



Sun Plaza

101B SUN AVE NE, SUITE 400 | ALBUQUERQUE, NM
±12,075 SF OFFICE FOR SUBLEASE

CBRE



**Modern design merged with
classic southwestern flair**

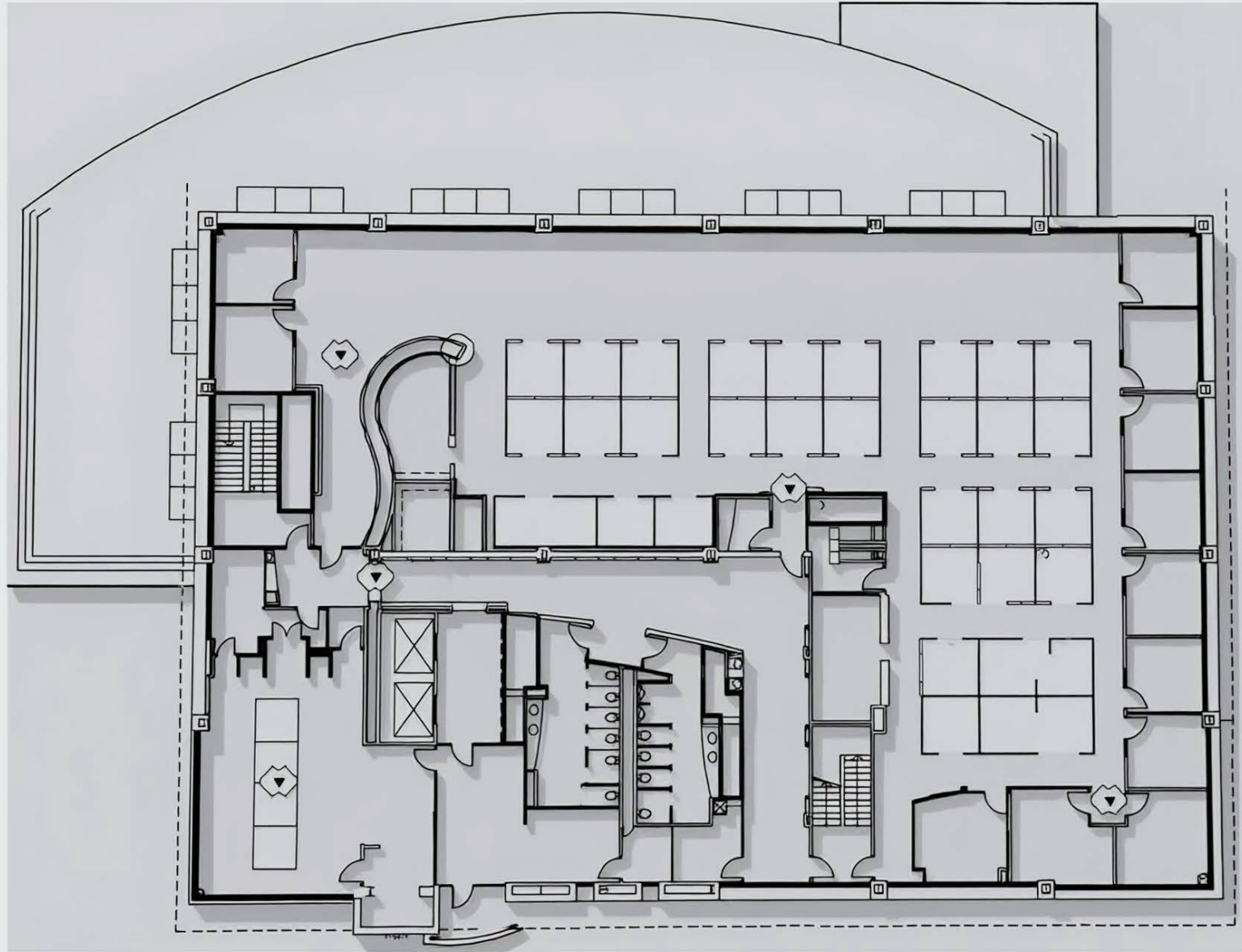
AVAILABLE

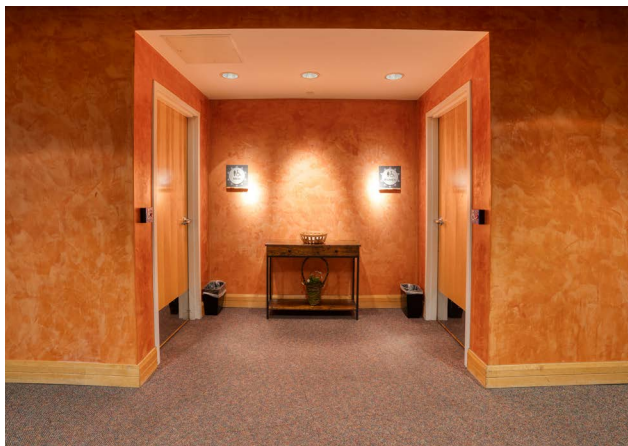
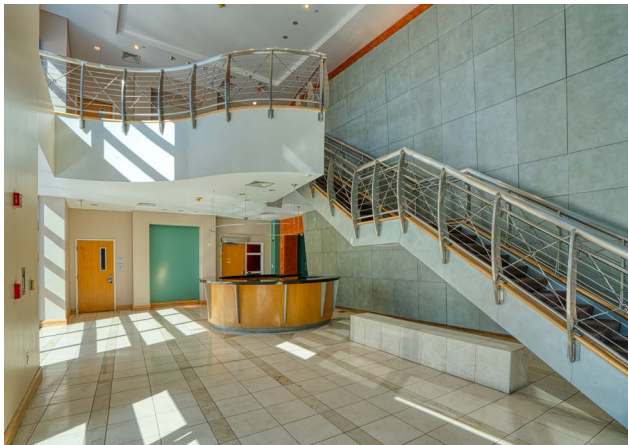
- Suite 400: 12,075 RSF
- \$26.00/SF/YR FSG
- Master lease expires February 28, 2029

SUITE HIGHLIGHTS

- Full top floor suite with incredible views in all directions
- Great mix of offices and open space
- Executive conference/board room with connected catering kitchenette
- Multiple staff kitchens/break rooms
- Cubicles and furniture included
- Private balcony
- Secured-access building with onsite security
- Access to amenities such as shower room with day lockers and rooftop walking track at neighboring 100 Sun Ave NE
- Amazing location in the heart of Journal Center with easy access to I-25
- Mix of garage and surface parking with a total ratio of 3/1,000

Floorplan





**PASEO DEL NORTE CORRIDOR
SURROUNDING AREA RESTAURANTS**

Chipotle, Chick-fil-A, Panda Express, Jason's Deli, Target, Lowe's, Wendy's, McDonald's, Freddy's, Kohl's, Five Guys, and others.

**One Sun Plaza
101B Sun Ave NE**

147,500 VPD

PASEO DEL NORTE

JEFFERSON ST

JOURNAL CENTER

ALBUQUERQUE JOURNAL

DEKKER PERICH SABATINI

WILSON & COMPANY

Gap Inc.

REDW

Sandia Laboratory Federal Credit Union

BREAKFAST MILLY'S

HELLO DELI

SATELLITE CAFE

Marigold

Cabela's

usbank

First Citizens Bank

NMCC

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