

For Lease



Move-In Ready Professional Office Space

IN THE NORTHEAST HEIGHTS MINUTES FROM UPTOWN



2727 San Pedro Dr. NE | Albuquerque, NM 87110

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,308 RSF Available

Lauren Landavazo

lauren@sunvista.com | 505 227 0585

Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

For Lease

2727 San Pedro Dr. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Suite 120: $\pm 2,308$ RSF

LEASE RATE

\$14.50/RSF Full Service
(Less In-Suite Janitorial)

HIGHLIGHTS

- Walking distance to Quigley Park
- Within minutes of Uptown amenities
- Easy access to I-40
- Renovated common areas and suites
- Open-office architecture
- Solar tubes for enhanced natural light
- Building enjoys long-term tenancy
- 4.1:1,000 parking ratio
- Monument signage available

ZONING [MX-M](#) 

LOCATION

NWQ Menaul Blvd. &
San Pedro Dr. NE

For Lease

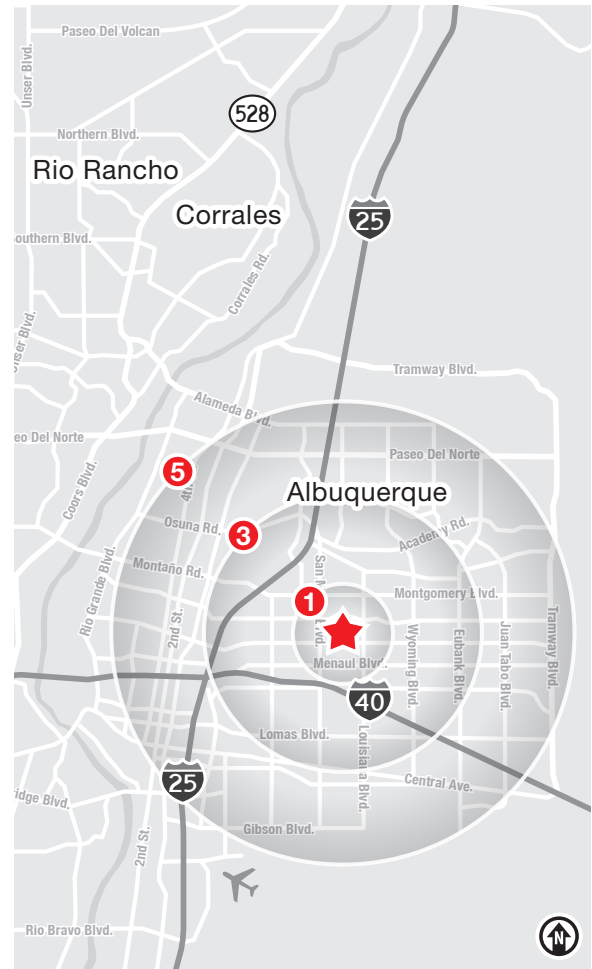
2727 San Pedro Dr. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,461	123,417	314,870
Average HH Income	\$80,310	\$81,821	\$86,749
Daytime Employment	17,775	100,672	259,721

2024 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Lauren Landavazo
lauren@sunvista.com
505 227 0585

Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

For Lease

2727 San Pedro Dr. NE | Albuquerque, NM 87110



Common Area Lobby



Quigley Park Across the Street

Monument Signage



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Lauren Landavazo
lauren@sunvista.com
505 227 0585

Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

For Lease

2727 San Pedro Dr. NE | Albuquerque, NM 87110

SUITE 120



Private Entrance

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Lauren Landavazo
lauren@sunvista.com
505 227 0585

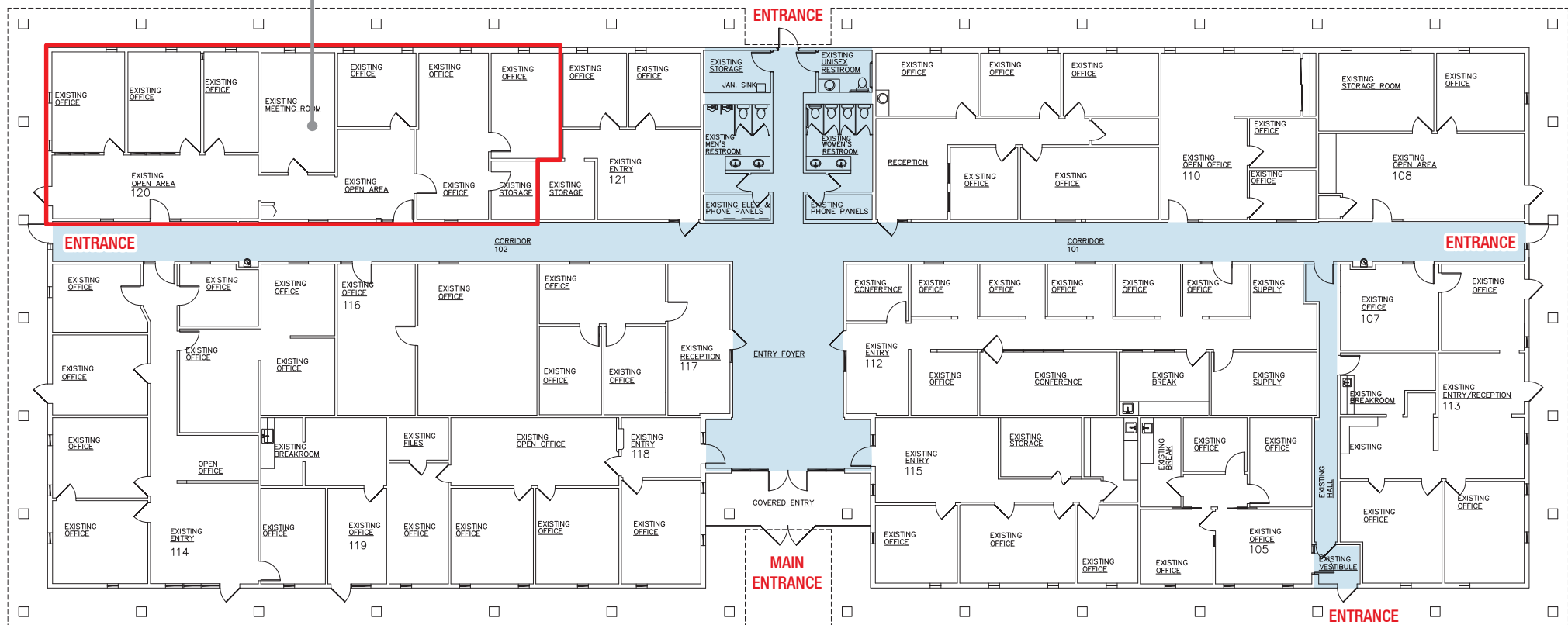
Shelly Branscom CCIM
shelly@sunvista.com
505 414 2669

2727 San Pedro Dr. NE | Albuquerque, NM 87110

FLOOR PLAN

AVAILABLE
Suite 120
±2,308 RSF

San Pedro Dr. NE



 Available

■ Common Area

PARKING



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Lauren Landavazo

lauren@sunvista.com
505 227 0585

Shelly Branscom CCIM

shelly@sunvista.com
505 414 2669