

Uptown Office Space

ACROSS FROM CORONADO SHOPPING CENTER

For Lease]



2425 San Pedro Dr. NE | Albuquerque, NM 87110

±2,030 RSF Available

NAISunVista] Got Space™

Shelly Branscom CCIM
shelly@sunvista.com | 505 414 2669

2425 San Pedro Dr. NE | Albuquerque, NM 87110

**AVAILABLE**

Suite 200: $\pm 2,030$ RSF

LEASE RATE

\$16.00/SF Full Service

HIGHLIGHTS

- Beautifully-appointed suite
- Easy access to I-40
- Pylon signage available on San Pedro Dr.
- 7 skylights provide an abundance of natural light
- 5 generously-sized offices with copy/storage room, kitchenette and reception
- Fenced parking (4:1,000 ratio)
- On-site landlord and property management

IDO ZONING MX-M

LOCATION

NWQ San Pedro Dr. &
Uptown Blvd. NE

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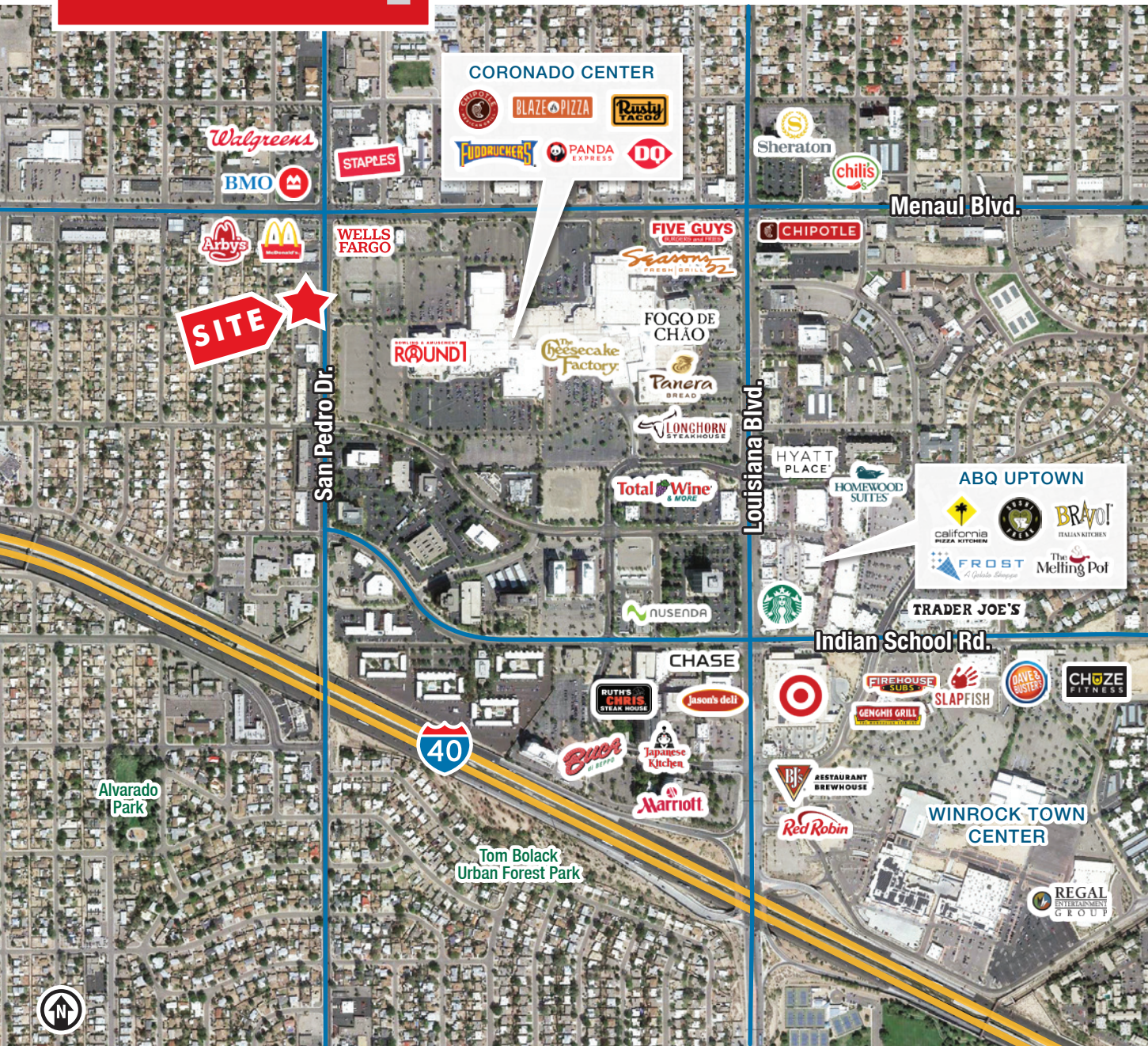
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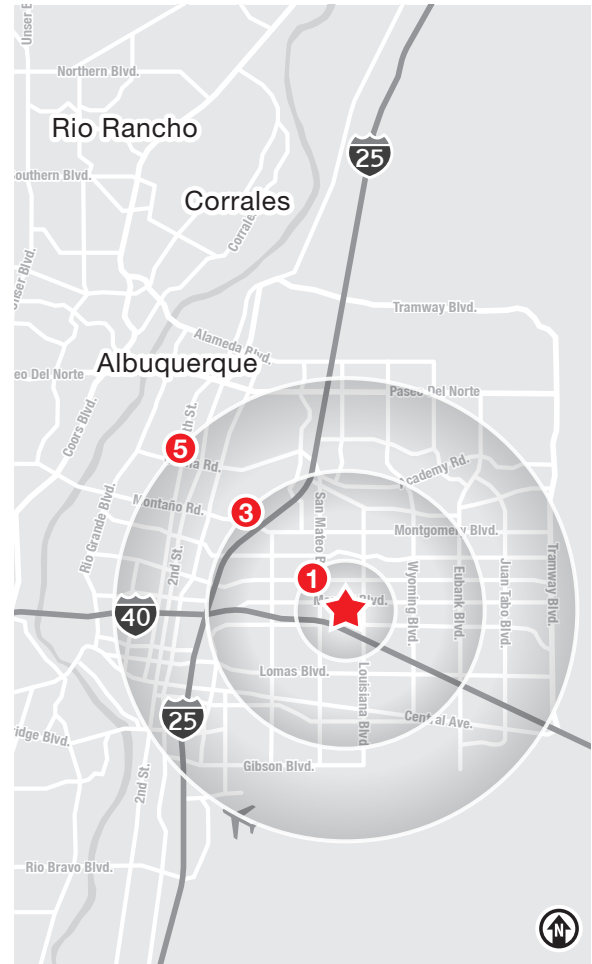
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LOCATION

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



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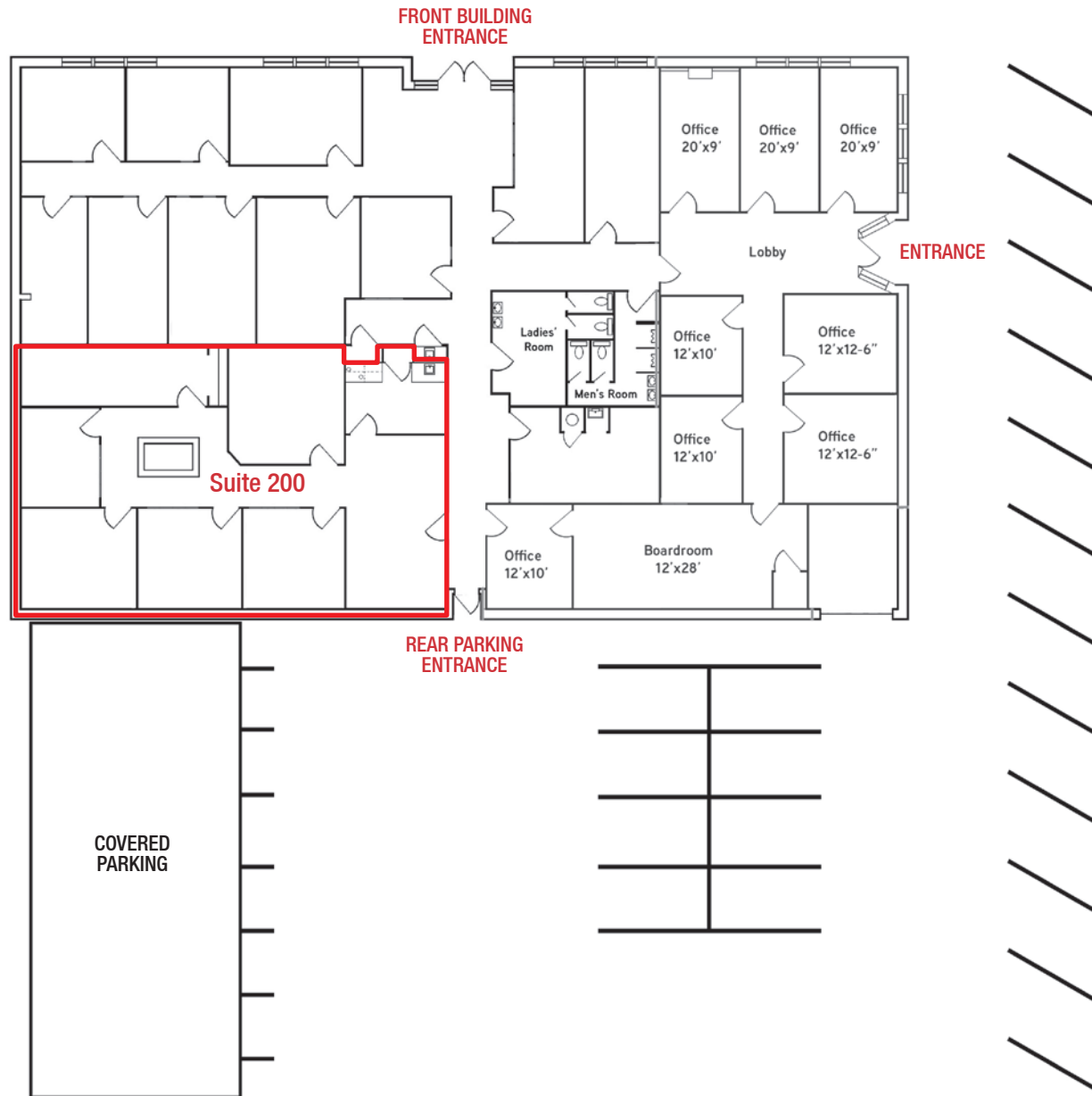
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San Pedro Dr. NE

FLOOR PLAN



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