

For Sublease

Plug & Play Professional Office Suite

ONE EXECUTIVE CENTER IN THE NORTHEAST HEIGHTS



8500 Menaul Blvd. NE | Suite A-110 | Albuquerque, NM 87112

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±3,520 SF Available

Kelly Schmidt SIOR

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One Executive Center

Covered Parking

Monument Sign

Menaul Blvd. NE CPD 22,800

Lester Dr. NE

PROPERTY

AVAILABLE

Suite A-110: ±3,520 SF

SUBLEASE RATE

\$21.00/SF Full Service

HIGHLIGHTS

- 7 offices, conference room, break room, and open-office work area
- Completely remodeled lobby
- Shared conference room
- 5 minutes from Uptown amenities
- Stunning views of the Sandia Mountains
- Fiber optic equipped
- Secure and gated parking lot with ample parking both covered and surface.
- Furniture available
- Master lease expires 10/31/2028

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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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-110

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