

For
Sublease

Move-In-Ready Office Space

CONVENIENTLY LOCATED NEAR CORONADO & UPTOWN



2716 San Pedro Dr. NE | Suite D | Albuquerque, NM 87110

NEQ Menaul Blvd. & San Pedro Dr. NE



AVAILABLE

Suite D:
±1,917 SF



LEASE RATE

\$13.50/SF Modified Gross
(\$2,156.63/Month)

- Eight offices and conference room
- Break room and in-suite restroom
- Updated flooring and paint
- Building and monument signage
- Parking ratio: 4:1,000
- Master lease expires 4/30/2028

NASunVista

got space™

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MOVE-IN-READY OFFICE SPACE

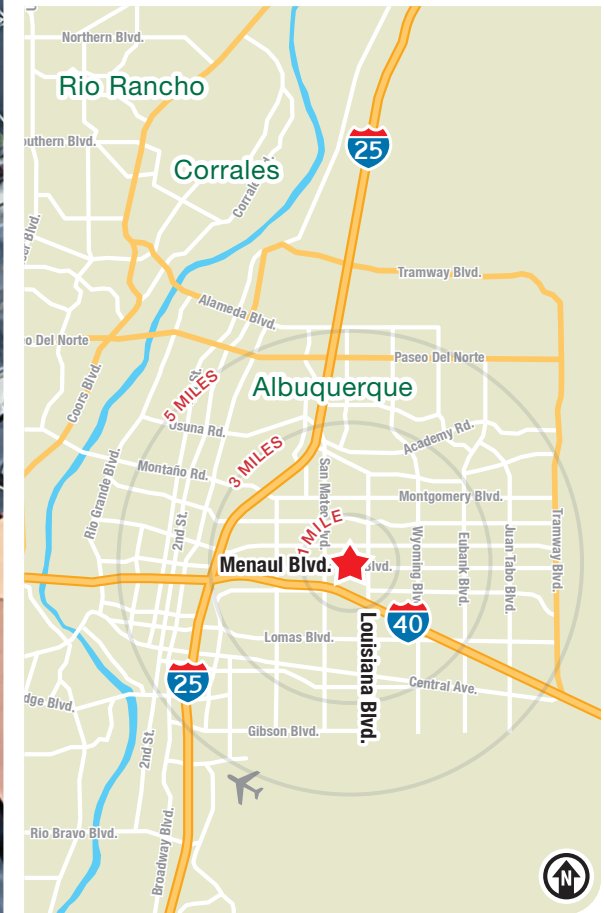
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,368	125,105	314,765
Average HH Income	\$80,521	\$81,786	\$86,644
Daytime Employment	17,660	98,920	259,521

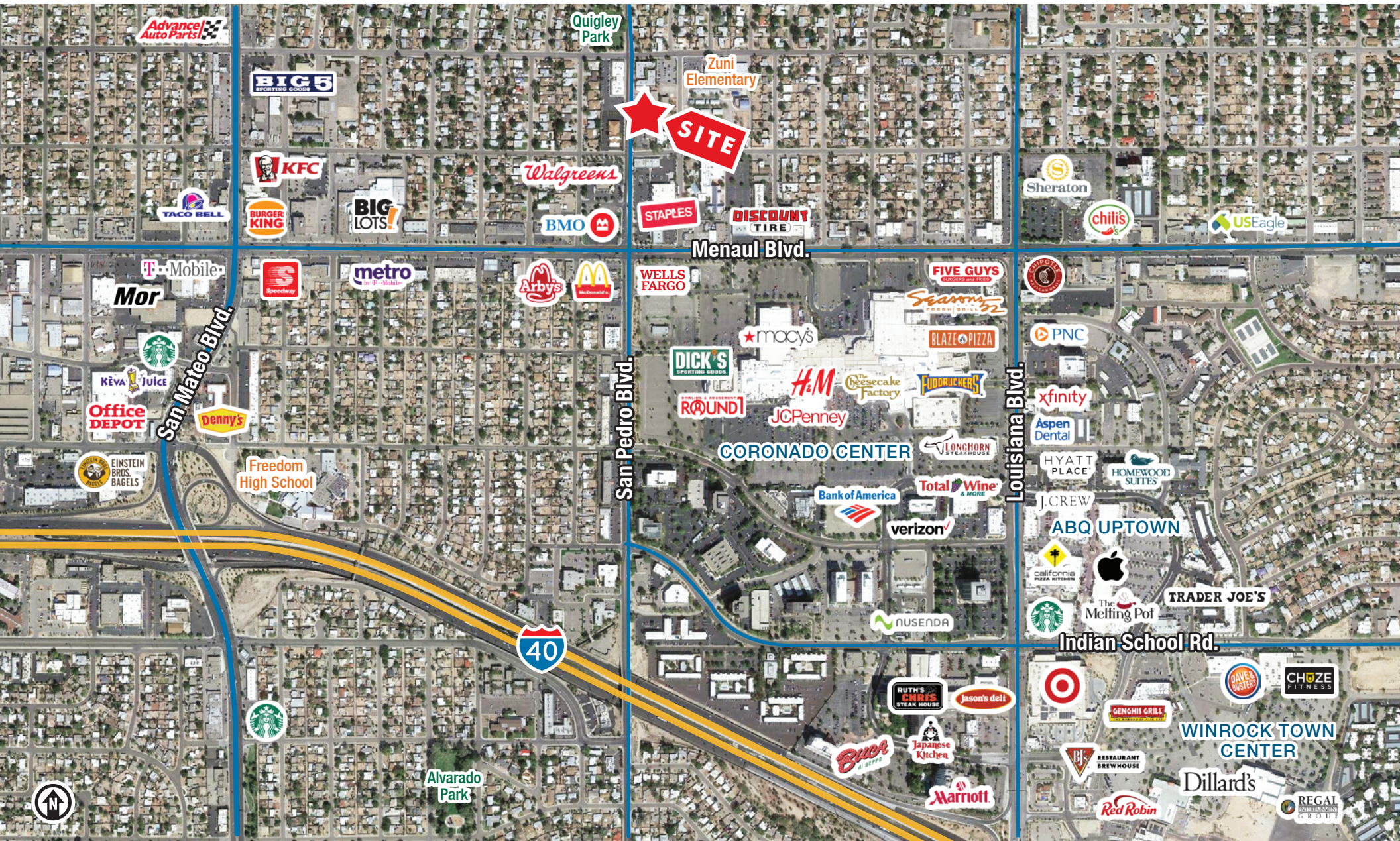
2024 Forecasted by Esri



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FLOOR PLAN

SUITE D

±1,917 SF

