

AVAILABLE CLASS A OFFICE ALBUQUERQUE SQUARE

101 D SUN AVENUE NORTHEAST, ALBUQUERQUE, NM 87109

SALE: SEE BROKER
LEASE: \$24.50/SF

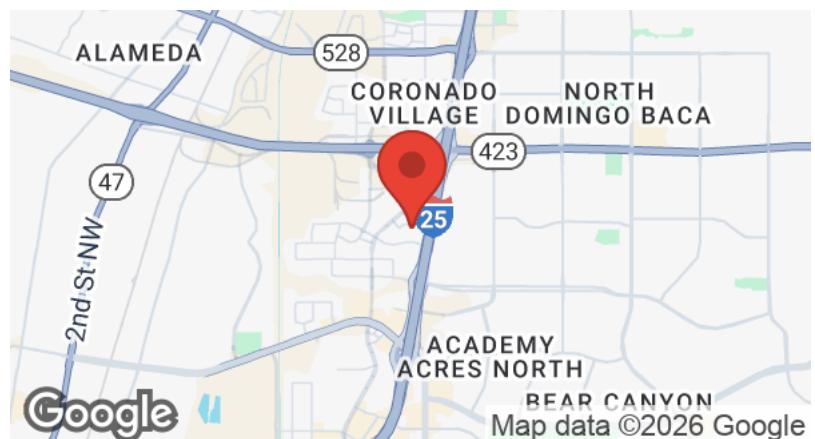


OFFERING SUMMARY

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



TOM JENKINS, CCIM, SIOR

Qualifying Broker
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13292, New Mexico

JACKIE MOSS-APODACA

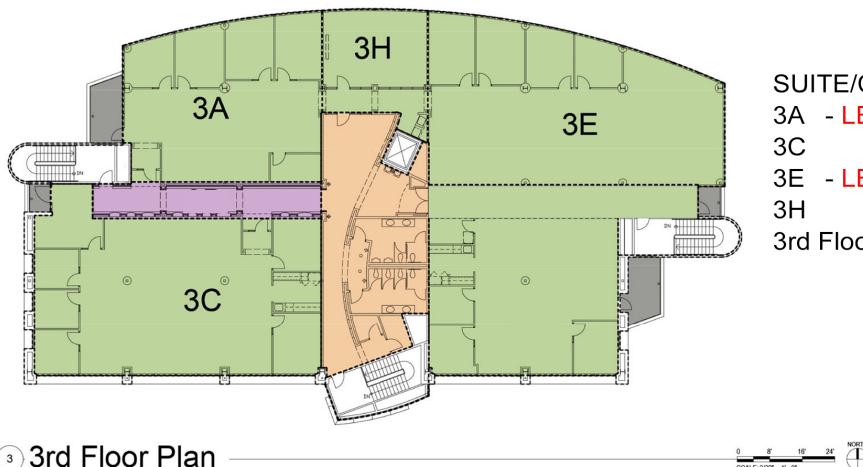
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REA | REAL ESTATE ADVISORS

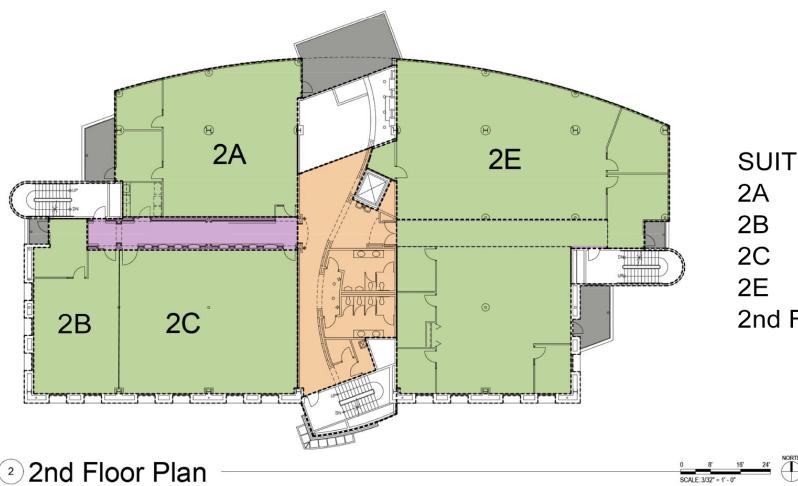
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

FLOOR PLANS

101 D SUN AVENUE NORTHEAST | ALBUQUERQUE, NM 87109



SUITE/COMMON AREAS	RSF
3A - LEASED	2,254
3C	3,329
3E - LEASED	5,501
3H	771
3rd Floor	12,360



SUITE/COMMON AREAS	RSF
2A	2,254
2B	1,117
2C	2,212
2E	5,501
2nd Floor	11,588



SUITE/COMMON AREAS	RSF
1A	2,254
1C	3,329
1E	3,316
1G	2,185
1st Floor	12,393

-  BUILDING COMMON AREA
-  COMMON/RENTABLE AREA
-  TENANT SPACE