

AVAILABLE CLASS A OFFICE ALBUQUERQUE SQUARE

101 D SUN AVENUE NORTHEAST, ALBUQUERQUE, NM 87109

SALE: SEE BROKER
LEASE: \$24.50/SF

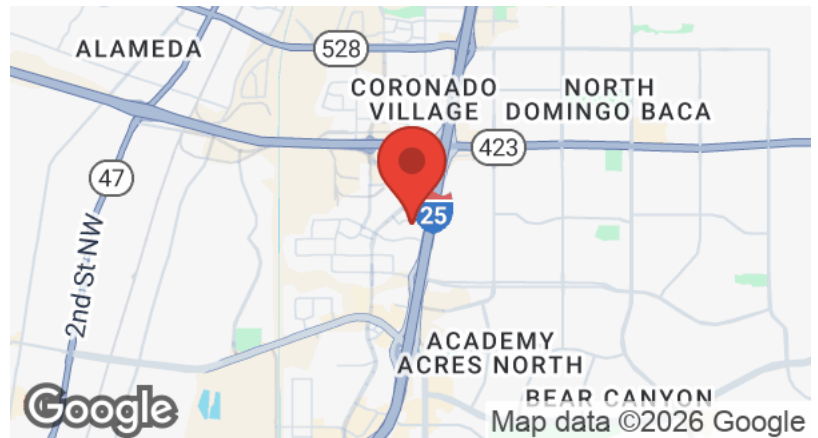


OFFERING SUMMARY

BUILDING SIZE:	36,340 SF
AVAILABLE:	771-15,184
LOT SIZE:	2.36 Acres
BUILDING CLASS:	A
CROSS STREETS:	Sun Avenue and Jefferson
PARKING:	102
PARKING RATIO:	3:1000
YEAR BUILT:	1995
ZONING:	NR-BP

PROPERTY HIGHLIGHTS

- **Flexible Space Options:** The building offers spaces ranging from 771-15,184 square feet, providing flexibility for potential 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



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FLOOR PLANS

101 D SUN AVENUE NORTHEAST | ALBUQUERQUE, NM 87109

