

AVAILABLE CLASS A OFFICE ALBUQUERQUE SQUARE

101 D SUN AVENUE NORTHEAST, ALBUQUERQUE, NM 87109

SALE: \$8,275,000
LEASE: \$24.50/SF

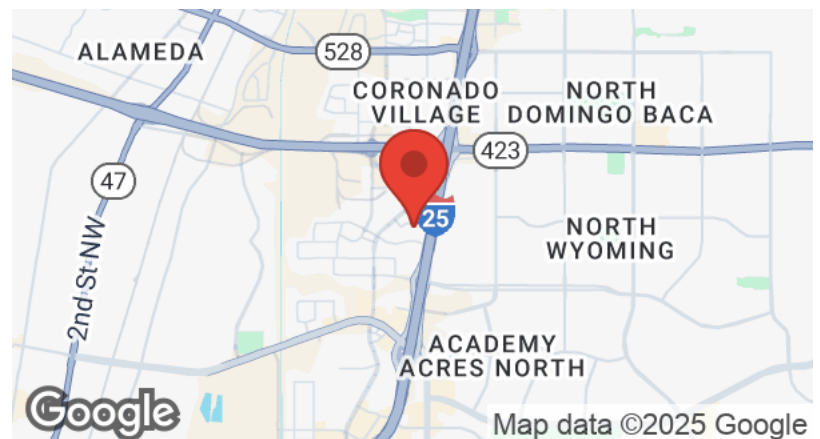


OFFERING SUMMARY

BUILDING SIZE:	36,340 SF
AVAILABLE:	2,233 - 23,337 SF
LOT SIZE:	2.36 Acres
BUILDING CLASS:	A
CROSS STREETS:	Sun Avenue and Jefferson
PARKING:	102
PARKING RATIO:	2.56:1000
YEAR BUILT:	1995
ZONING:	NR-BP

PROPERTY HIGHLIGHTS

- **Flexible Space Options:** The building offers spaces ranging from 2,233 to 23,337 square feet, providing flexibility for potential buyers or tenants to tailor the space to their specific needs.
- **Prime Location:** Situated within the 300-acre mixed-use Journal Center Development, the building boasts excellent access to restaurants, retail, hospitality, and multifamily residences, ensuring great visibility and convenience for businesses and their employees.
- **Owner-User Opportunity:** Available for both sale and lease, this property presents a unique opportunity for businesses to secure high-caliber office space in a highly desirable and prominent location.
- **Class A Building:** This Class A office building is distinguished by its superior architectural design, premium construction materials, and high-quality finishes, offering an ideal setting for businesses seeking a prestigious and professional environment.



TOM JENKINS, CCIM, SIOR
Qualifying Broker
office: (505) 539-3201
cell: (505) 238-5318
tom@reanm.com
13292, New Mexico

JACKIE MOSS-APODACA
Senior Broker
office: (505) 539-3200
cell: (505) 999-0762
jackie@reanm.com
REC-2025-0303, New Mexico

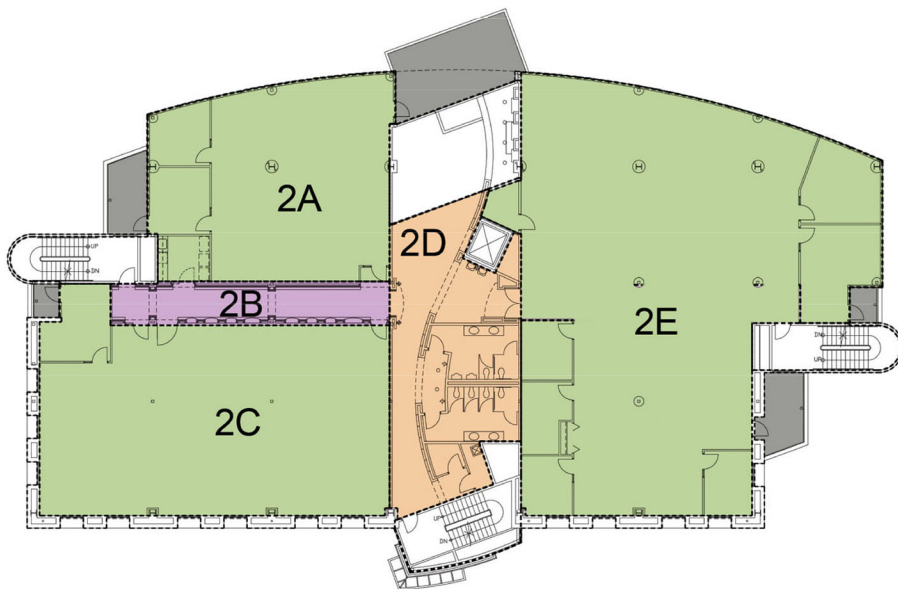
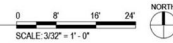
REA | REAL ESTATE ADVISORS
901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



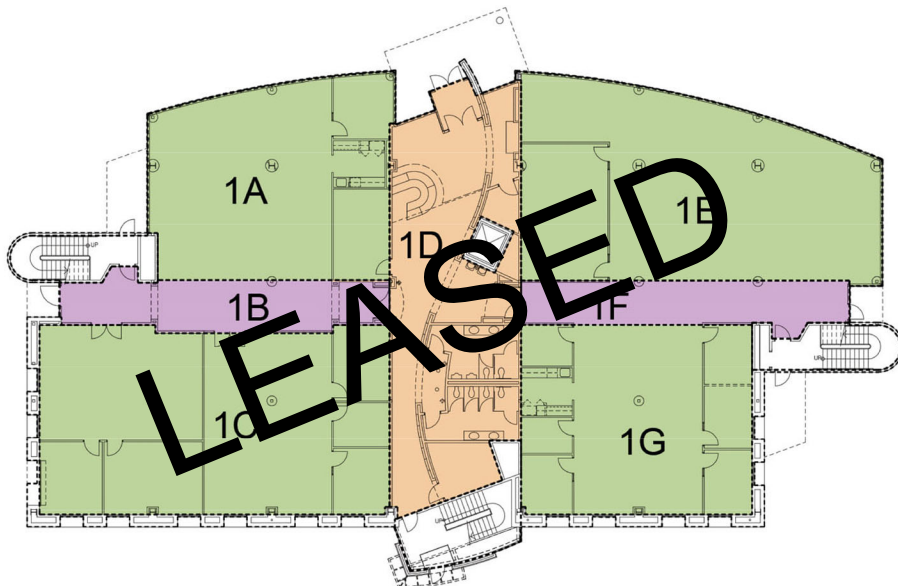
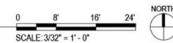
SUITE/COMMON AREAS	RSF
3A Available	2,227
3C Available	3,332
3E Available	5,709
3E, 3H	6,539
3A, 3E, 3H	8,766
3rd Floor	12,098

3 3rd Floor Plan

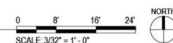


SUITE/COMMON AREAS	RSF
2A Available	2,233
2C Available	3,301
2E Available	5,706
2nd Floor	11,239

2 2nd Floor Plan



1 Ground Floor Plan



	BUILDING COMMON AREA
	COMMON/RENTABLE AREA
	TENANT SPACE