EXECUTIVE & PRIVATE OFFICE SUITES IN THE UPTOWN CORRIDOR

2301-2315 San Pedro Dr NE, Albuquerque, NM 87110

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

MODIFIED GROSS

Suite **A - $2,731.09/Month + Utilities**
Suite **E - $1,676.09/Month + Utilities**

FULL SERVICE

Suite **B6 & B7 – $410.26/Month**
Suite **F2 - 97.52 SF – $228.67/Month**
Suite **F3 - 97.52 SF – $228.67/Month**
Suite **F5 - 398.76 SF – $931/Month**
Suite **F6 - 157.03 SF – $361.95/Month**
Suite **F7 - 125.11 SF – $291.67/Month**

LOT SIZE: 0.74 ACRES

Jacob Lopez
JLopez@CREBerkshire.com | 505.328.5156

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- **10,351.32 SF Multi-Tenant Office Building** on **0.74 Acres**
- **Zoned MX-M** – Allows for Office, Professional Services & Light Commercial Uses
- **Multiple Suites Available:** 97.52 SF – 1,724.91 SF
- **Flexible Layouts** – Ideal for Small Businesses, Startups & Professional Offices
- **Executive Suites with Shared Restrooms & Kitchenettes**
- **Private Suite Options** with Offices, Reception, Kitchenette & Restrooms
- **High-Visibility Frontage on San Pedro Drive** (16,202 VPD)
- **Ingress/Egress from East and South property line**
- **Less Than 1 Mile to I-40 & Louisiana Blvd**
- **Near Uptown, Winrock Town Center & ABQ Uptown** – Major Retail & Business Hub
- **Close to Menaul & San Pedro Intersection** (26,727 VPD)
- **Prominent Building & Monument Signage Available**
- **Strong Demographics:** 321,693 Population | $75,388 Avg. HH Income | 246,436 Daytime Employees (5-Mile Radius)

PROPERTY DESCRIPTION:

Positioned in one of Albuquerque's most convenient central corridors, this professional multi-tenant office building offers a **versatile mix of executive suites and private offices** ideal for small businesses, startups, and established professionals. The property totals over 10,351.32 SF on 0.74 acres with **ample on-site parking (4.64/1,000 SF)** and **high-visibility frontage along San Pedro Drive (16,202 VPD)**, just **minutes from I-40, Louisiana Blvd, and Uptown's premier retail and dining destinations** including **Winrock Town Center and ABQ Uptown. Zoned MX-M**, the building supports a wide range of office and light commercial uses. **Suites range from 97.52 SF to 1,724.91 SF**, featuring **flexible configurations, private offices, reception areas, kitchenettes, and common restrooms**. Tenants enjoy prominent **building and monument signage**, multiple **access points from the east and south property lines**, and proximity to a dense trade area with over 321,000 residents and 246,000 daytime employees within a 5-mile radius. **Surrounded by Albuquerque's growing Uptown employment and retail hub**, this location offers exceptional visibility, convenience, and connectivity for businesses seeking a strong professional presence in the heart of the city.

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EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:	2301-2315 San Pedro Dr NE, Albuquerque NM 87110
LOT SIZE:	**0.74 Acre**
TOTAL SF:	**10,351.32 SF**
LEASE RATE:	**MODIFIED GROSS:** Suite **A - $2,731.09/Month + Utilities** Suite **E - $1,676.09/Month + Utilities** **FULL SERVICE:** Suite **B6 & B7 - $410.26/Month** Suite **F2 - 97.52 SF – $228.67/Month** Suite **F3 - 97.52 SF – $228.67/Month** Suite **F5 - 398.76 SF – $931/Month** Suite **F6 - 157.03 SF – $361.95/Month** Suite **F7 - 125.11 SF – $291.67/Month**
ZONED:	MX-M
POPULATION:	**321,693** (5 Mile Radius)
AVG. HH INCOME:	**$75,388** (5 Mile Radius)
DAYTIME EMPLOYEES:	**246,436** (5 Mile Radius)
PARKING SPOTS:	**48** Parking Spots - **4.64/1,000 SF** Parking Ratio
INGRESS/EGRESS:	**East & South Property Line**



- **Premier Central Location**
- **Near ABQ Uptown, Winrock Town Center & Cottonwood Mall**
- **Easy I-40 Access**
- **Less than a Mile** from **Louisiana & I40 On Ramp**
- Near **Menaul & San Pedro** that has **26,727 VPD**
- **Excellent Exposure**
- **Frontage on San Pedro** that has **16,202 VPD**
- **Building & Monument Signage**
- **Ingress/Egress from East and South property line**

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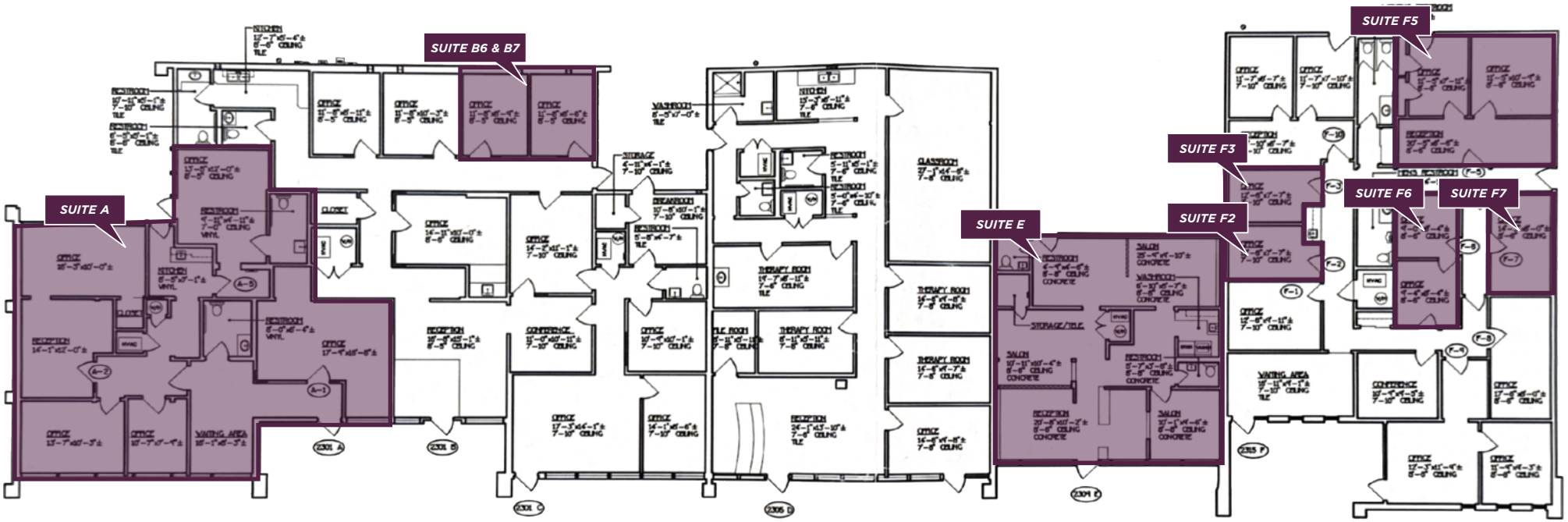


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FLOOR PLAN

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SUITE A - 1,724.9 SF

SUITE B6 & B7 - EXECUTIVE SUITES (205 SF)

» 2 Common Restrooms

» 1 Common Kitchenette

SUITE E: (1,058.58 SF)

» 4 Offices

» 1 Reception

» 1 Kitchenette,

» 2 Bathrooms

SUITE F - EXECUTIVE SUITES

» Suite **F2 - 97.52 SF**

» Suite **F3 - 97.52 SF**

» Suite **F5 - 398.76 SF**

» Suite **F6 - 157.03 SF**

» Suite **F7 - 125.11 SF**

» 2 Common Restrooms

» 1 Common Kitchenette

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EXTERIOR PHOTOS

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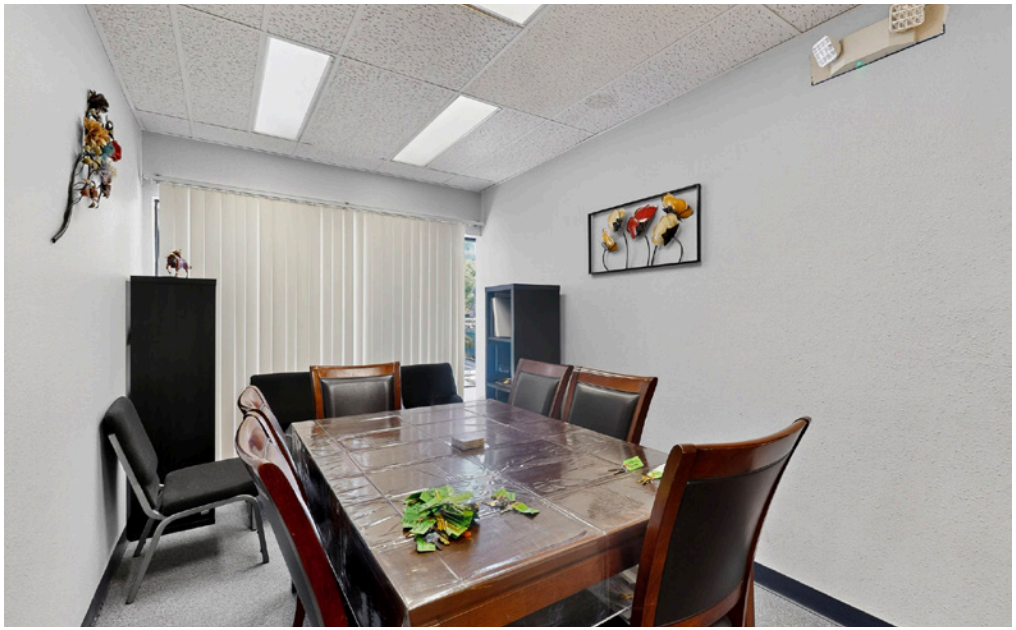


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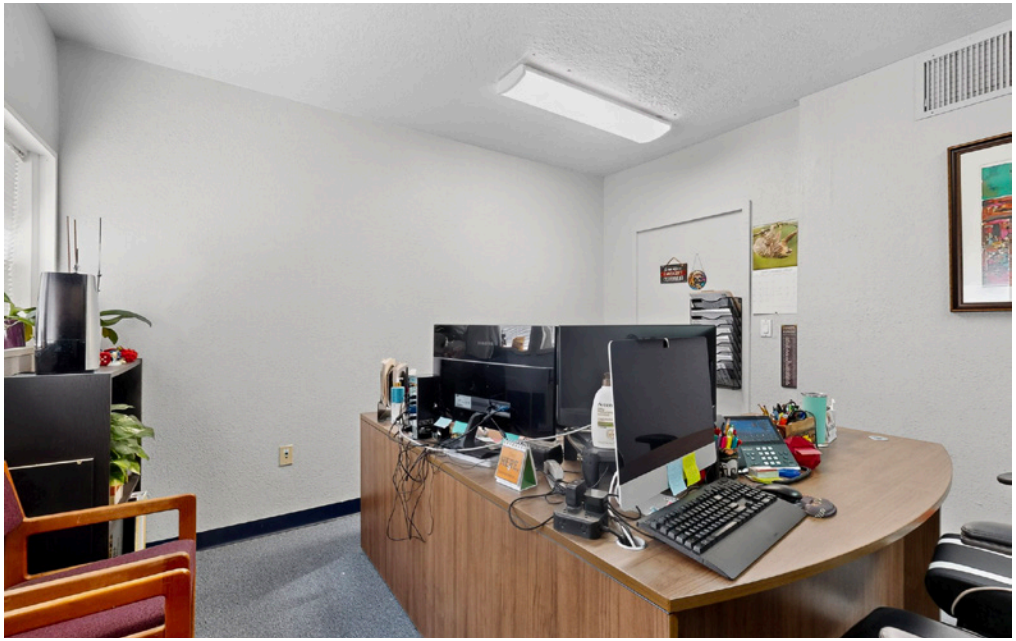
SUITE A

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SUITE B6 & B7

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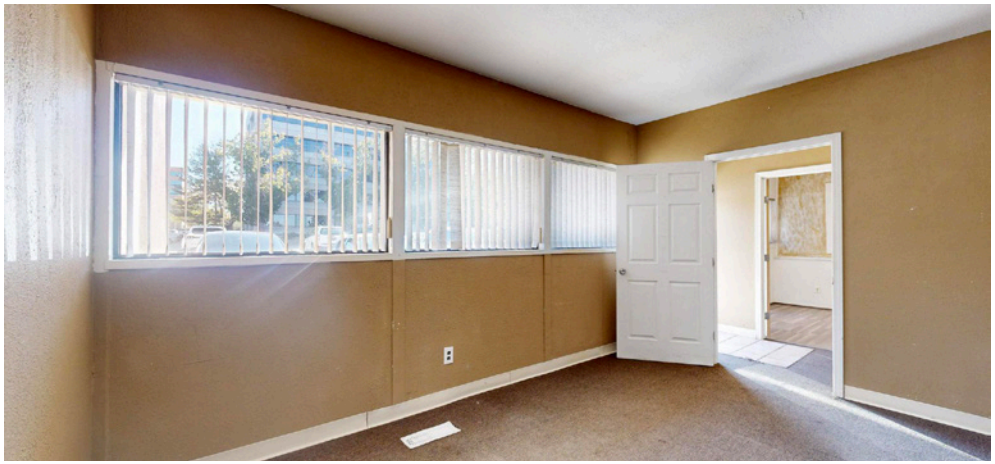


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SUITE E

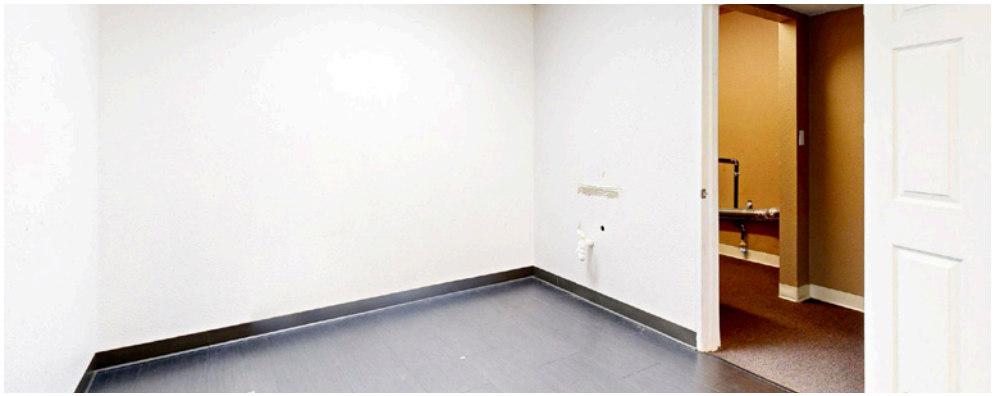
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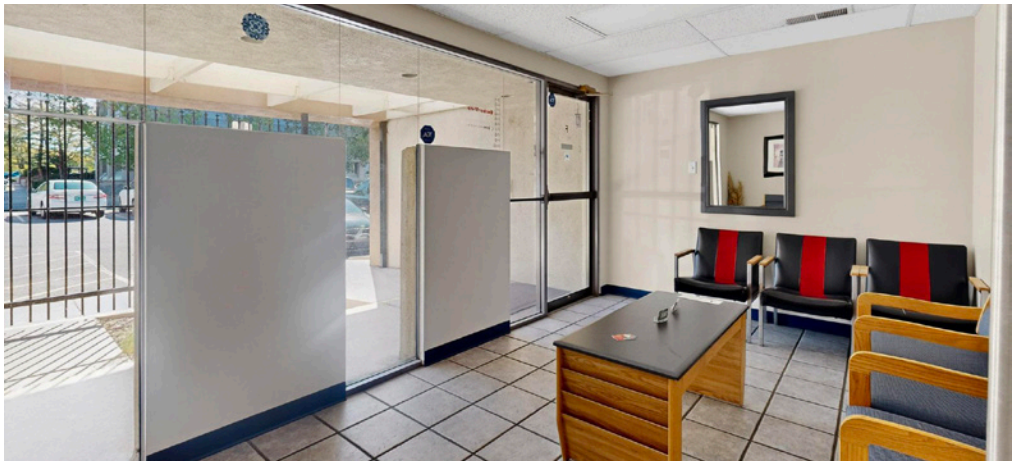
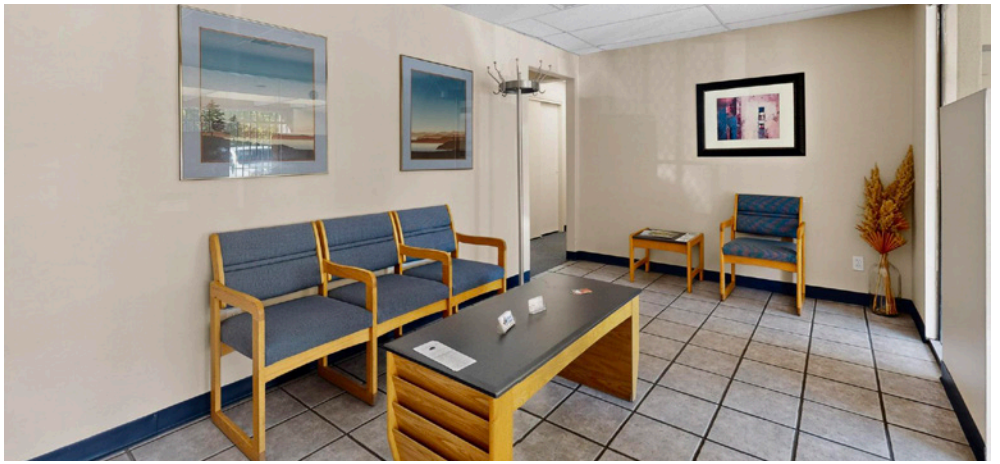


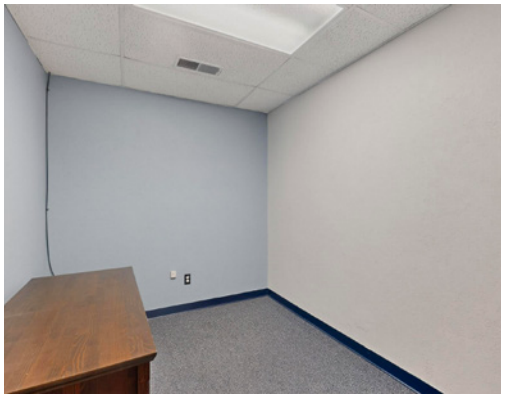
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SUITE F1-F14

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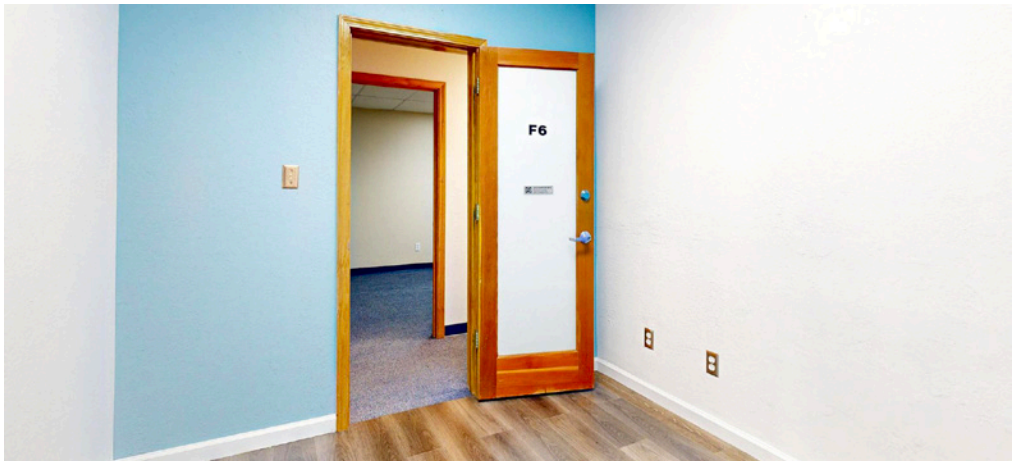


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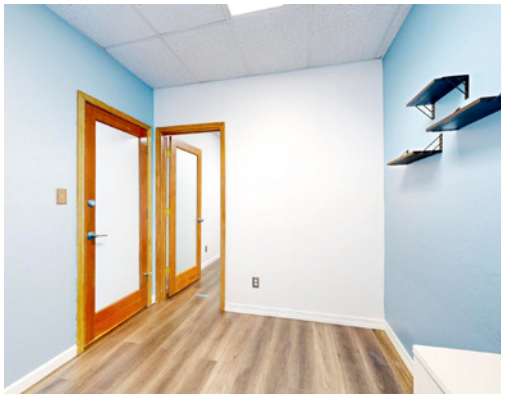
SUITE F1-F14

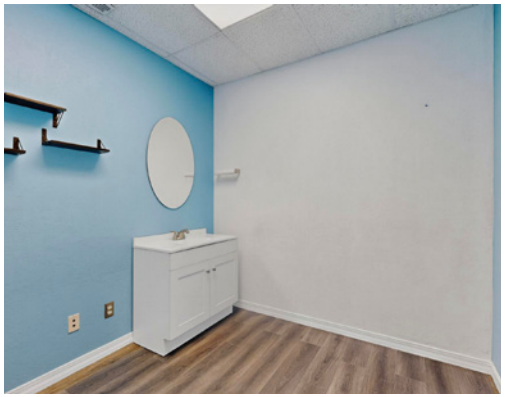
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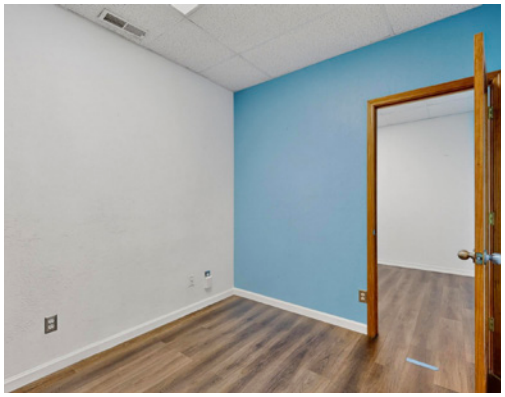


















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LOCATION MAP

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