

For Lease

# Stand-Alone Office Building

SAN PEDRO OFFICE PARK - UPTOWN'S BEST LEASE RATE



2201 San Pedro Dr. NE | Bldg. 20 | Albuquerque, NM 87110

*NWQ I-40 & San Pedro Dr. NE*



**AVAILABLE**  
±1,849 SF



**LEASE RATE**  
\$20.00/SF Full Service  
(Janitorial Not Included)

- Near Coronado Center, Winrock Town Center and ABQ Uptown
- 5 offices, 1 conference room and 3 restrooms
- 13 parking spaces, overnight security for your safety

**NAISunVista**

**got space™**

Martha Carpenter  
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505 228 0154

Lisa Mercer  
lisa@sunvista.com  
505 235 8503

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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,857	136,017	309,026
Average HH Income	\$79,904	\$77,575	\$82,944
Daytime Employment	18,980	93,801	253,024

2024 Forecasted by Esri



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

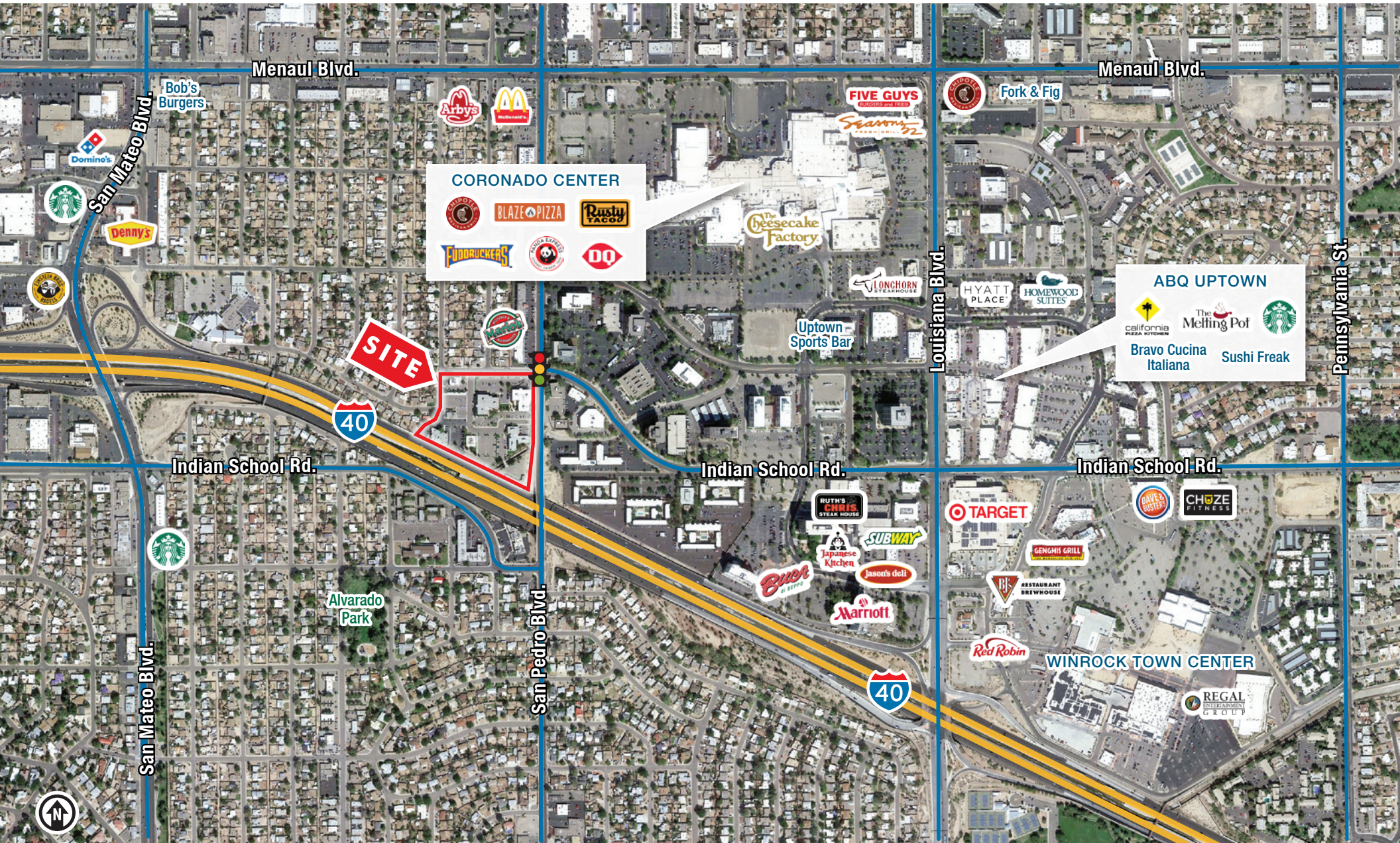
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**CORONADO CENTER**

- Arby's
- McDonald's
- Five Guys
- Season's 2
- Blaze Pizza
- Rusty Taco
- Fuddrucker's
- DQ

**ABQ UPTOWN**

- California Pizzeria
- The Melting Pot
- Starbucks
- Bravo Cucina Italiana
- Sushi Freak

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## FLOOR PLAN

### BUILDING 20

±1,849 SF

