

OFFICE FOR LEASE

ALBUQUERQUE SQUARE

101 D SUN AVENUE NORTHEAST, ALBUQUERQUE, NM 87109



AVAILABLE SPACES

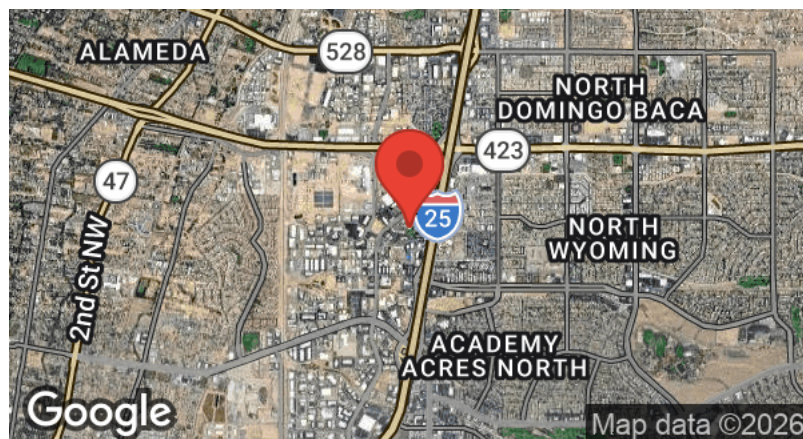
Suite	Rate	Size
3H	\$24.00 /sf/yr	821
3B	\$24.00 /sf/yr	1,196

OFFERING SUMMARY

LEASE RATE:	\$24.00
BUILDING CLASS:	A
BUILDING SF:	36,040
AVAILABLE SF:	821-2,017
LOT SIZE:	2.36 Acres
PARKING:	102
PARKING RATIO:	3:1000
YEAR BUILT:	1995
ZONING:	NR-BP

PROPERTY HIGHLIGHTS

- Suite 3B Available: 1,196 SF of Class A office space ready for immediate occupancy, offered at \$24.50/SF full service.
- Prime Location: Situated within the 300-acre mixed-use Journal Center Development, the building offers excellent access to restaurants, retail, hospitality, and multifamily residences, ensuring great visibility and convenience for your team.
- Class A Building: Albuquerque Square features distinctive architectural design, premium construction materials, and high-quality finishes throughout, offering a prestigious and professional environment for your business.
- More Than Just an Address: Albuquerque Square puts your business in one of Albuquerque's most prestigious office addresses, steps from



REA | REAL ESTATE ADVISORS

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



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3RD FLOOR PLAN

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AVAILABLE SUITES

3B:	1,196 SF
3H:	821 SF

