For Lease

Move-In Ready Offices

MINUTES TO UPTOWN AND I-40



FREE RENT! WITH A 3-YEAR LEASE

Limited time offer, see Advisor for details.

±897 - 2,324 RSF Available

2111-2113 Wyoming Blvd. NE | Albuquerque, NM 87112

Kate Potter
k.potter@sunvista.com | 505 998 1571

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite 2111: ±1,427 SF

Available 1/2027

- Private entry
- New HVAC
- New flooring and paint
- Two in-suite restrooms
- 6 offices and reception/waiting

Suite 2113: ±897 SF

Available 1/2027

- Private entry
- New flooring
- 2 shared restrooms with Suite 2115
- 2 offices and reception/waiting

LEASE RATE

$15.00/RSF Modified Gross
(Tenant pays prorata share of water/ trash, gas, electric and pest control)

HIGHLIGHTS

- Pylon and building signage
- Security monitoring
- New lighting and landscaping
- Designated parking
- New ownership and local management
- Security monitoring and exterior lighting

ZONING MX-T

LOCATION

SWQ Wyoming & Menaul Blvds. NE

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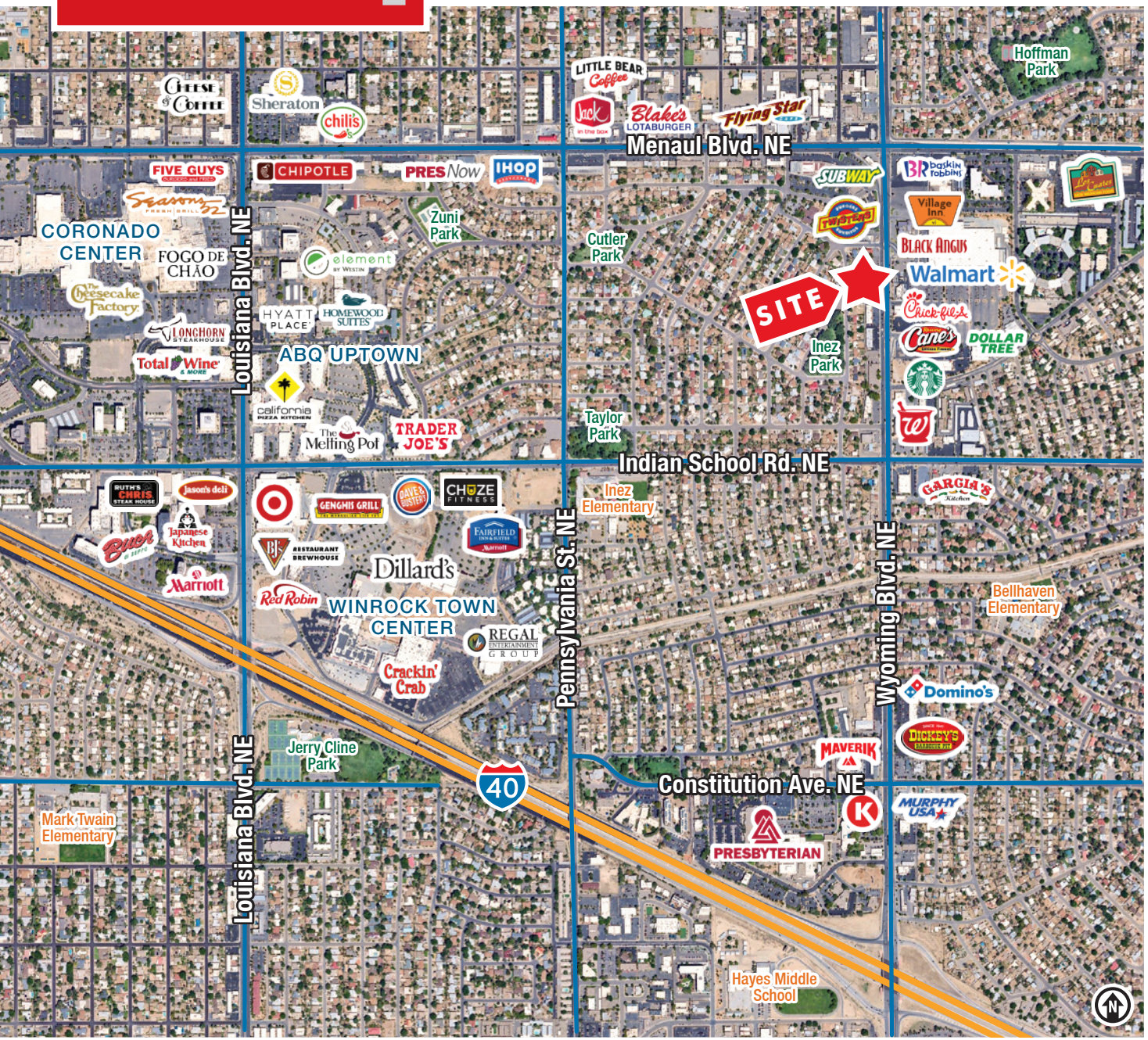

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,619	146,647	296,657
Average HH Income	$76,815	$82,677	$92,871
Daytime Employment	10,466	76,168	175,802

2025 Forecasted by Esri



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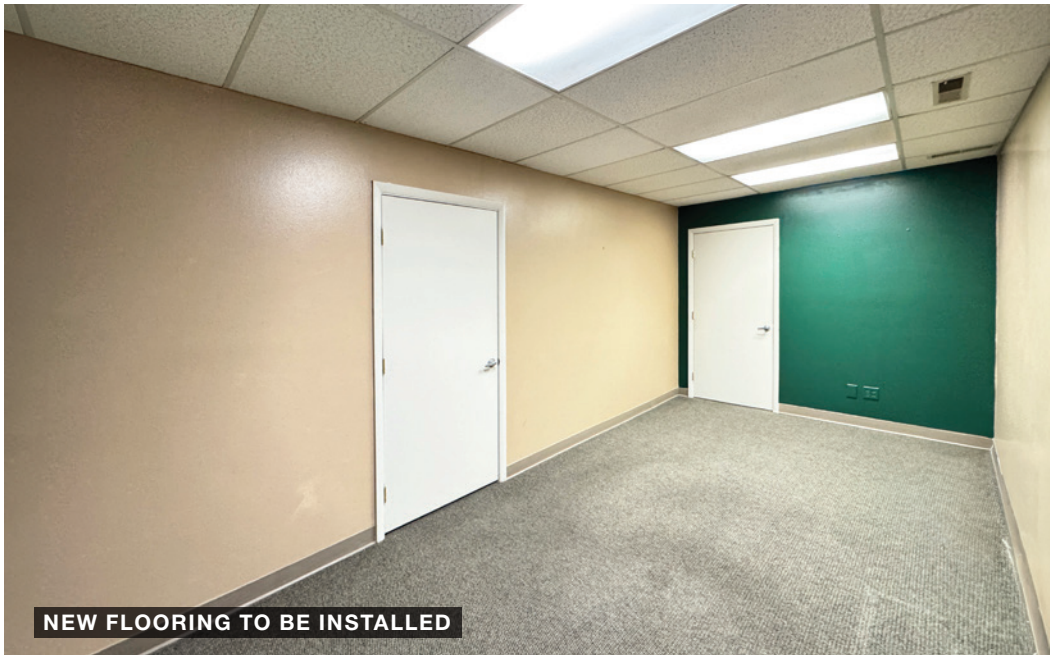
NEW FLOORING TO BE INSTALLED





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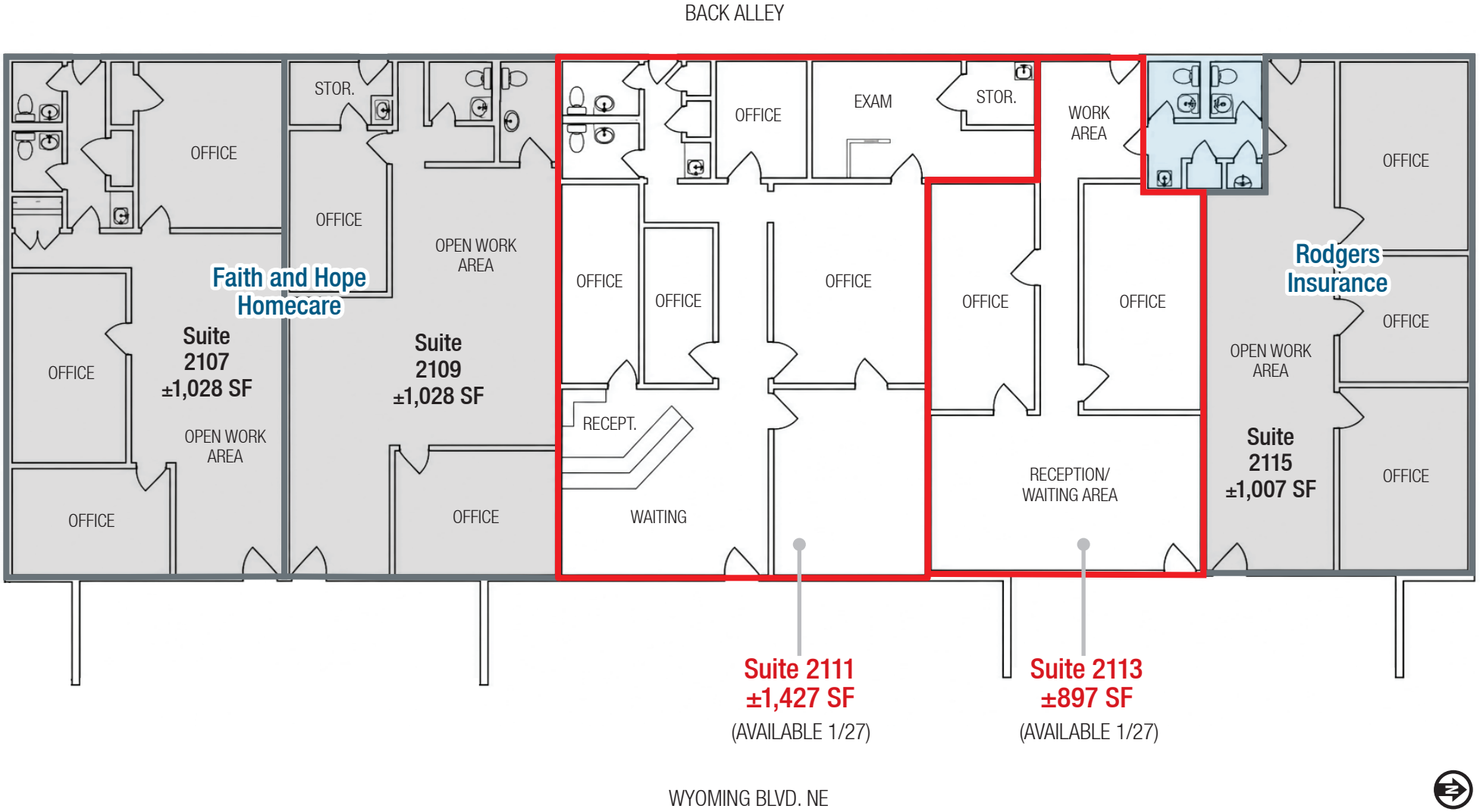
FLOOR PLAN

Available Leased Common Area

AVAILABLE

±897-2,324 RSF



NAISunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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