

**For  
Lease**



## Centrally-Located Office Near The Big-I

OPEN-OFFICE SUITE WITH FENCED PARKING



1111 Menaul Blvd. NE | Bldg. B | Albuquerque, NM 87107

**±5,815 SF Available**

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Shelly Branscom** CCIM

shelly@sunvista.com | 505 414 2669



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## PROPERTY

### AVAILABLE

Suite A: ±5,815 SF

### LEASE RATE

\$14.50/SF Modified Gross

### HIGHLIGHTS

- Shaded outdoor area
- Windows and skylights throughout
- Fire suppression system
- Open-office architecture with two large work areas
- One break area, one set of restrooms and shower
- Gated/secured parking area for up to 11 vehicles

### ZONING

- [NR-LM](#) 

### LOCATION

NEC Menaul Blvd. & Broadbent Pkwy. NE





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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,080	95,253	257,983
Average HH Income	\$63,406	\$84,281	\$81,994
Daytime Employment	11,082	111,214	212,579

2025 Forecasted by Esri





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**NAI SunVista**

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## FLOOR PLAN

**AVAILABLE**

Suite A: ±5,815 SF

