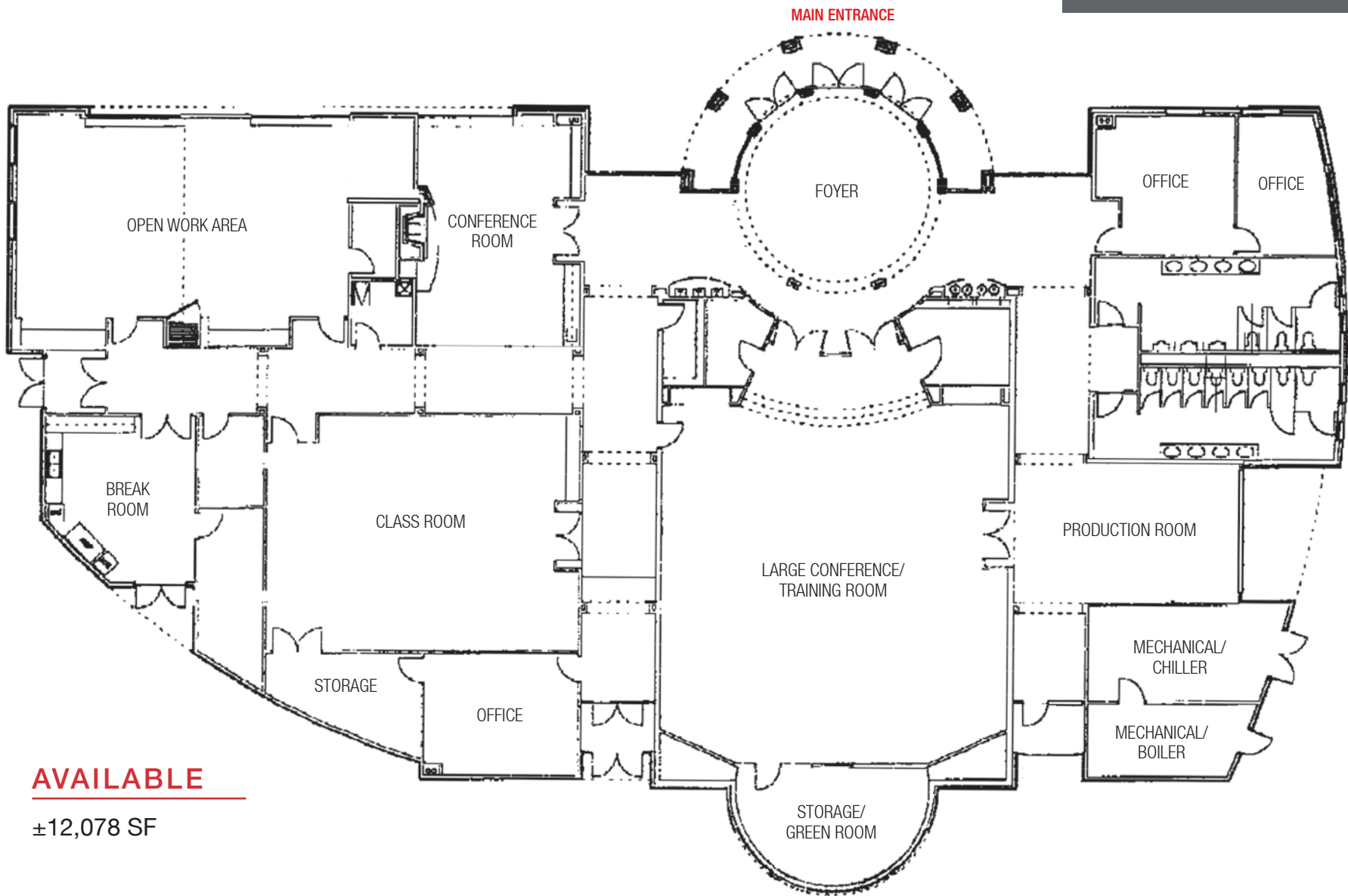
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## FLOOR PLAN



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SITE SURVEY

AVAILABLE

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