

For Lease

# Prime Office Space Available

GREAT LOCATION WITH EASY ACCESS TO UPTOWN & I-40



8000 Pennsylvania Circle NE | Albuquerque, NM 87110

*NEQ Lomas Blvd. & Pennsylvania Dr. NE*



**AVAILABLE**

±668 - 3,353 RSF



**LEASE RATE**

\$15.50/SF Full Service

- Flexible suite sizes
- Common-area entrance
- Tenant allowance negotiable
- Parking ratio of 3:1,000
- Quick access to ABQ Uptown, Coronado & Winrock Shopping and other amenities

**NA**SunVista

got space™

**Lisa Mercer**  
lisa@sunvista.com  
505 235 8503

**Martha Carpenter**  
martha@sunvista.com  
505 228 0154

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**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [t](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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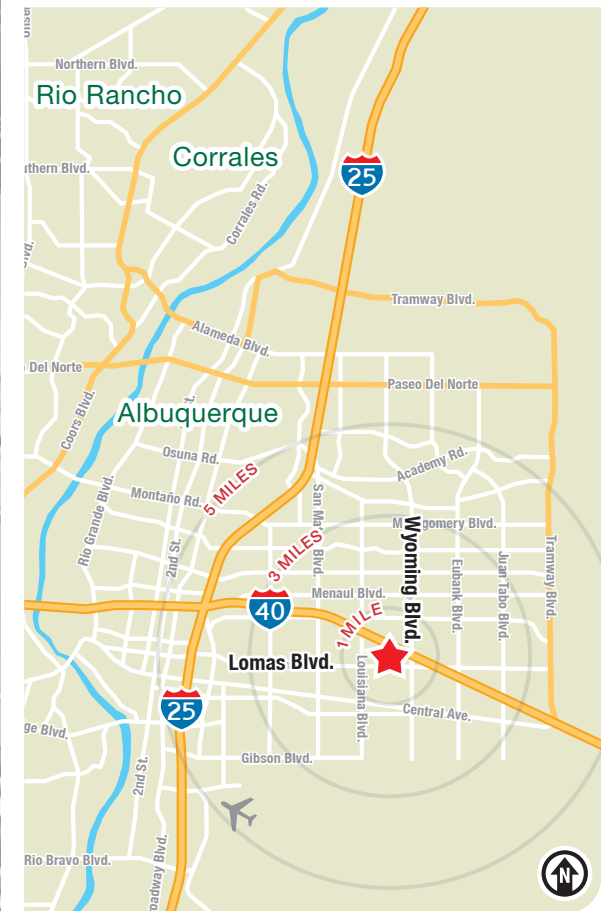
8000 Pennsylvania Circle NE | Albuquerque, NM 87110



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,503	136,833	279,441
Average HH Income	\$65,197	\$77,741	\$85,532
Daytime Employment	7,309	75,894	186,178

2023 Forecasted by Esri



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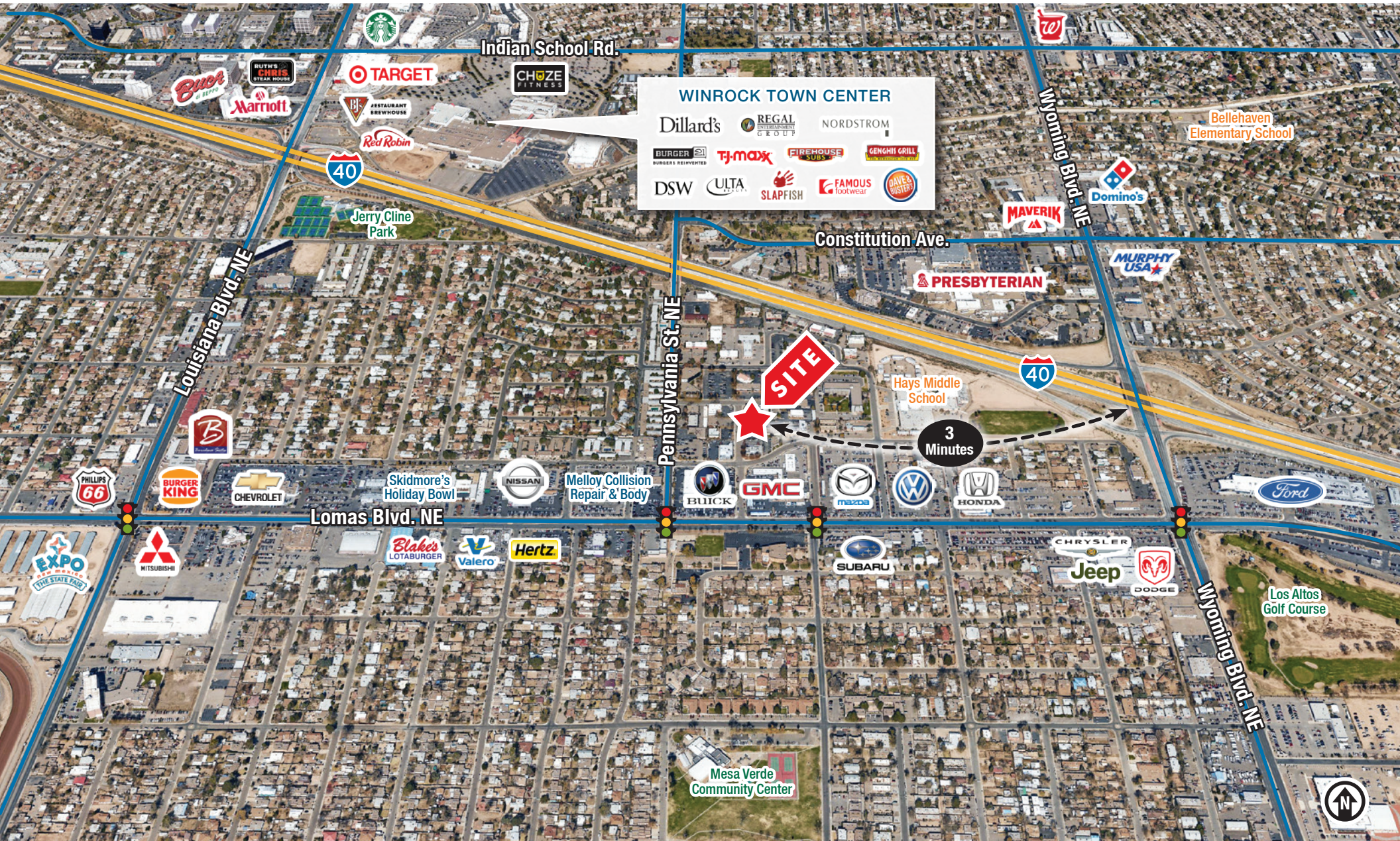
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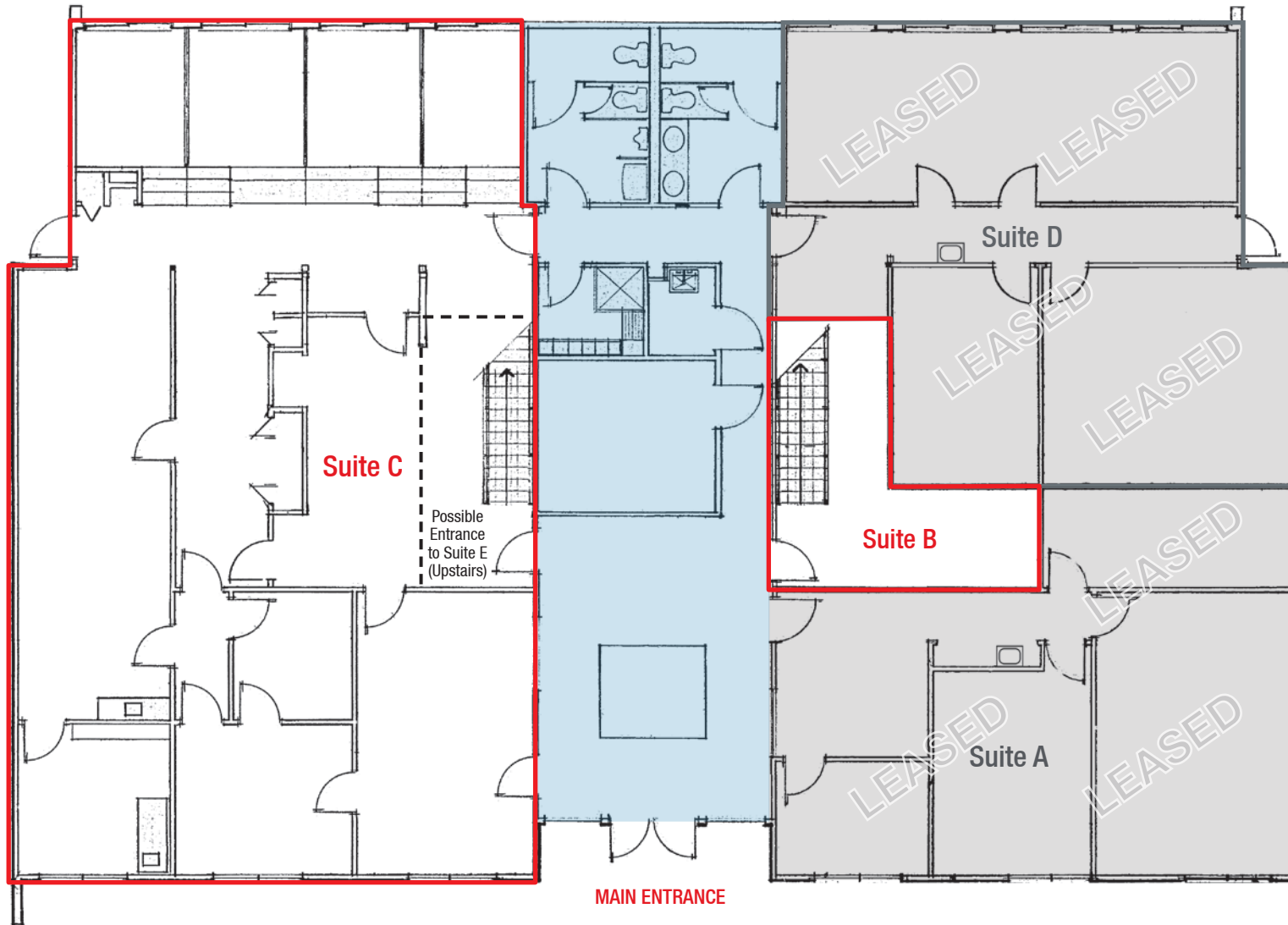
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### FLOOR PLAN

#### 1ST FLOOR

Suite B: ±1,394 RSF  
(Upstairs and Downstairs)

Suite C: ±3,353 RSF  
(Upstairs and Downstairs)



- Available
- Leased
- Common Area
- Demising Line

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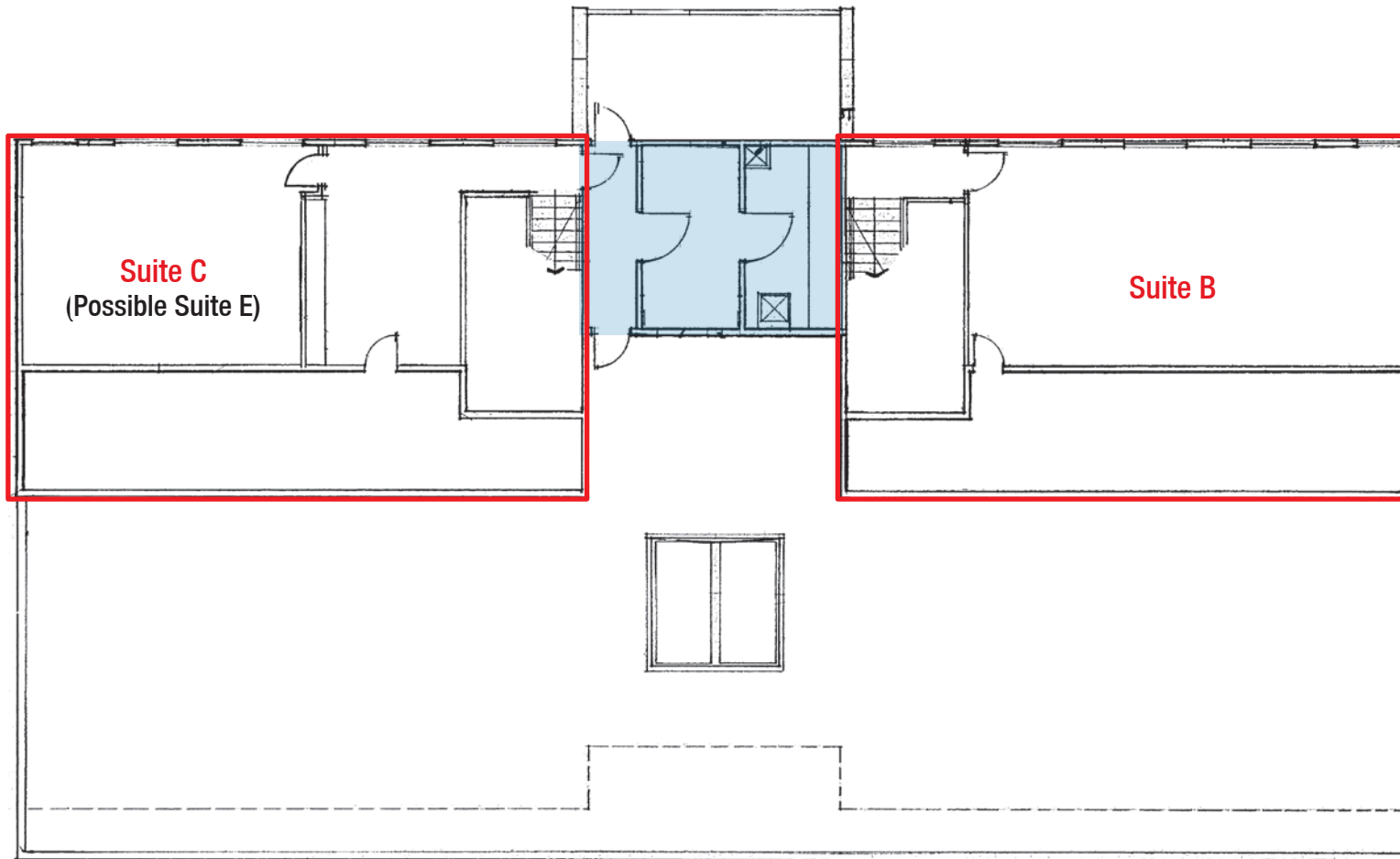
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### FLOOR PLAN

#### 2ND FLOOR

Suite B: ±1,394 RSF  
(Upstairs and Downstairs)

Suite C Upstairs  
(Possible Suite E):  
±795 RSF



- Available
- Leased
- Common Area

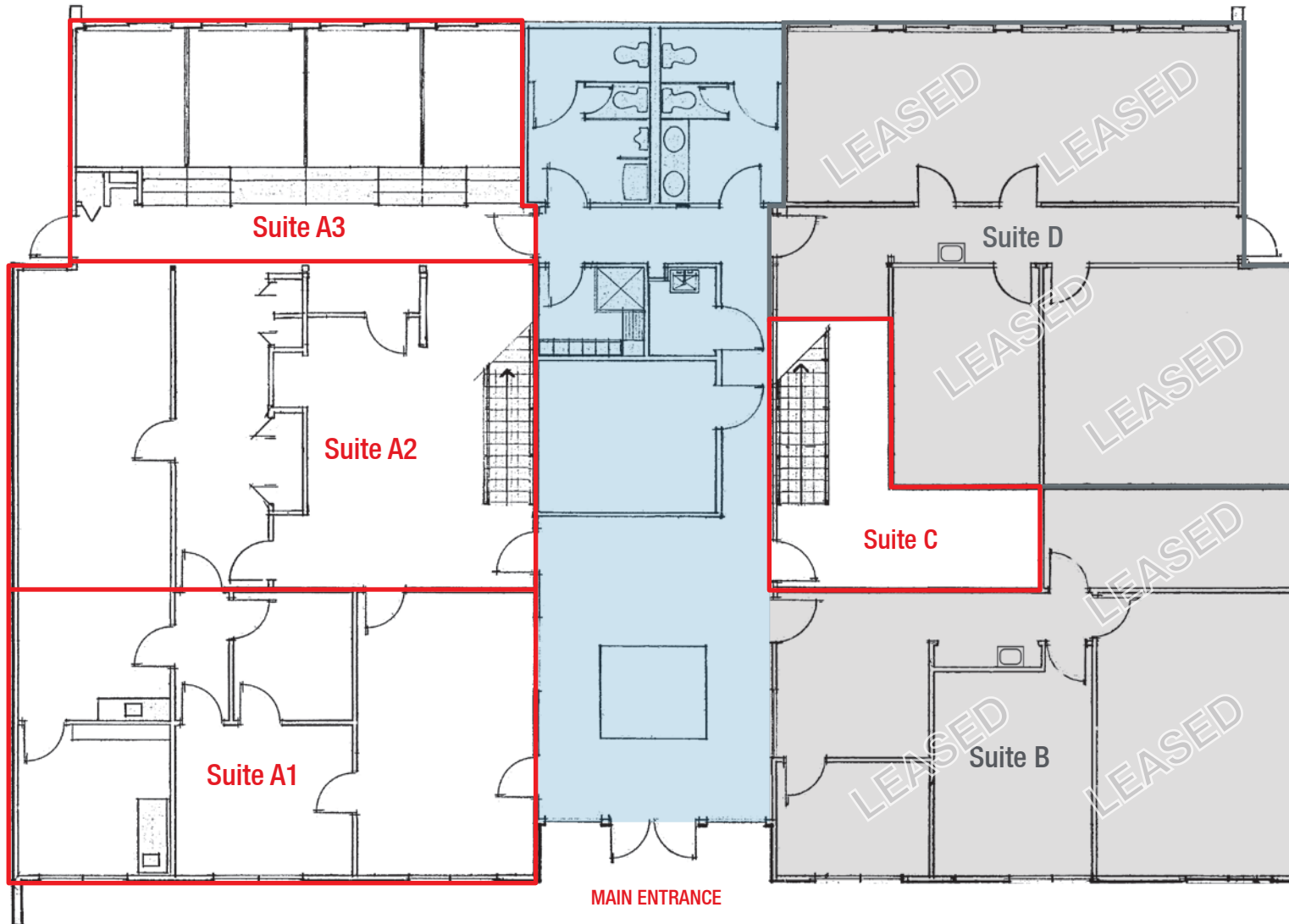


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### CONCEPTUAL FLOOR PLAN



### 1ST FLOOR

Suite A1: ±736 RSF

Suite A2: ±1,152 RSF  
(Downstairs Only)

Suite A2: ±1,947 RSF  
(Upstairs and Downstairs)

Suite A3: ±668 RSF

Suite C: ±1,394 RSF  
(Upstairs and Downstairs)

-  Available
-  Leased
-  Common Area

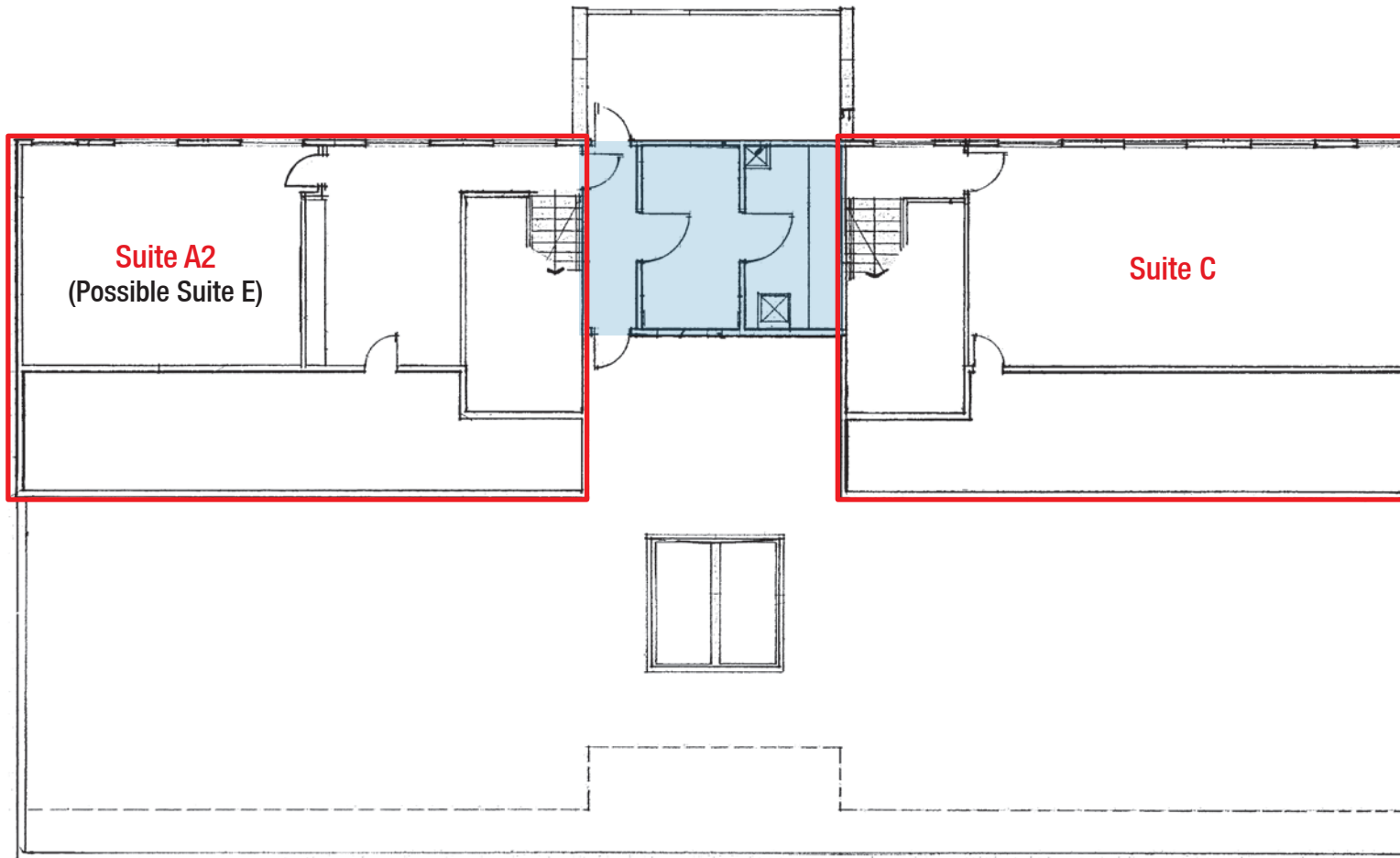


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## PRIME OFFICE SPACE NEAR UPTOWN AND I-40

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### CONCEPTUAL FLOOR PLAN






### 2ND FLOOR

Suite A2: ±1,947 RSF  
(Upstairs and Downstairs)

Suite A2 Upstairs  
(Possible Suite E):  
±795 RSF

Suite C: ±1,394 RSF  
(Upstairs and Downstairs)

-  Available
-  Leased
-  Common Area

