



LEASE

One Executive Center

8500 MENAUL BLVD NE

Albuquerque, NM 87112

PRESENTED BY:

KELLY SCHMIDT, MICP

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Managing Director

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SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$20.00 SF/yr (Full Service)

BUILDING SIZE: 114,435 SF

AVAILABLE SF: 1,205 SF - 1,955 SF

RENOVATED: 2018

MARKET: Albuquerque Metro

SUBMARKET: Northeast Heights

PROPERTY OVERVIEW

This NE Heights Professional Office Building, located at Wyoming on Menaul, boasts an iconic lobby that exudes modern sophistication while simultaneously achieving an inviting atmosphere for all tenants and visitors alike. Situated in the highly sought-after Northeast Heights on the outside edge of Uptown, this property offers swift freeway accessibility and is surrounded by a wealth of amenities. Tenants benefit from a shared conference room, on-site security for added peace of mind, and an excellent parking ratio to accommodate both staff and clients. Furthermore, the building is meticulously maintained, ensuring a professional and welcoming environment for businesses to thrive.

PROPERTY HIGHLIGHTS

- Complete lobby remodel
- Shared conference room
- 5 minutes from Uptown amenities.
- Building and monument signage available.
- Northeast corner suites offer stunning views of the Sandia Mountains.
- One Executive Center is fiber optic equipped.
- Secure and Gated Parking Lot with ample parking both covered and surface.

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INTERIOR PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	3 Years
TOTAL SPACE:	1,205 - 1,955 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

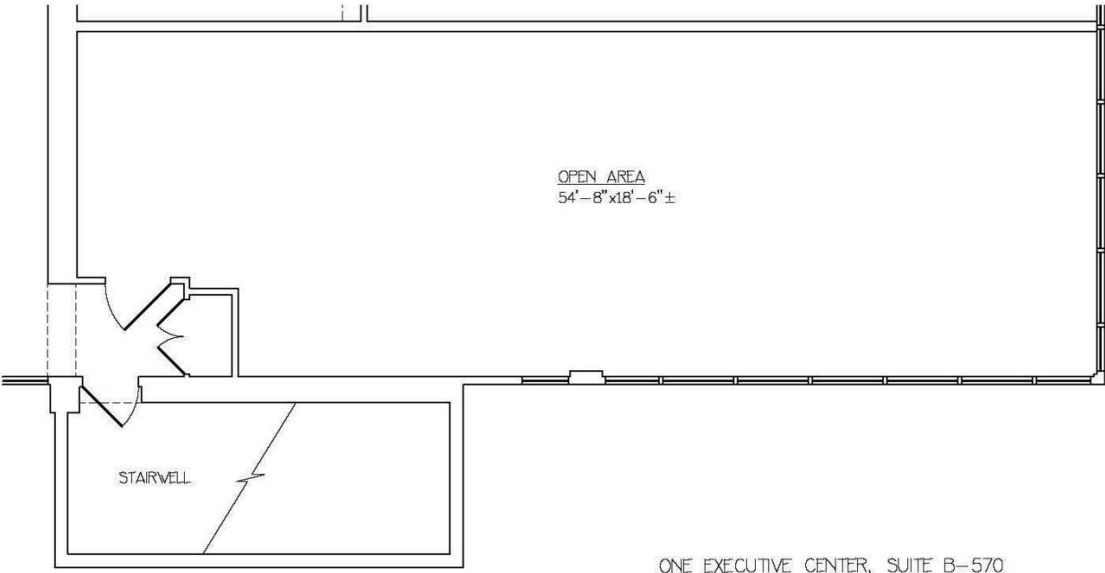
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
B-580	1,955 SF	Full Service	\$20.00 SF/yr	Available Now
B-570	1,205 SF	Full Service	\$20.00 SF/yr	Date Available: 10/1/2024

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FLOOR PLANS SUITE B-570



NOTES

- 1. ALL CALCULATIONS INDICATE "USABLE" RETAIL" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
- 4. ALL CEILING HEIGHTS ARE 8'-5" UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

SUITE B-570 AREA 994.30 SQ. FT.

PROJECT:
8500
MENAUL NE
SUITE
B-570

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
LOTUS
OFFICE
MANAGEMENT

SHEET #
01
OF 01

MEASURED BY JR 1
DESIGNED BY N.A. 1
DRAFTED BY JR 1
CHECKED BY P.M. 1
REVISED: N 2
C 0

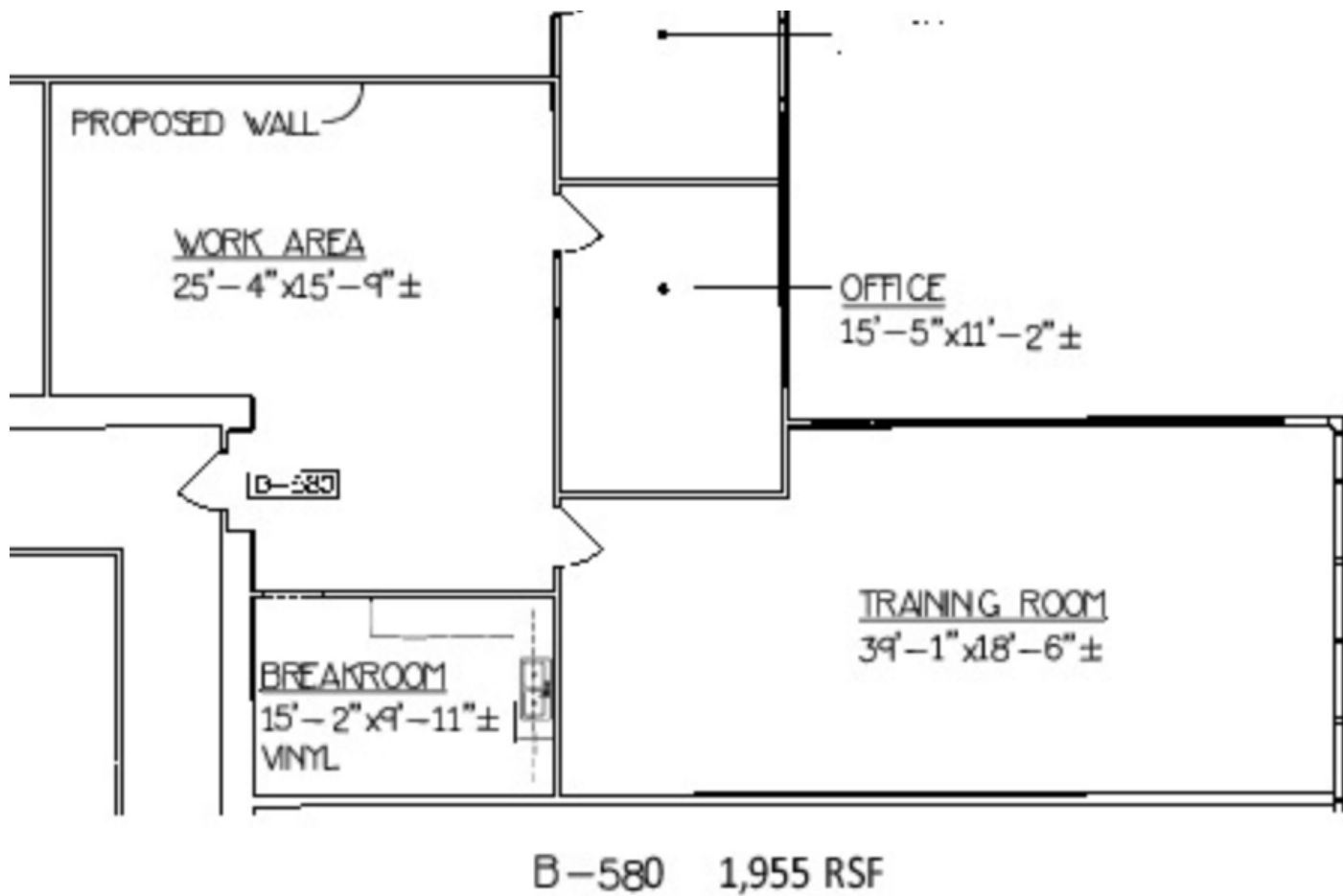
SCALE: 3/16"=1'-0" DATE: 01/21/16

YCD DESIGNS
505-899-1199

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FLOOR PLANS SUITE B-580



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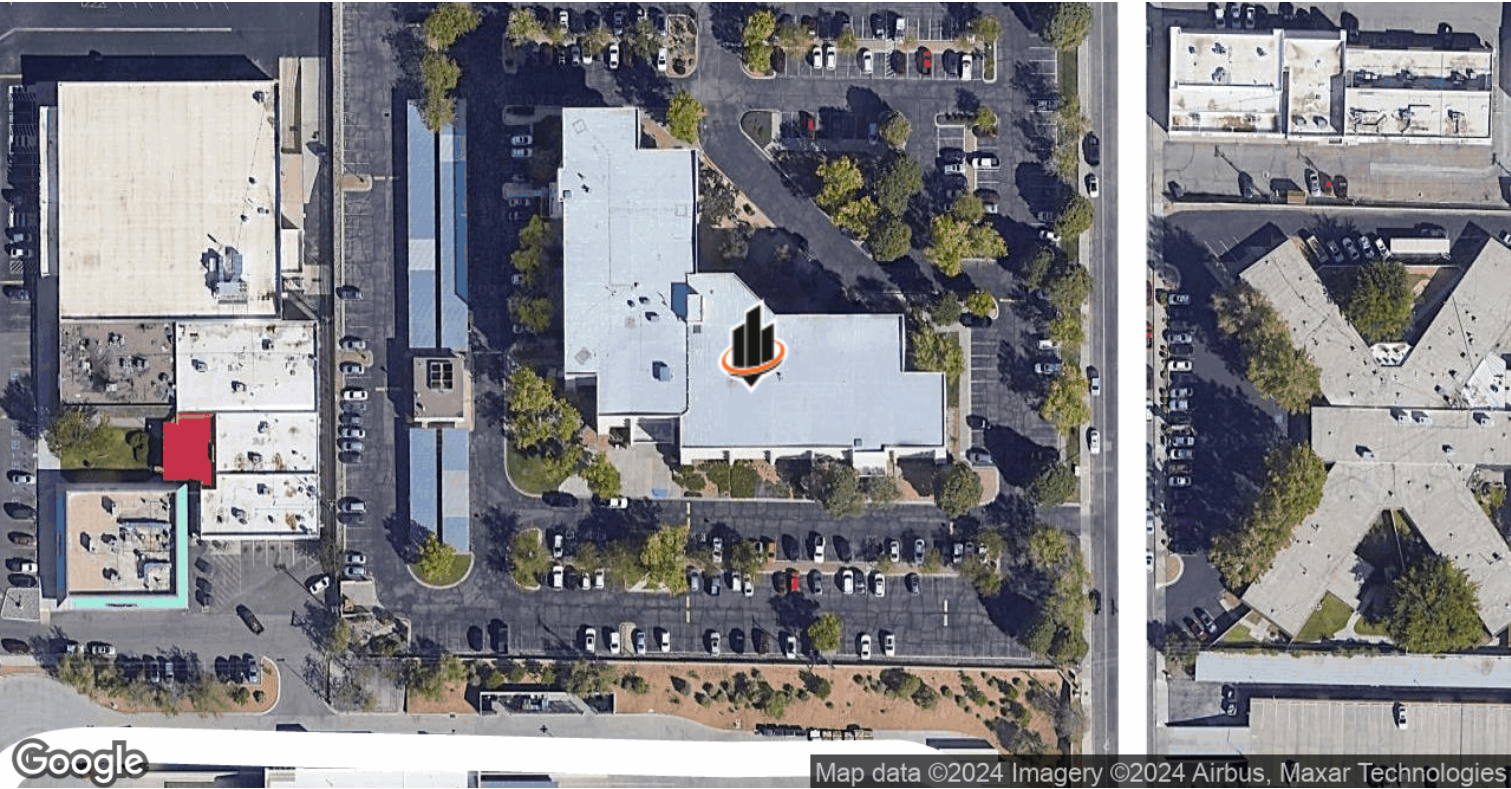
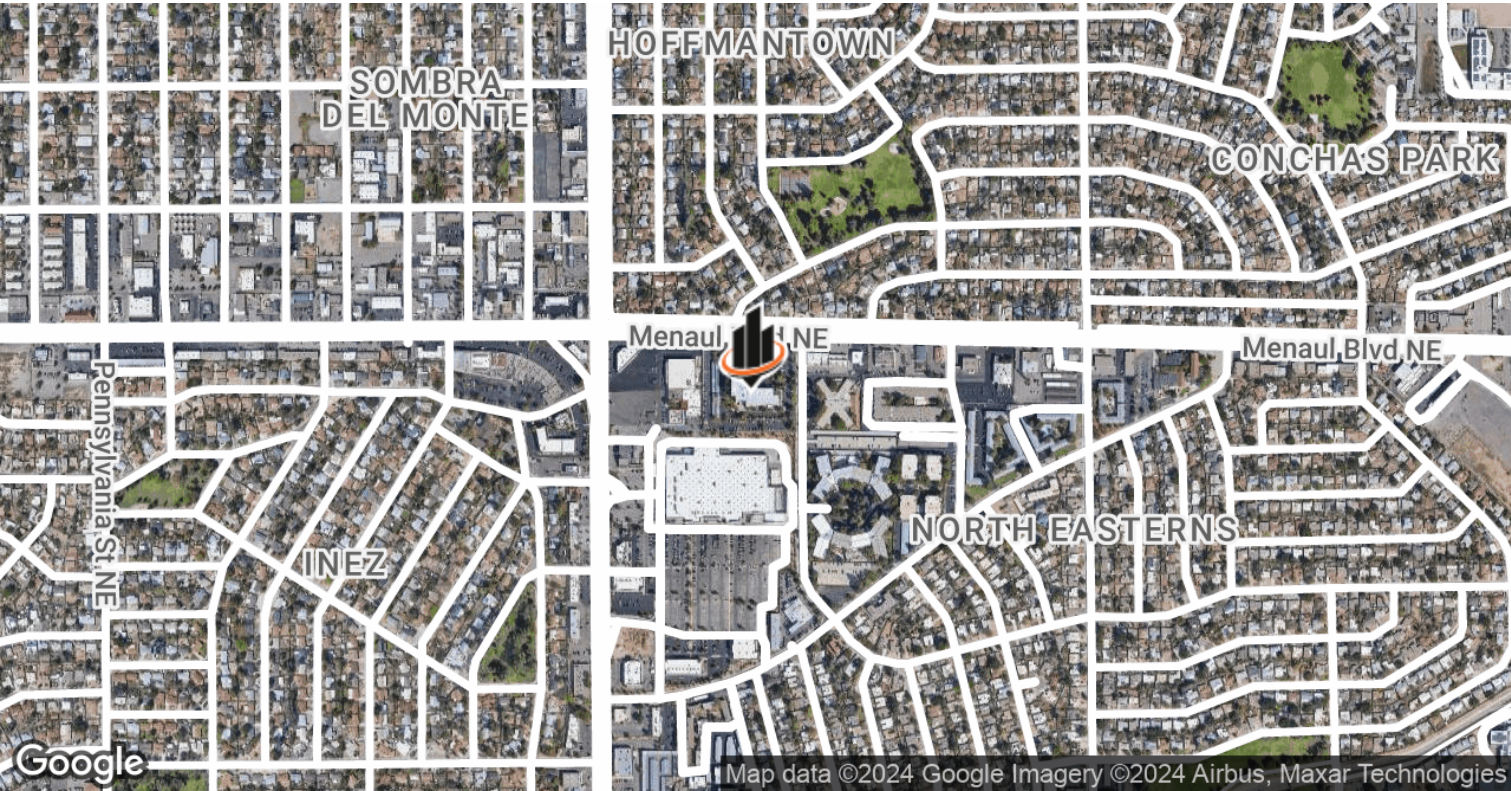
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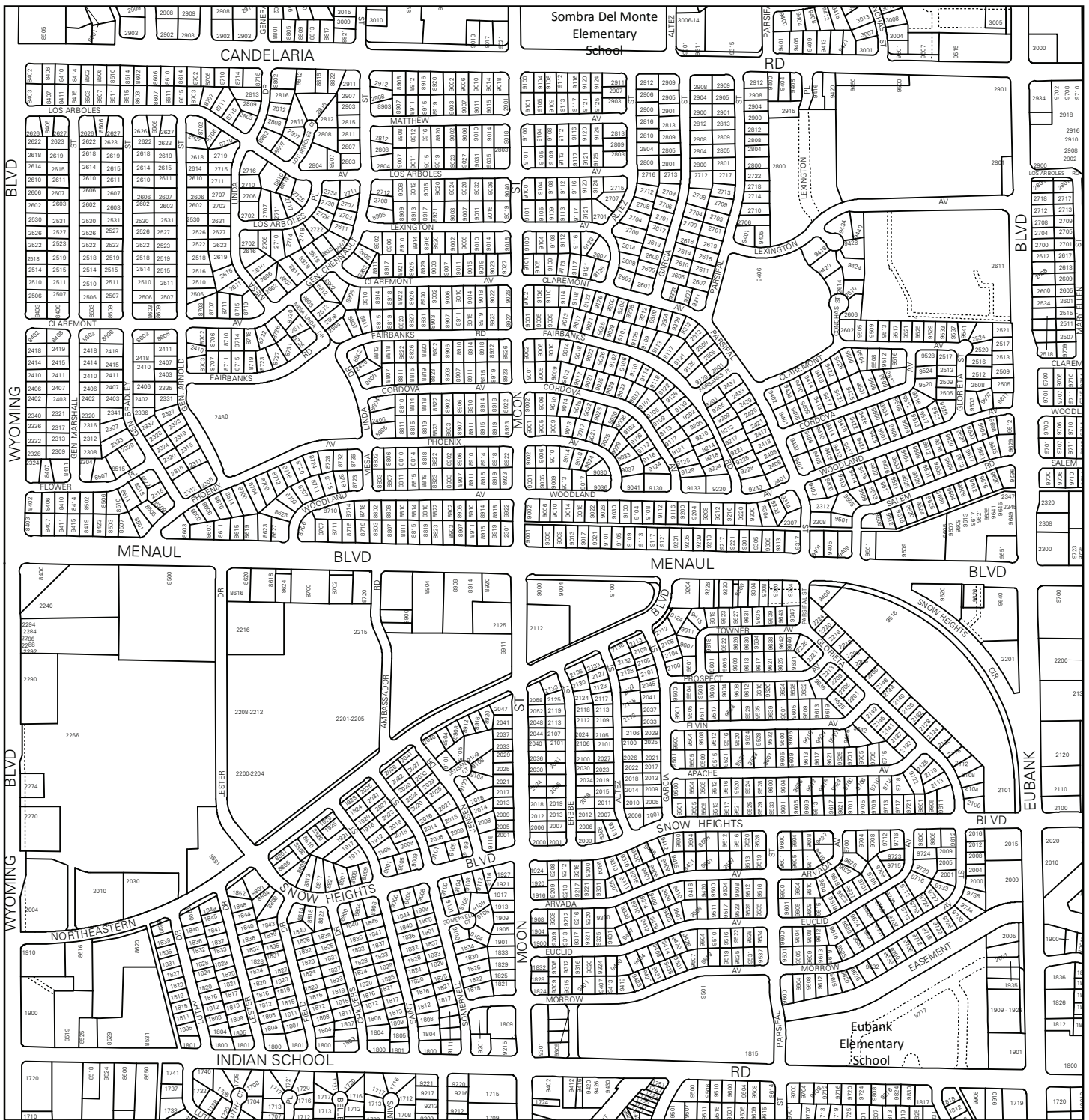
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LOCATION MAP

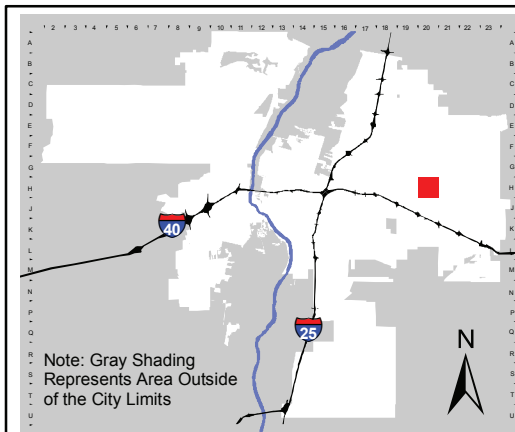


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For more current information and details visit: www.cabq.gov/gis



Address Map Page:

H-20-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.

