



## Office/Medical Suite

# For LEASE

**7910 Wyoming NE, Suite A**

Albuquerque, NM 87109



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

#### LOCATION

- Wyoming Office Park  
East Side of Wyoming Blvd., One Block  
South of Paseo del Norte

#### AVAILABLE

- 7910 Wyoming Blvd NE, Suite A  
- 5,142± RSF

#### LEASE RATE

- \$25.00/SF/YR (NNN)

#### FEATURES

- Dental Buildout  
- 12 Treatment / Hygiene Rooms
- Good Visibility
- Monument & Building Signage
- 4.5 / 1,000 SF Parking Ratio
- Close Proximity to Amenities

#### CONTACT

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Another fine property by

**BRUNACINI**  
DEVELOPMENT LTD., CO

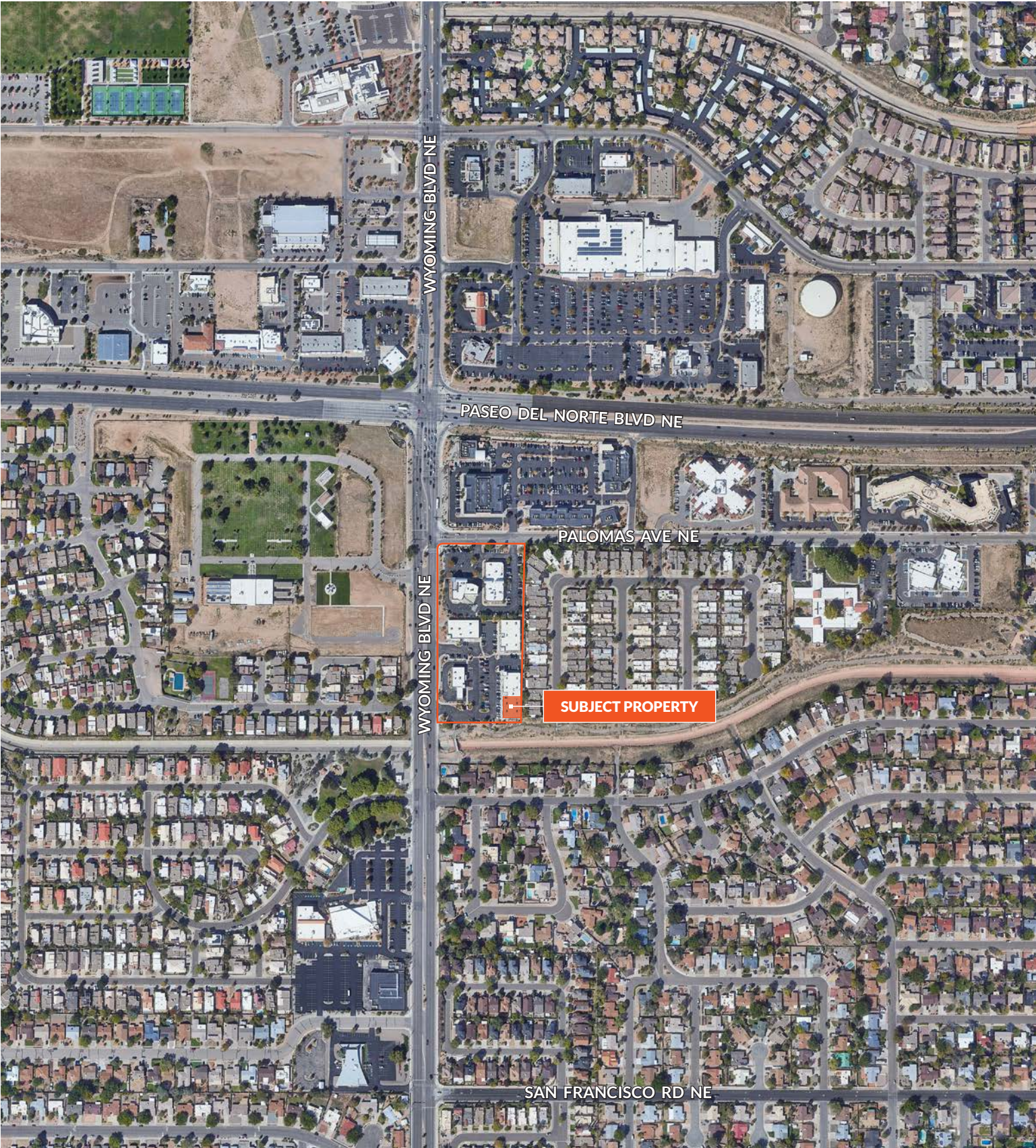
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4811 Hardware Dr NE, Suite C-5, Albuquerque, NM 87109





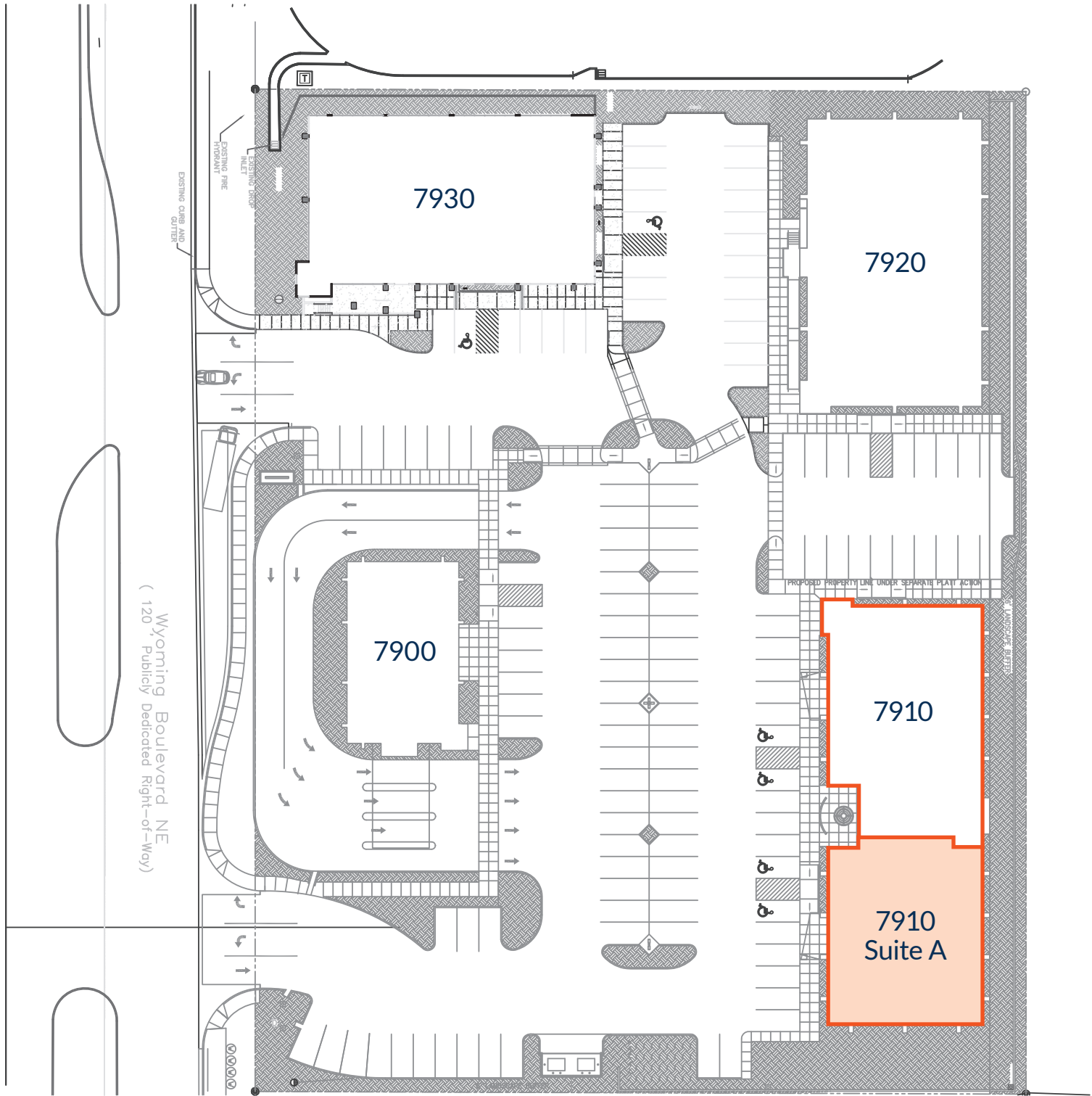
# Aerial Map





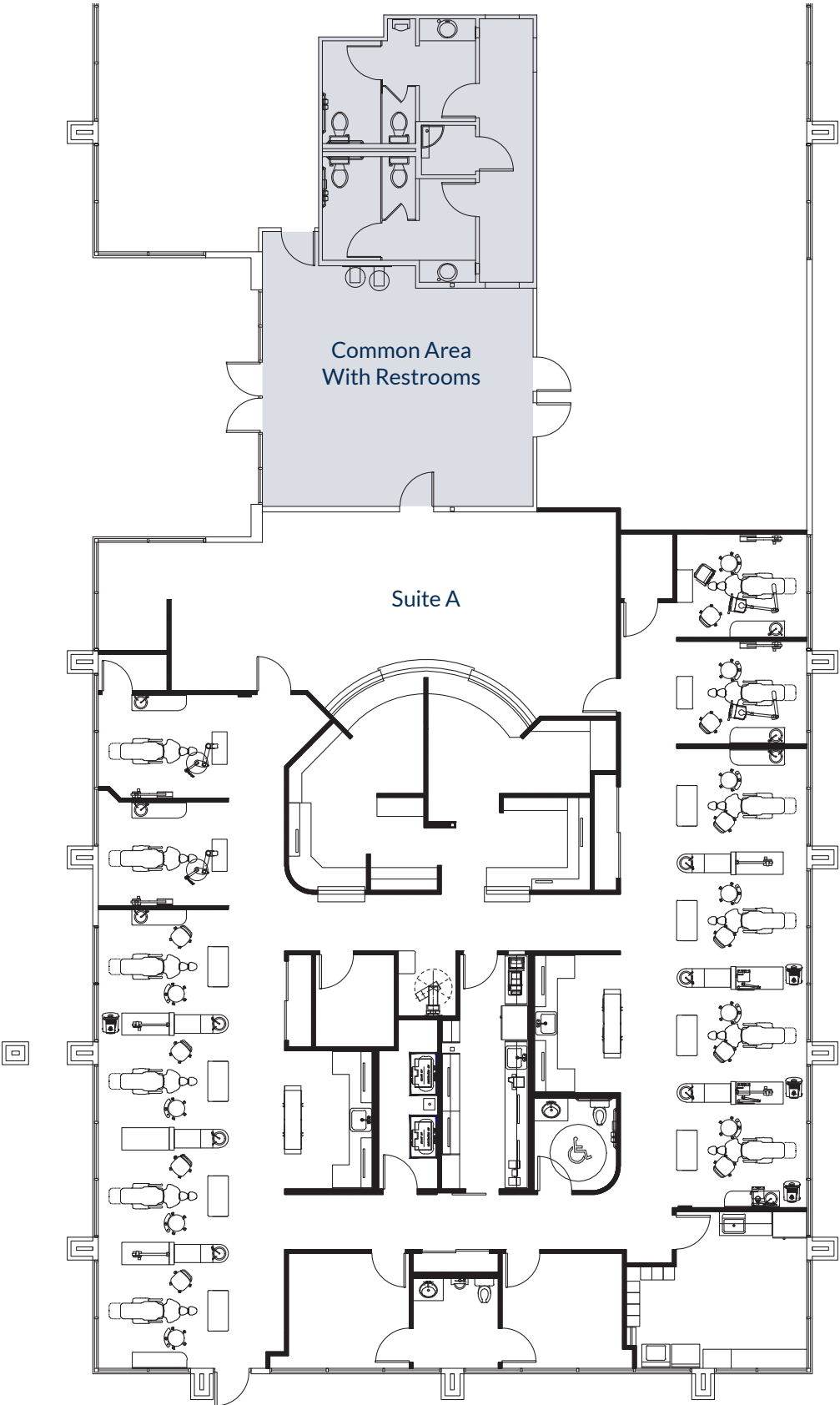


# Site Plan





# Floor Plan





Photos







# Property Info

PROPERTY TYPE	Office
ADDRESS	7910 Wyoming Blvd NE, Suite A, Albuquerque, NM
CROSS STREETS	Wyoming Blvd NE and Paseo Del Norte

## Property Details

BUILDING SIZE (SF)	10,453±
CONDITION	Excellent
CONSTRUCTION TYPE	Frame / Stucco
LAND AREA	.8460± Acres
LOAD FACTOR	9%
PARKING RATIO	4.5 per 1,000 SF
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	1
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	2007
ZONING	MX-T

## Suite Details

AVAILABLE SF	5,142±
AC TYPE	Refrigerated
HEAT TYPE	Gas Forced Air
CEILING HEIGHT	9'
FLOOR COVERING	Carpet, Vinyl
LIGHTING	Fluorescent
RESTROOMS	4 (2 In Suite & 2 Common Area)

## Lease Details

LEASE RATE	\$25.00/SF
LEASE TYPE	NNN
EST. NNN CHARGES	\$6.73/SF

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,513	80,959	186,128
HOUSEHOLDS	6,818	36,784	84,361
MEDIAN HH INCOME	\$92,345	\$79,155	\$72,709

## Notes

Great location in strong trade area with easy access to amenities. Building signage available.

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Office - Warehouse



Garden - Office



Office- Flex



Distribution Warehouse



Build to Suit



# BRUNACINI

DEVELOPMENT LTD., CO.

**Brunacini Development** develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services