

Office Space for Lease



Wyoming Office Park - 7920 Wyoming Blvd NE

Location East side of Wyoming Blvd., one block south of Paseo del Norte

Available

- Suite A - 4,592 RSF
 - Can be demised into a 1,866 RSF suite and a 2,726 RSF suite
- Suite B1 - 1,410 RSF

Lease Rate \$14.75/SF (NNN)

Features

- Great Visibility - 27,300 cars per day
- Proximity to all amenities
- 4.5 per 1,000 SF parking

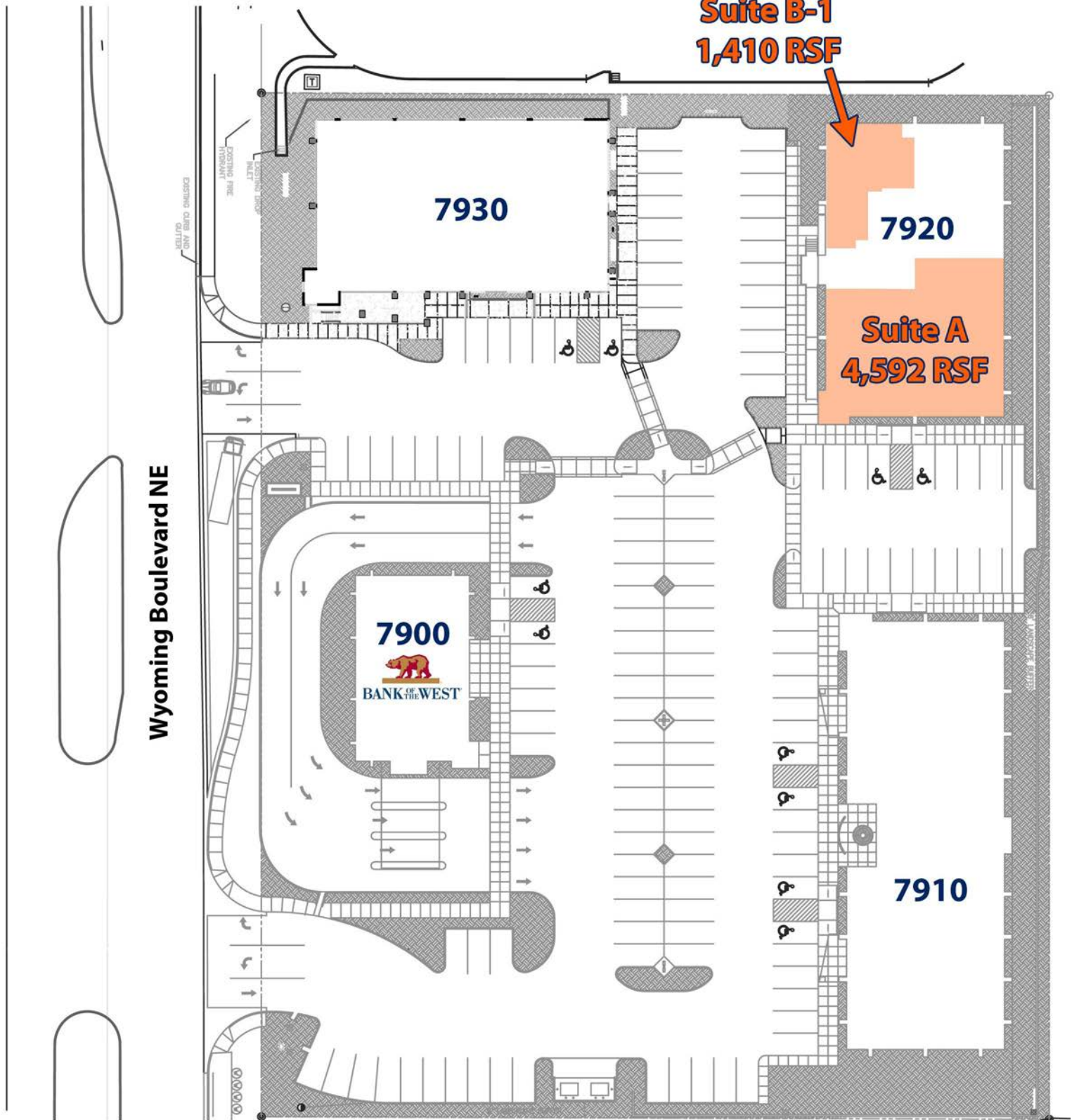


Johnson Commercial Real Estate
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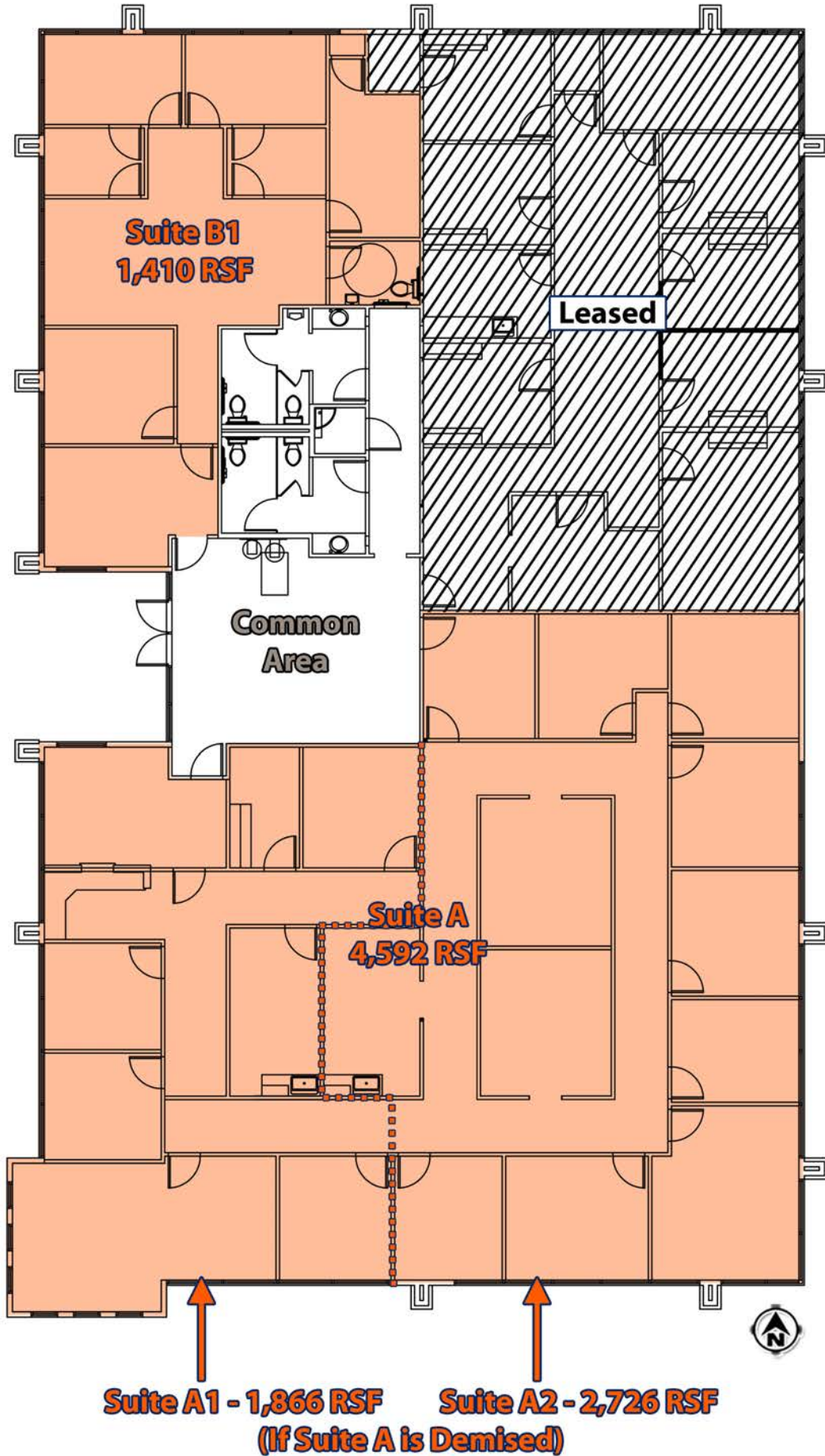
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Site Plan



Floor Plan



Property Information

Property Type
Address
Cross Streets
Zone Atlas Page

Office
7920 Wyoming Blvd. NE, Albuquerque, NM
Wyoming Blvd. & Paseo del Norte
D-19

Property Details

Building Size (SF)	8,255
Condition	Excellent
Construction Type	Frame/Stucco
Land Area	2.9764
Load Factor	11%
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

Suite Details

	<u>Suite A</u>	<u>Suite B1</u>
Available RSF	4,592 (See Notes)	1,410
AC Type	Refrigerated	Refrigerated
Heat Type	Gas Forced Air	Gas Forced Air
Ceiling Height	9 Ft.	
Floor Covering	Carpet	
Lighting	Fluorescent	Fluorescent
Restrooms	2 (common)	2 (common)

Lease Details

Lease Rate	\$14.75/SF/Year
Lease Type	NNN
Est. NNN Charges	\$5.37 per SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	17,577	89,716	200,975
Households	7,935	43,587	96,830
Median HH Income	\$76,110	\$70,864	\$63,555

Notes: Wyoming Office Park offers its tenants a high visibility location with all the amenities nearby. Building Signage available. Monument signage available on a first come first serve basis. Suite A can be demised into a 1,866 RSF suite and a 2,726 RSF.

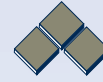
Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, front door monitoring, property management, refuse, and separately metered utilities.

Landlord's Responsibilities: Structural and roof repairs.

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.



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BRUNACINI
DEVELOPMENT LTD., CO.

WWW.BRUNACINI.COM

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 several 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:

- o Land Acquisition
- o Project Financing
- o Land Entitlement
- o Self-Performing Design & Construction
- o Architectural Design Oversight
- o Project Engineering Oversight
- o Construction & Project Management
- o Asset Management
- o Property Leasing
- o Property Management
- o Building Maintenance Services

OFFICE -WAREHOUSE



OFFICE-FLEX



DISTRIBUTION WAREHOUSE



BUILT-TO-SUIT



GARDEN OFFICE

