

**For
Lease**



Newly-Renovated Office Space

JUST MINUTES FROM I-25 AND I-40



RATE REDUCED!

±1,300 SF Available

2127 Menaul Blvd. NE | Albuquerque, NM 87107

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

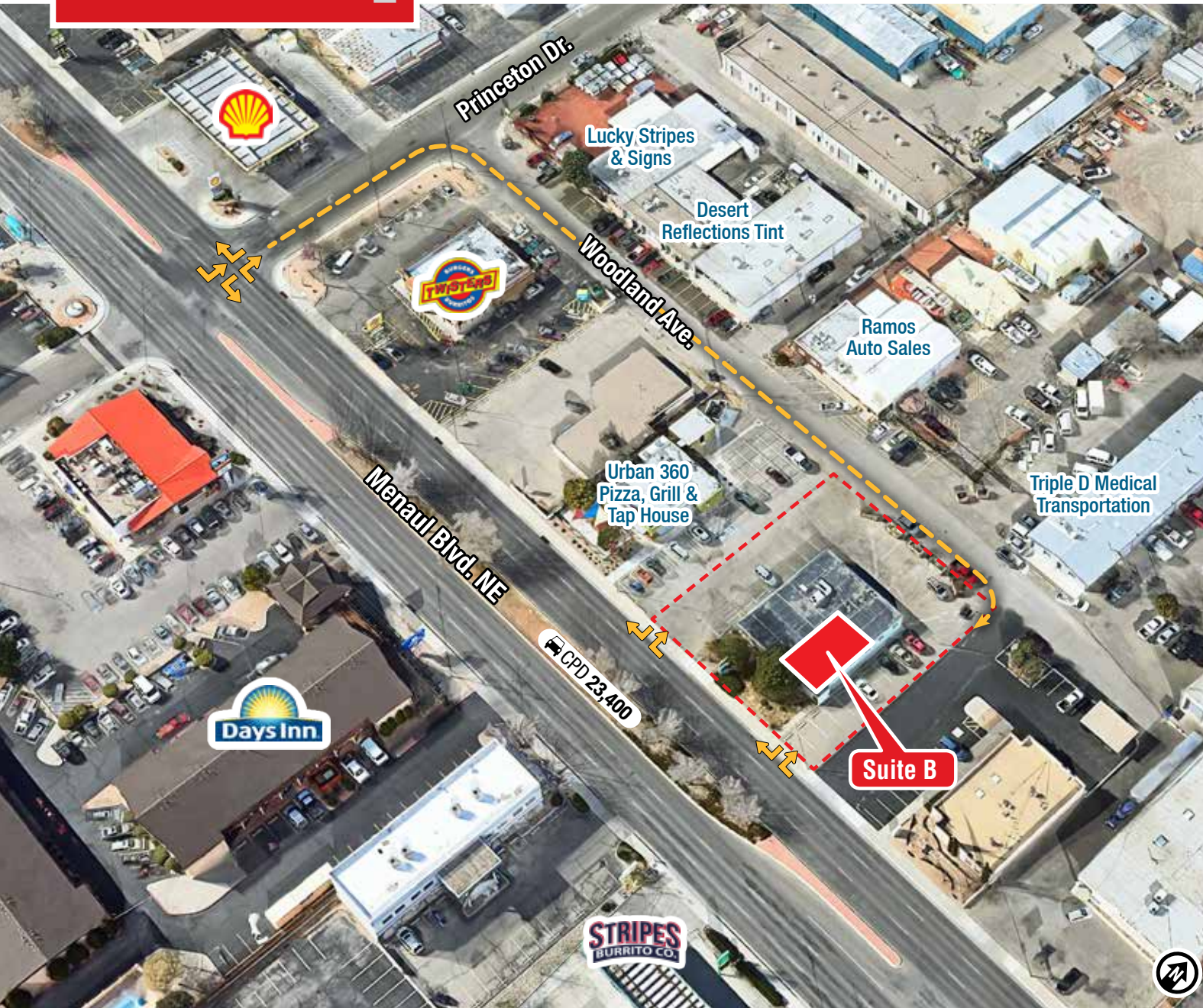
martha@sunvista.com | 505 228 0154

N|SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite B: ±1,300 SF

LEASE RATE

\$1,300/Mo. Full Service
(Tenant responsible for data,
telephone and janitorial)

HIGHLIGHTS

- Ideal for medical, professional, or service-based tenants
- 5 private offices/exam rooms
- In-suite restrooms
- Break room with dishwasher, sink and refrigerator
- Fresh remodel – Modern finishes throughout
- Convenient access and ample parking

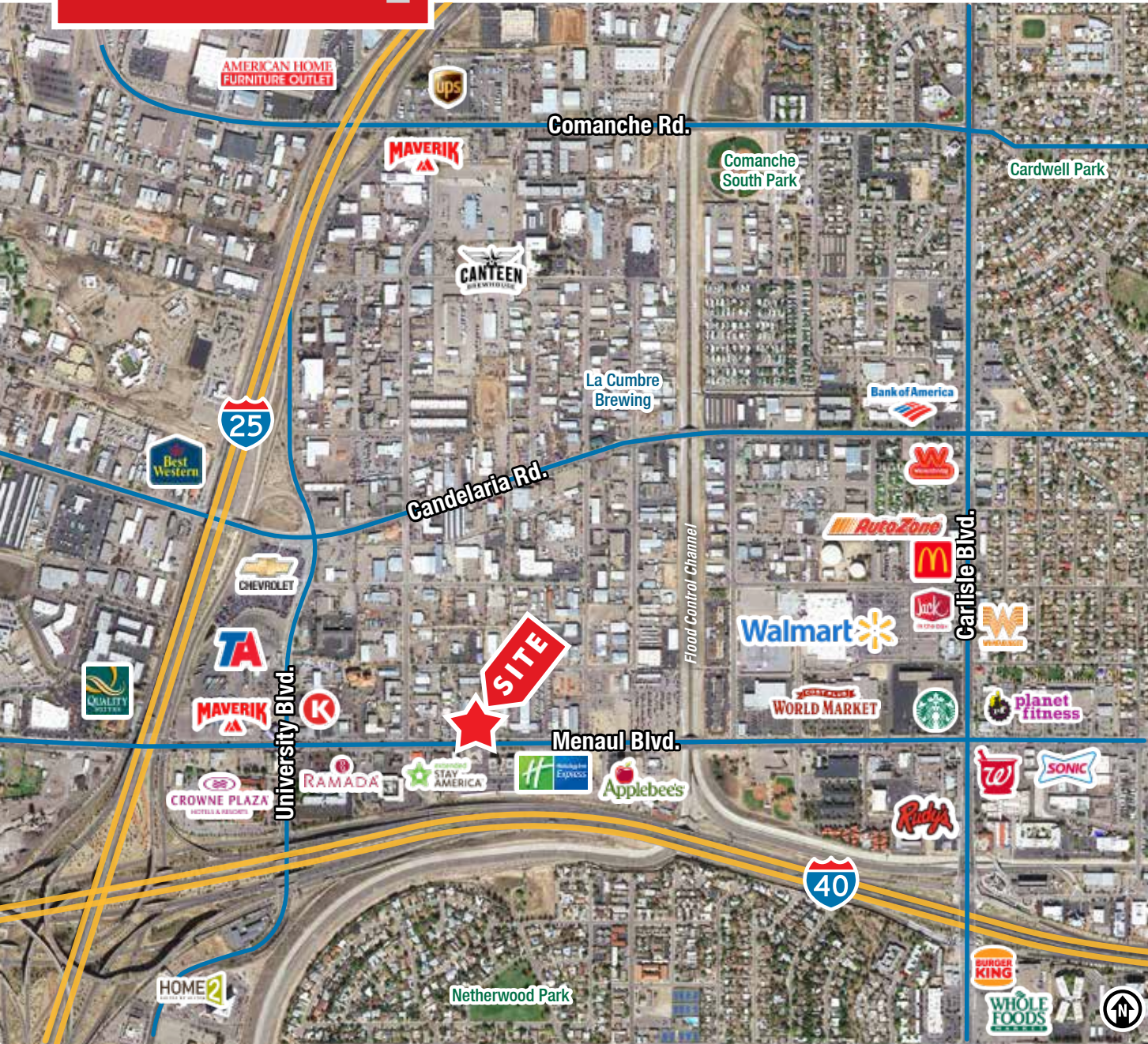
ZONING NR-LM

LOCATION

NWQ Menaul Blvd. &
Vassar Dr. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,686	101,770	257,774
Average HH Income	\$78,877	\$78,261	\$79,541
Daytime Employment	12,812	127,475	222,617

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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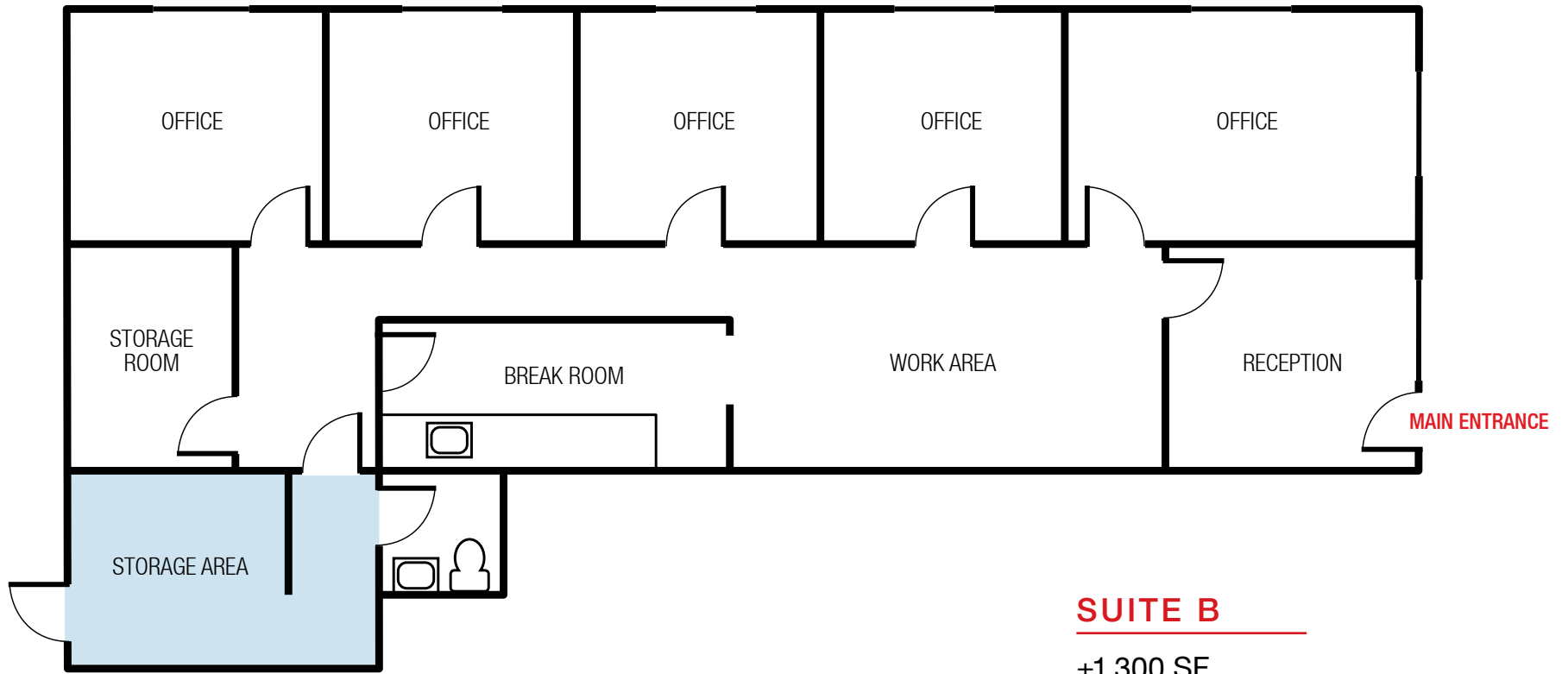
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FLOOR PLAN



SUITE B

±1,300 SF