For Lease

Professional Office Suites

ONE EXECUTIVE CENTER IN THE NORTHEAST HEIGHTS



±1,709 RSF Available

8500 Menaul Blvd. NE | Albuquerque, NM 87112

Kelly Schmidt SIOR
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE
Suite A-335: ±1,709 RSF

LEASE RATE
$21.00/RSF 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

NAI SunVista
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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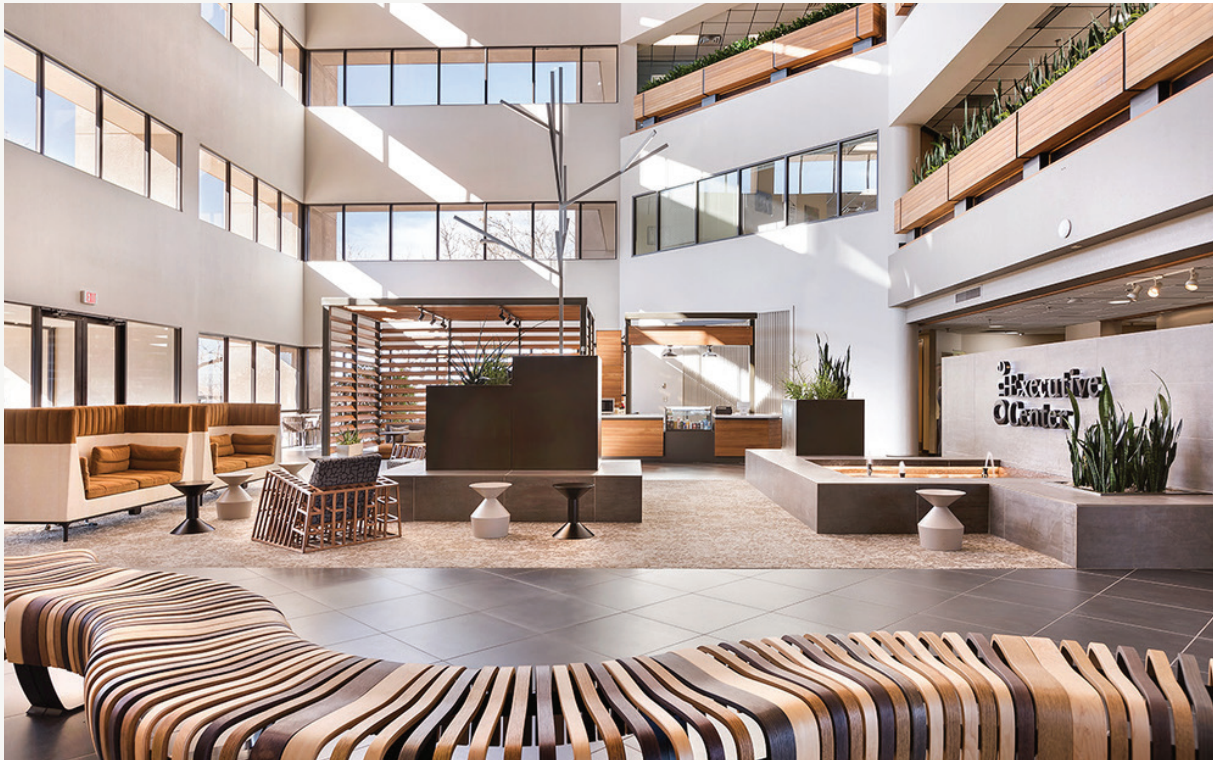
One Executive Center

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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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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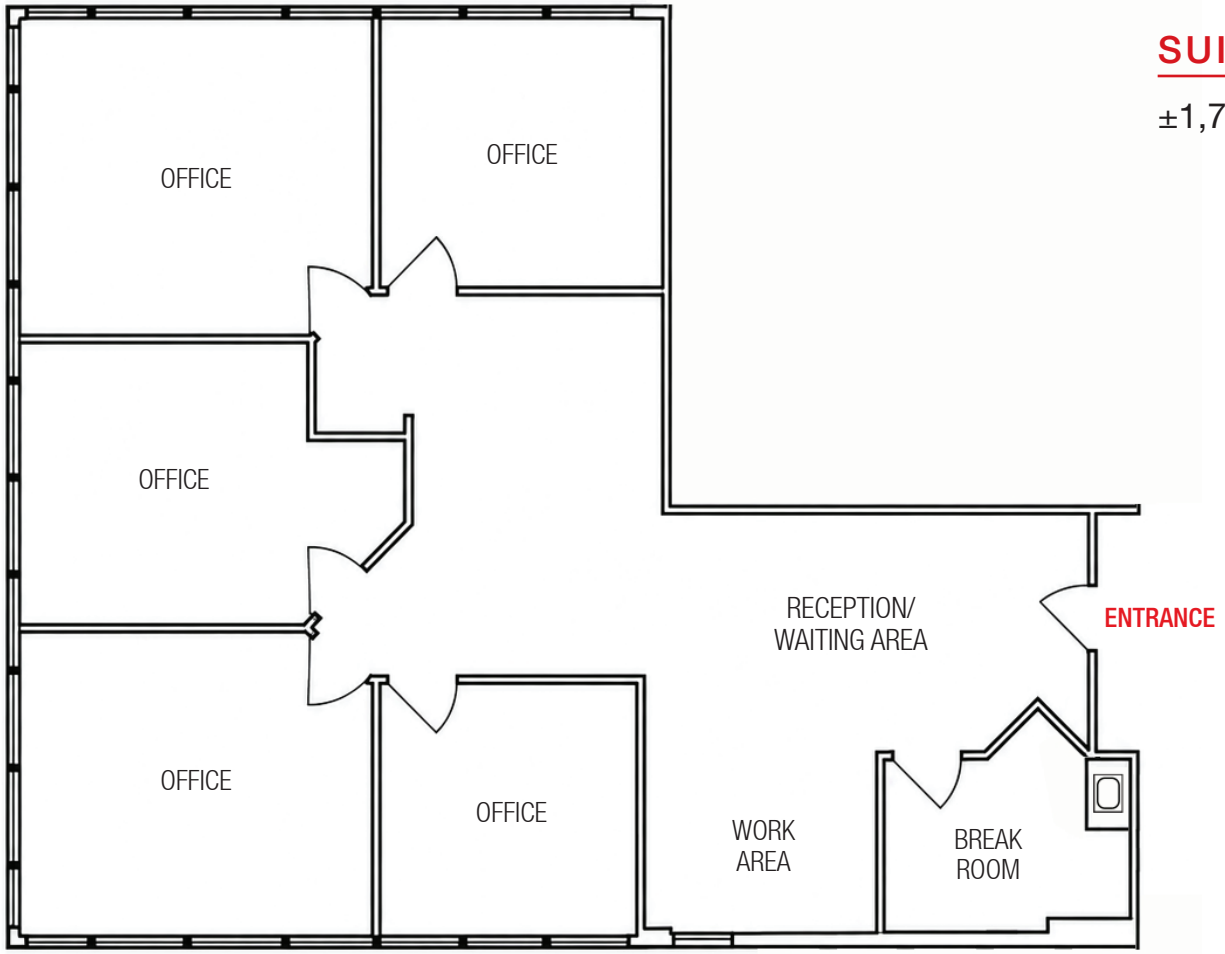
FLOOR PLAN



SUITE A-335

±1,709 RSF

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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