

**For Sale
or Lease**

NE Heights Two-Story Office Building

IDEAL OWNER/USER, INVESTOR OR TENANT OPPORTUNITY



12400 Menaul Blvd. NE | Albuquerque, NM 87112

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

±4,787 SF For Sale
±923-1,573 SF For Lease

Genieve Posen

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PROPERTY

FOR SALE

Sale Price: \$850,000

Building: ±4,787 SF

Land: ±0.36 Acres

FOR LEASE

- **Suite 100: ±1,573 SF**
\$1,704/Month Full Service
(Tenant pays janitorial)
- **Suite 110: ±981 SF**
\$1,185/Month Modified Gross
(Tenant pays gas, electric and janitorial)
- **Suite 200: ±923 SF**
\$730/Month Modified Gross
(Tenant pays gas, electric and janitorial)

HIGHLIGHTS

- Two-story office building
- Prime Northeast Heights location with quick access to I-40 via Tramway Blvd.
- Flexible layout ideal for single or multi-tenant use
- Ample 3:1,000 parking ratio for tenants and guests/customers
- Current month-to-month tenants provide short-term income or lease-up opportunity
- Suitable for owner/user, investor, or business looking to lease space

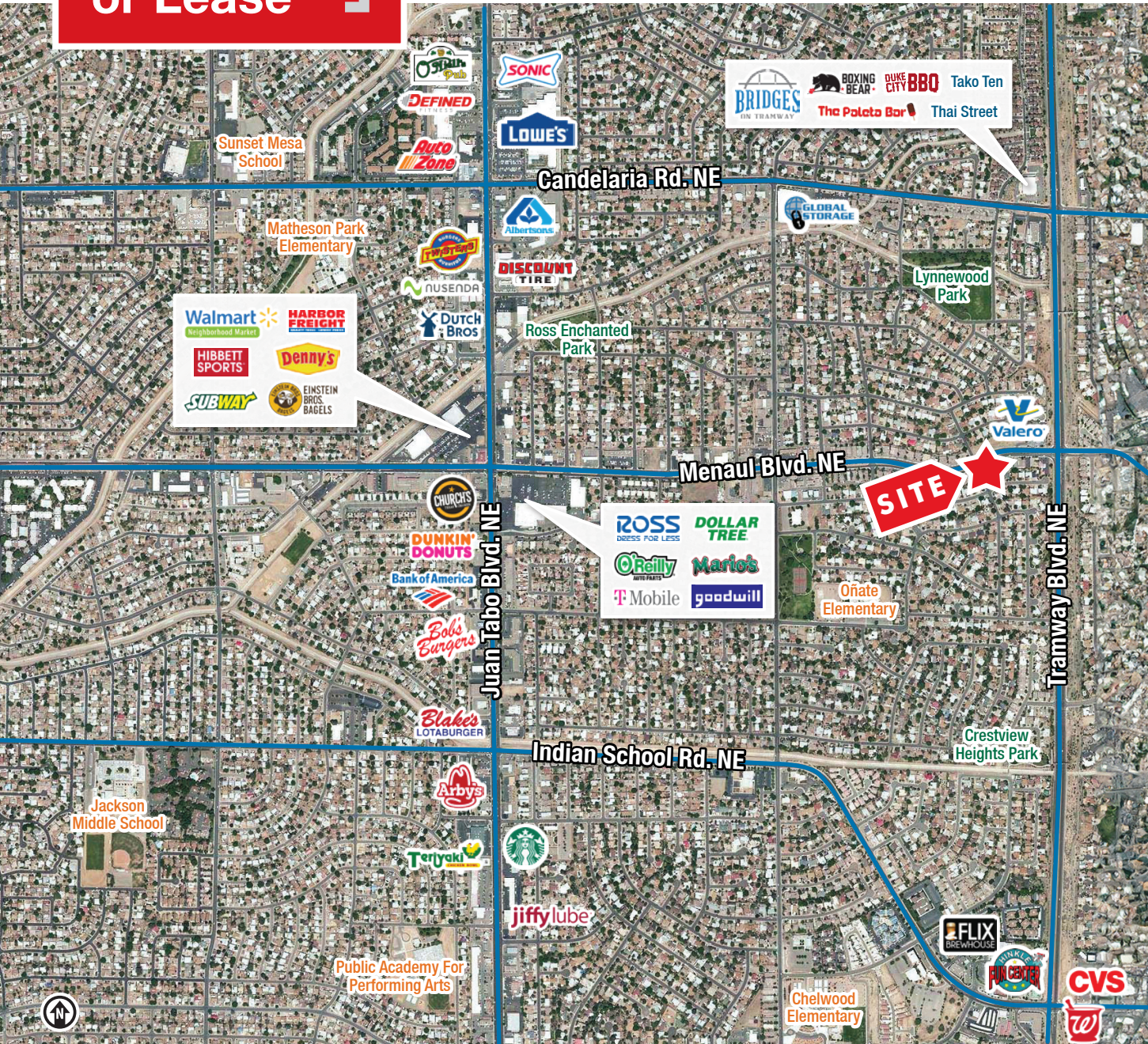
ZONING [MX-T](#)

LOCATION

SWQ Menaul & Tramway Blvds. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,636	98,365	213,000
Average HH Income	\$118,259	\$97,909	\$101,975
Daytime Employment	2,126	24,919	81,749

2025 Forecasted by Esri



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SUITE 100



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SUITE 110



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