

For Lease



Professional Office Suites

ONE EXECUTIVE CENTER IN THE NORTHEAST HEIGHTS



±1,383 - 2,295 SF
Available

8500 Menaul Blvd. NE | Albuquerque, NM 87112

Kelly Schmidt SIOR

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite A-240: ±1,800 SF
Suite B-250: ±2,295 SF
Suite B-275: ±1,383 SF
Suite B-480: ±1,521 SF

LEASE RATE

\$20.50/SF Full Service

HIGHLIGHTS

- Completely remodeled lobby
- Shared conference room
- 5 minutes from Uptown amenities
- Building and monument signage available
- Northeast corner suites offer stunning views of the Sandia Mountains
- Fiber optic equipped
- Secure and gated parking lot with ample parking both covered and surface.

ZONING [MX-M](#)

LOCATION

SEQ Menaul & Wyoming Blvds. NE

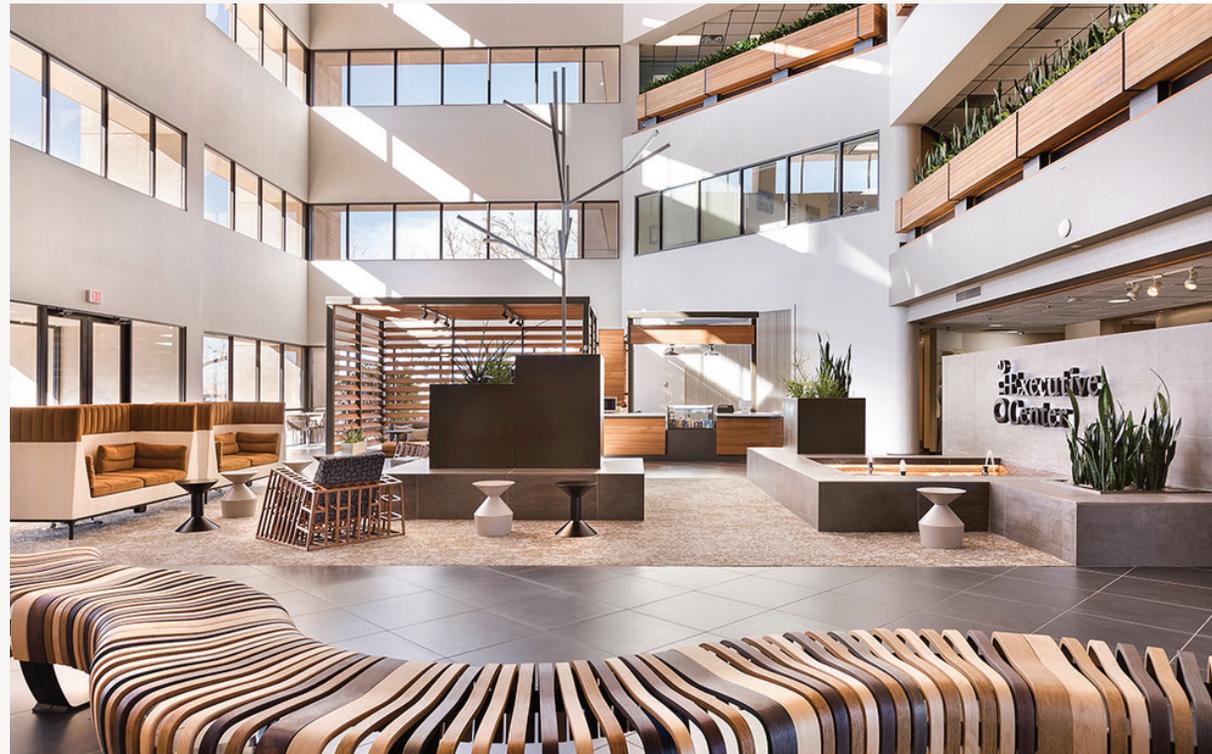
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One Executive Center

This Northeast Heights Professional Office Building, located near Wyoming Blvd. on Menaul Blvd., 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.



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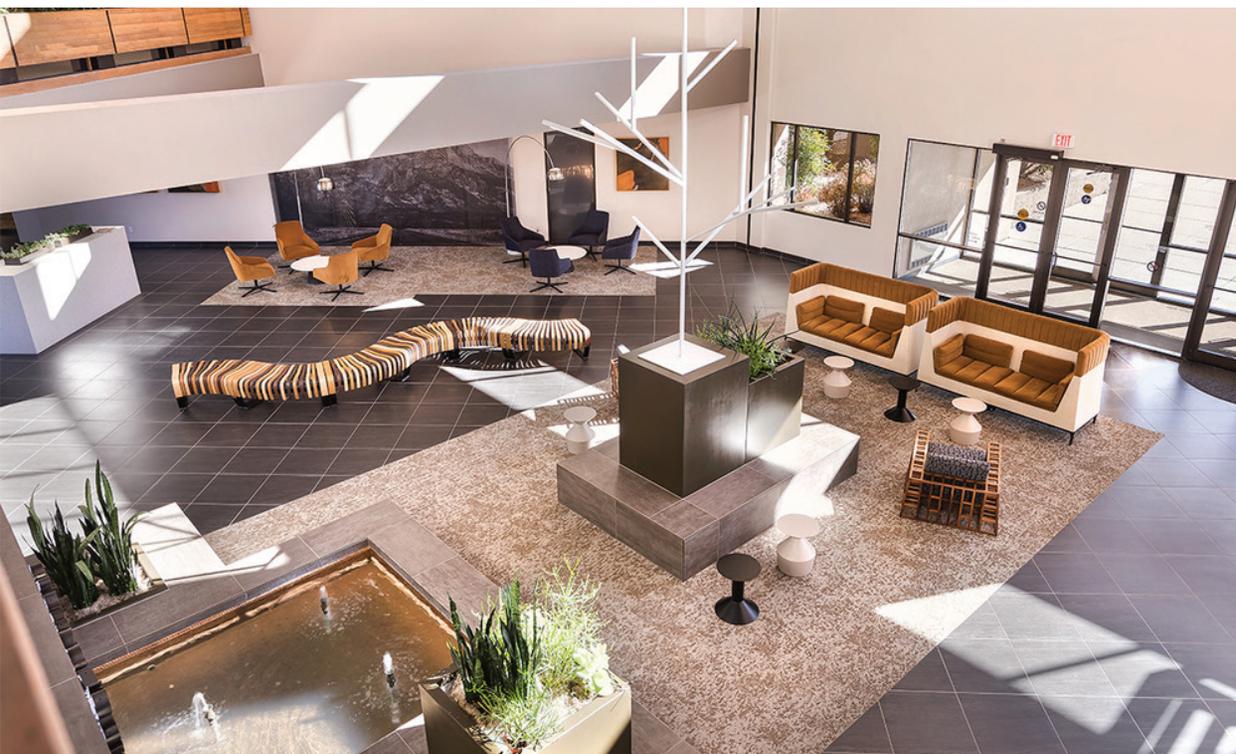
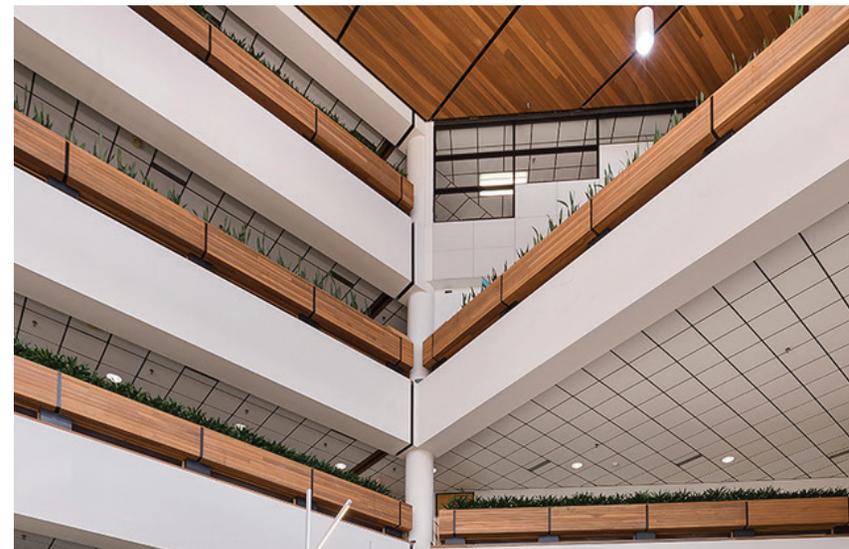
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,628	147,133	295,886
Average HH Income	\$78,796	\$83,471	\$94,001
Daytime Employment	7,229	69,174	174,168

2025 Forecasted by Esri



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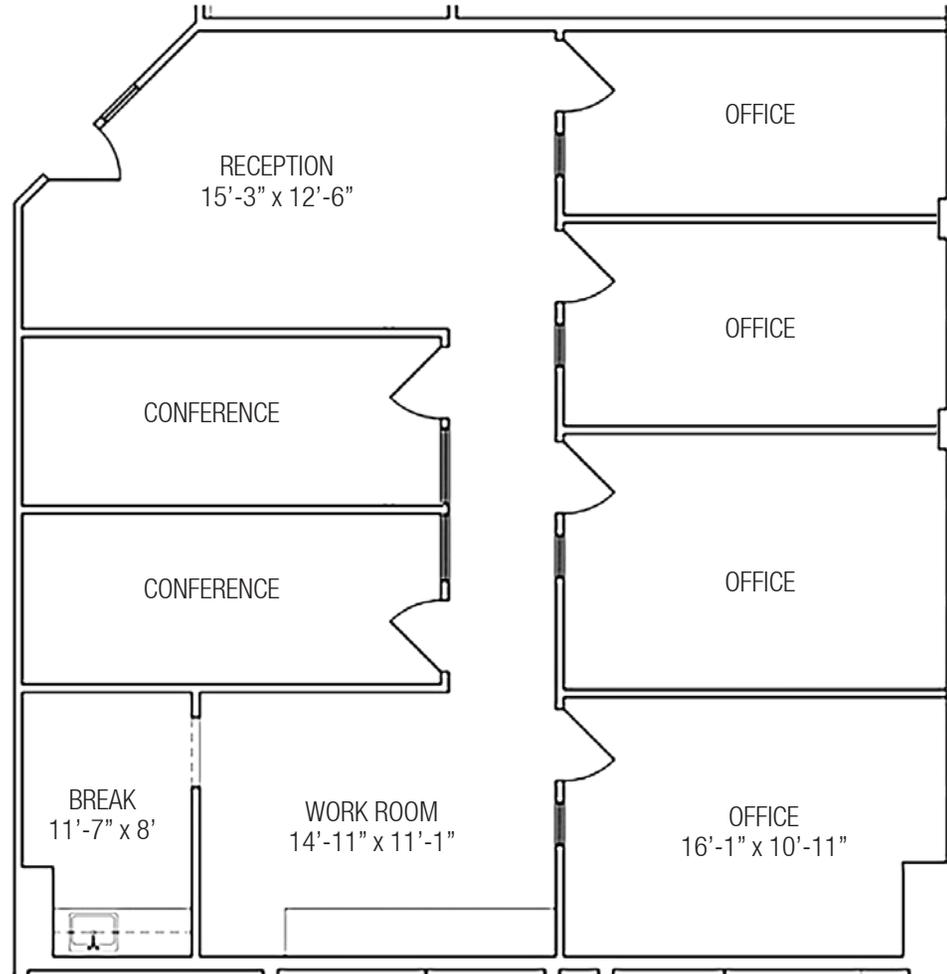
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FLOOR PLAN



SUITE A-240

±1,800 SF

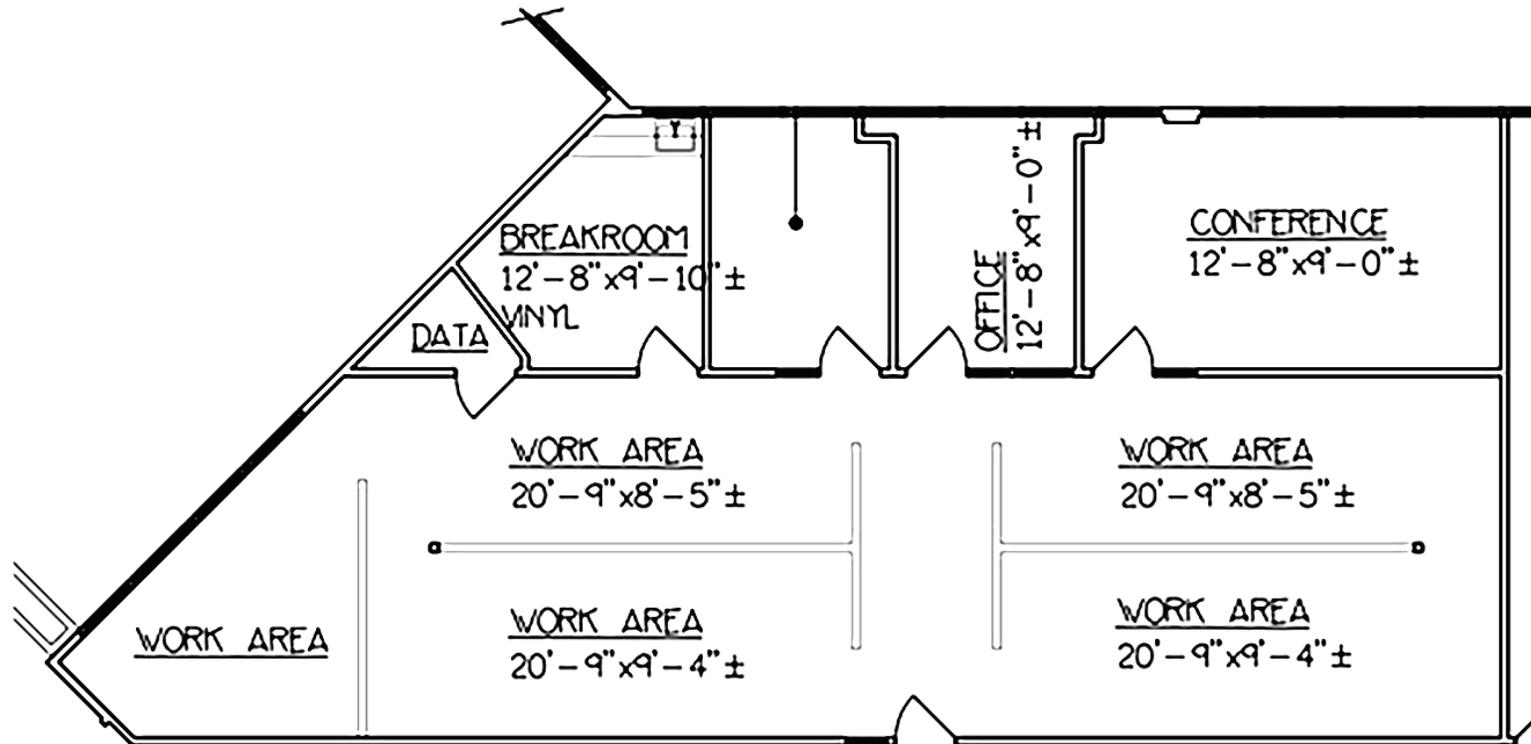
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FLOOR PLAN

SUITE B-250

±2,295 SF



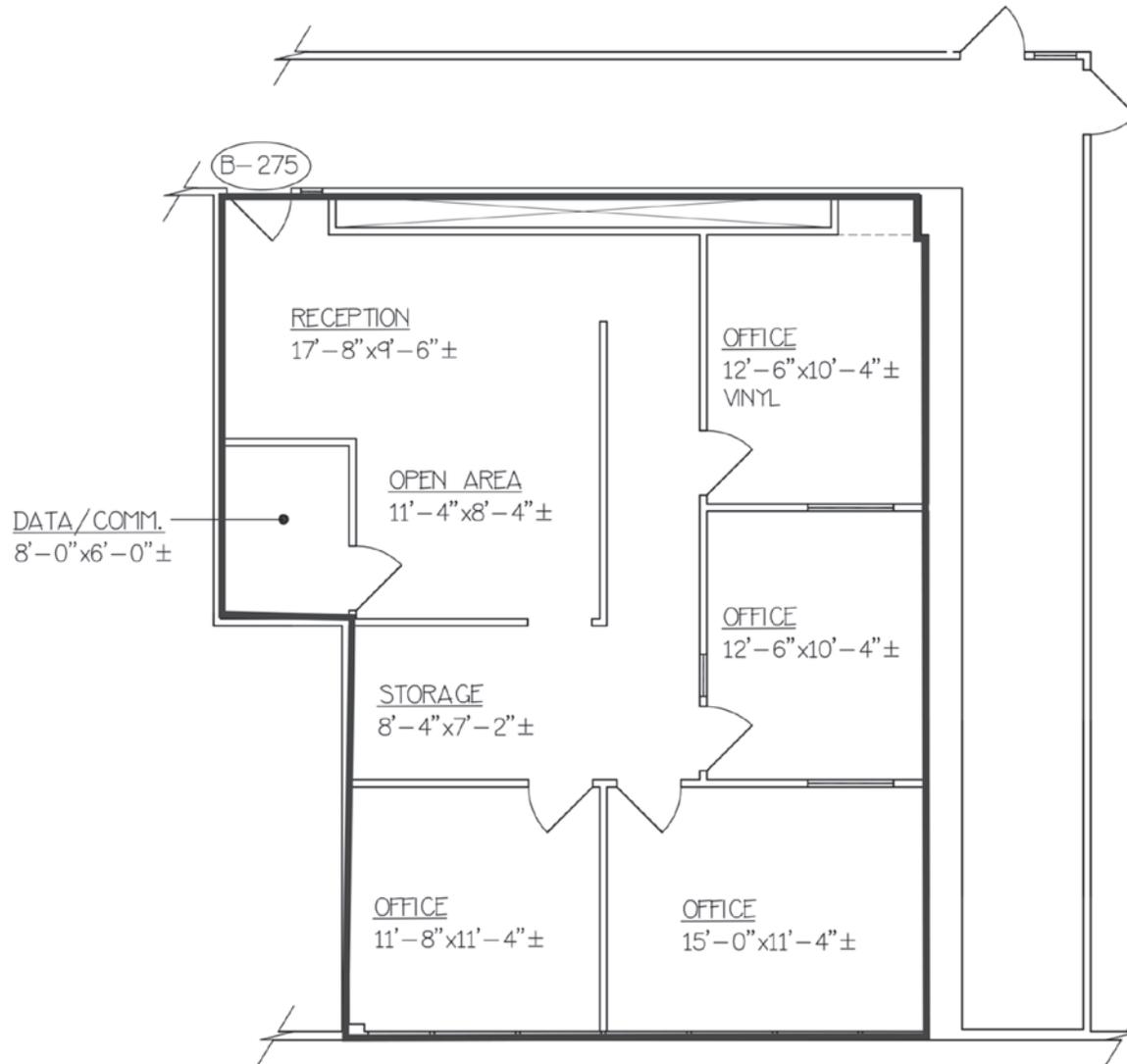
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FLOOR PLAN

SUITE B-275

±1,383 SF



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FLOOR PLAN

SUITE B-480

±1,521 SF

