

# 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 **E** - 1,058.58 SF - \$1,765/MONTH



### FULL SERVICE

Suite **B1 & B2** - 192.55 SF -  
\$386/Month

Suite **F2** - 97.52 SF - \$286/Month  
Suite **F3** - 97.52 SF - \$286/Month  
Suite **F5** - 398.76 SF - \$998/Month  
Suite **F6** - 157.03 SF - \$393/Month  
Suite **F7** - 125.11 SF - \$315/Month



**LOT SIZE: 0.74 ACRES**

**Jacob Lopez**

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## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# EXECUTIVE SUMMARY

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## PROPERTY HIGHLIGHTS:

- » **10,651.32 SF Multi-Tenant Office Building** on **0.74 Acres**
- » **Zoned MX-M** – Allows for Office, Professional Services & Light Commercial Uses
- » **Multiple Suites Available:** 97 SF – 1,058 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)
- » **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 SF to 1,061.32 SF 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.

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

|                    |                                                                |
|--------------------|----------------------------------------------------------------|
| ADDRESS:           | 2301-2315 San Pedro Dr NE,<br>Albuquerque NM 87110             |
| LOT SIZE:          | 0.74 Acre                                                      |
| TOTAL SF:          | 10,651.32 SF                                                   |
| LEASE RATE:        | <b>MODIFIED GROSS</b><br>Suite E - 1,058.58 SF - \$1,765/Month |
|                    | <b>FULL SERVICE</b><br>Suite B1 & B2 - 192.55 SF - \$386/Month |
|                    | Suite F2 - 97.52 SF - \$286/Month                              |
|                    | Suite F3 - 97.52 SF - \$286/Month                              |
|                    | Suite F5 - 398.76 SF - \$998/Month                             |
|                    | Suite F6 - 157.03 SF - \$393/Month                             |
|                    | Suite F7 - 125.11 SF - \$315/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 -<br>4.60/1,000 SF Parking Ratio              |



- » 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

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Taylor Ave NE

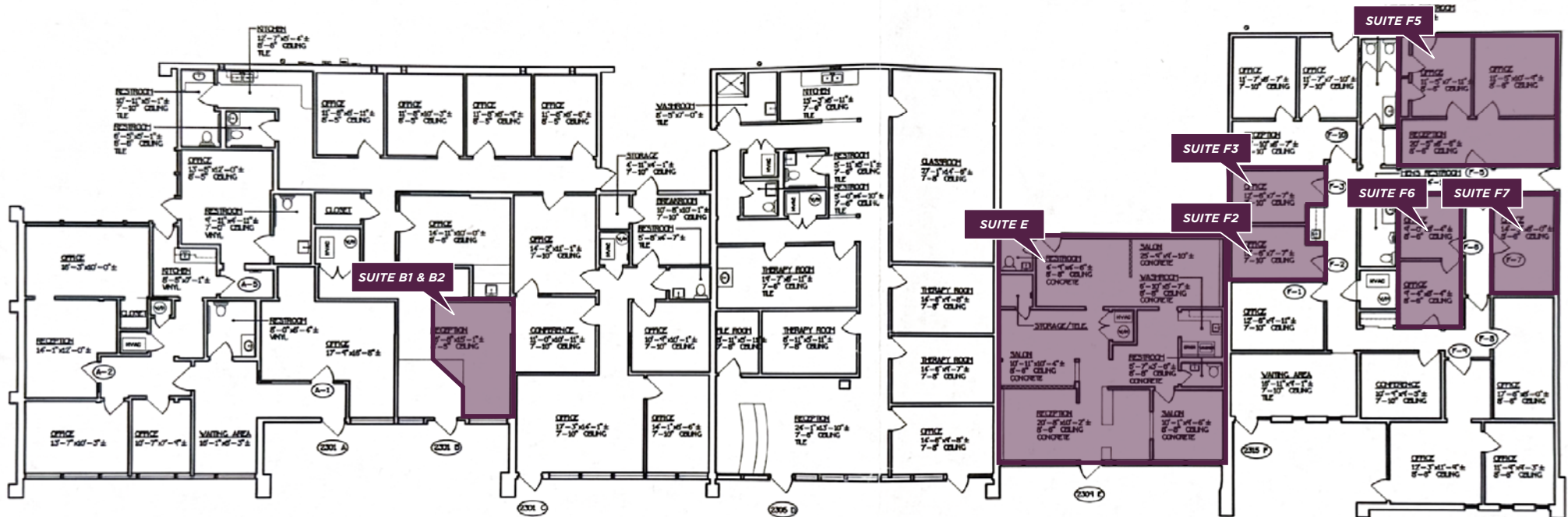
San Pedro Dr NE

# FLOOR PLAN

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## 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 B1 & B2

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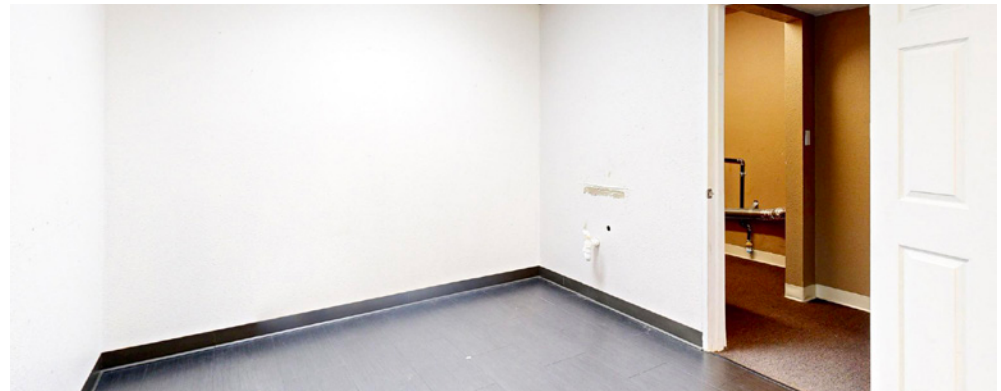


# SUITE E

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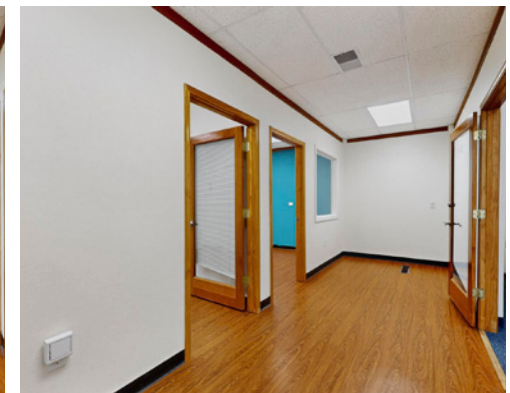
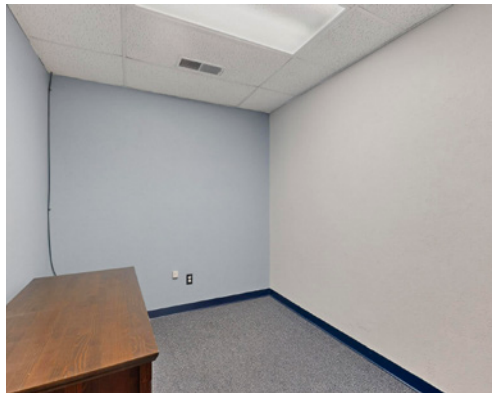


# SUITE F1-F14

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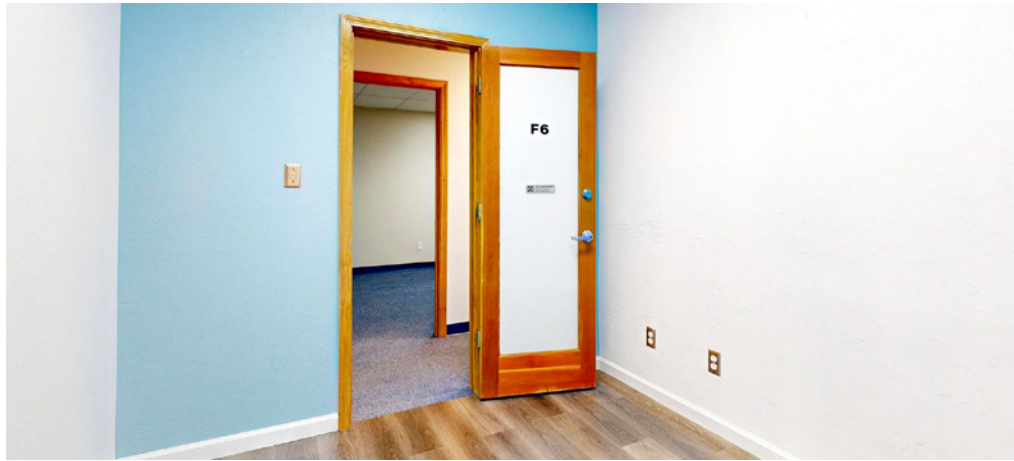


# SUITE F1-F14

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# LOCATION MAP

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