

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** - \$2,970/Month + Utilities

Suite **E** - \$1,677/Month + Utilities



FULL SERVICE

Suite **B6 & B7** - \$411/Month

Suite **F2** - 97.52 SF - \$229/Month

Suite **F3** - 97.52 SF - \$229/Month

Suite **F5** - 398.76 SF - \$931/Month

Suite **F6** - 157.03 SF - \$362/Month

Suite **F7** - 125.11 SF - \$292/Month



LOT SIZE: 0.74 ACRES

Jacob Lopez

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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 10,6003 SF on 0.74 acres with **ample on-site parking (4.5/1,000 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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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 - \$2,970/Month + Utilities Suite E - \$1,677/Month + Utilities FULL SERVICE: Suite B6 & B7 - \$411/Month Suite F2 - 97.52 SF - \$229/Month Suite F3 - 97.52 SF - \$229/Month Suite F5 - 398.76 SF - \$931/Month Suite F6 - 157.03 SF - \$362/Month Suite F7 - 125.11 SF - \$292/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 - 4.60/1,000 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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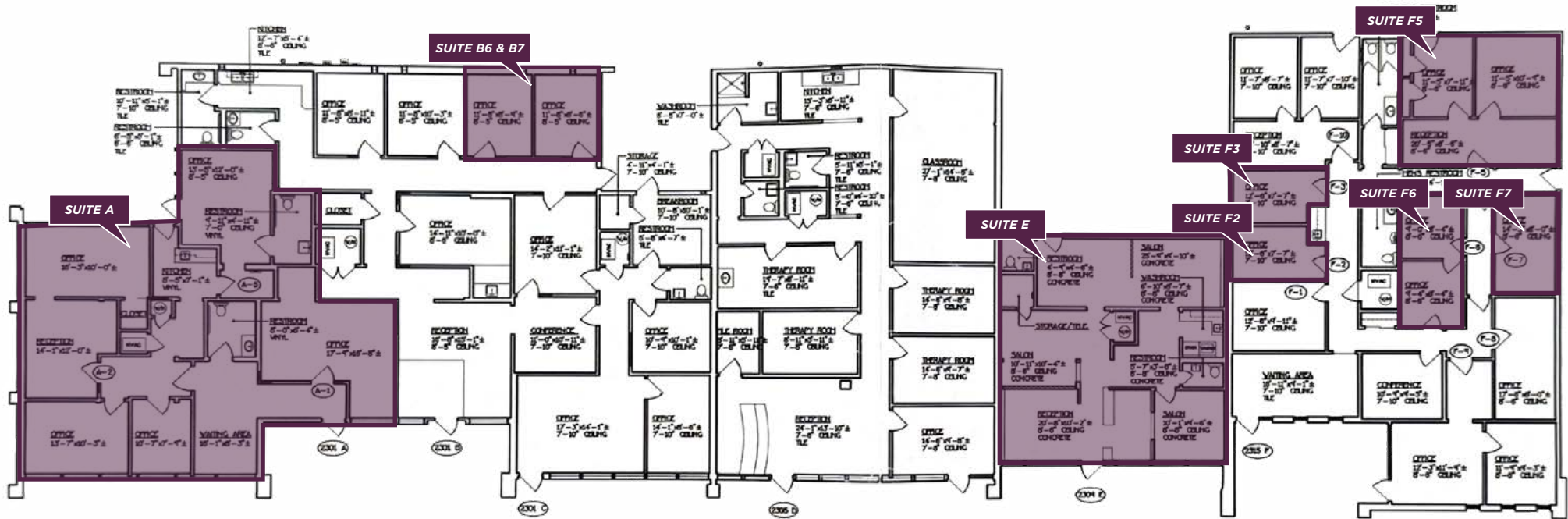


FLOOR PLAN

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SUITE A - 1,724.9 SF

SUITE B - EXECUTIVE SUITES (192.55 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

EXTERIOR PHOTOS

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SUITE A

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SUITE B1 & B2

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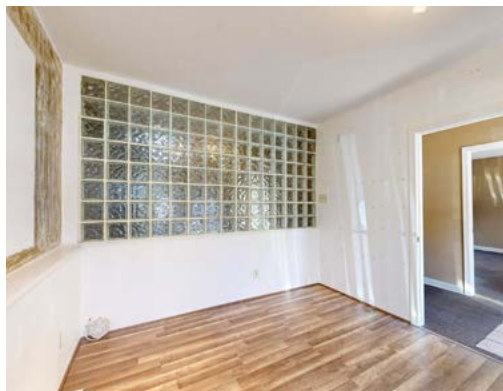
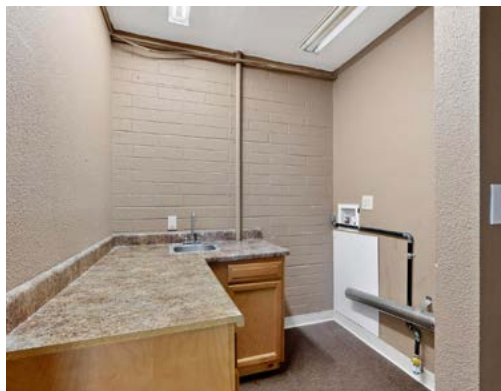


SUITE E

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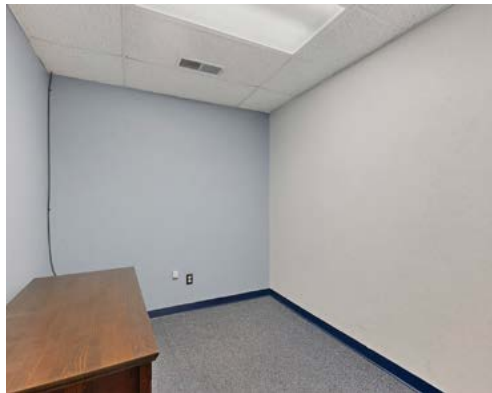


SUITE F1-F14

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SUITE F1-F14

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LOCATION MAP

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