

FOR LEASE



Office/Medical Suite For Lease at Wyoming Office Park

7910 Wyoming Blvd NE, Suite C, Albuquerque, NM 87109



LOCATION

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

AVAILABLE

- 7910 Wyoming Blvd, Suite C
- 2,807± RSF
- Available January 1st, 2026

LEASE INFORMATION

- \$20.00/SF/Year (NNN)

FEATURES

- Great Visibility
- Monument & Building Signage
- 4.5/1,000 SF Parking Ratio
- 27,026± Cars Per Day
- Close Proximity to Amenities

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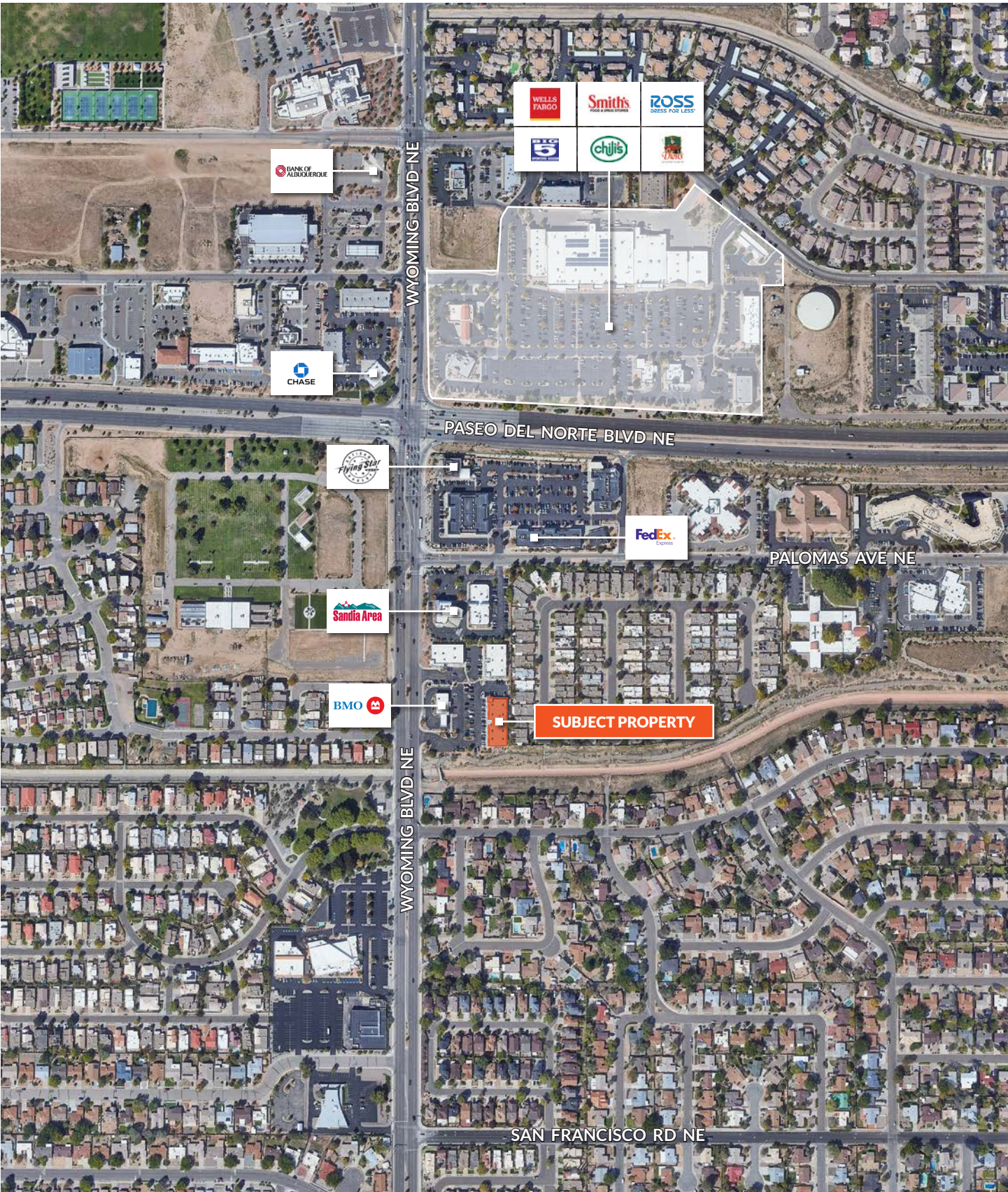
The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

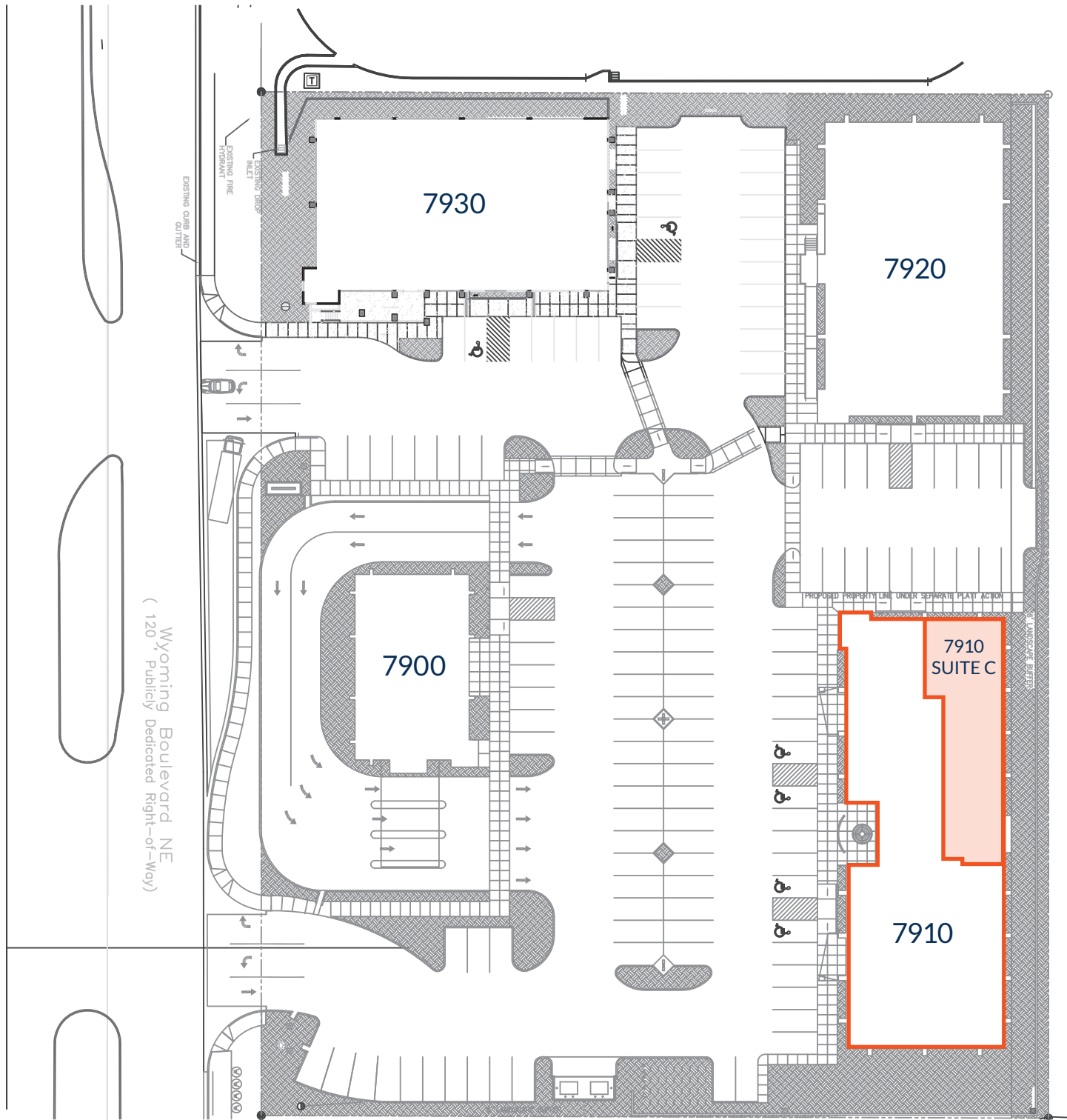
 **JOHNSON**
Commercial Real Estate

Another fine property by
BRUNACINI
DEVELOPMENT LTD., CO.

AERIAL MAP



SITE PLAN



FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Office
ADDRESS	7910 Wyoming Blvd NE, Suite C, 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	.846± 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

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

Suite C Details

AVAILABLE SF	2,807± RSF
AC TYPE	Refrigerated
HEAT TYPE	Gas Forced Air
CEILING HEIGHT	9'
FLOOR COVERING	Carpet, Vinyl
LIGHTING	Fluorescent
RESTROOMS	2 In Common Area

Lease Details

LEASE TYPE	NNN
LEASE RATE	\$20.00/SF/Year
EST. NNN CHARGES	\$6.75/Per SF

Notes

Great location in a strong trade area with easy access to amenities. Building and monument signage available. Suite A (5,124 RSF) immediately adjacent to Suite C is also available. The entire building (10,452 RS) is for sale as well.

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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