

OFFICE FOR SALE OR LEASE

2240, 2300 & 2340 MENAUL BLVD. NE | ALBUQUERQUE, NM 87107



www.mcrnm.com

MIDTOWN CENTER OFFICE

Incredible opportunity to acquire or lease an office building with unparalleled visibility and access.



JAKE VOSBURGH, CCIM | (505) 280-2964 | jake@mcrnm.com
CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com
(505) 858-1444 | 7410 Montgomery Blvd NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY, INC.

OFFICE FOR SALE OR LEASE

PROPERTY DETAILS:

PRICE: \$4,300,000 or \$72 ± /sf

RATE: \$17.00/sf Full - service

SIZE: 59,628 ± sf (2 buildings – 29,814 ± sf each)

PARKING: 5.5:1,000 sf – 329 ± (30 ± covered)

ACREAGE: 4.8915 ± acres (3 separately platted lots)

ZONING: NR-C (Non – Residential Commercial) City of Albuquerque

PROPERTY HIGHLIGHTS:

- Professional office park property with incredible visibility and access.
- Current configuration consists of medical exam/clinic rooms 7-8, private office 80±, multiple conference rooms, 2 classrooms (seating for 30 & 70), large open work areas (115 to 135± work-stations), and multiple kitchen/break areas.
- Professionally maintained buildings with common courtyard and covered parking.
- Excess land of approximately 1.67 ± acres with potential for an additional 20,000 ± sf of improvements.
- Leased to UNM (approximately 200 employees) through March 31, 2026. Tenant is in the process of relocating.
- Billboard not included in the sale.

BUILDING SUMMARY:

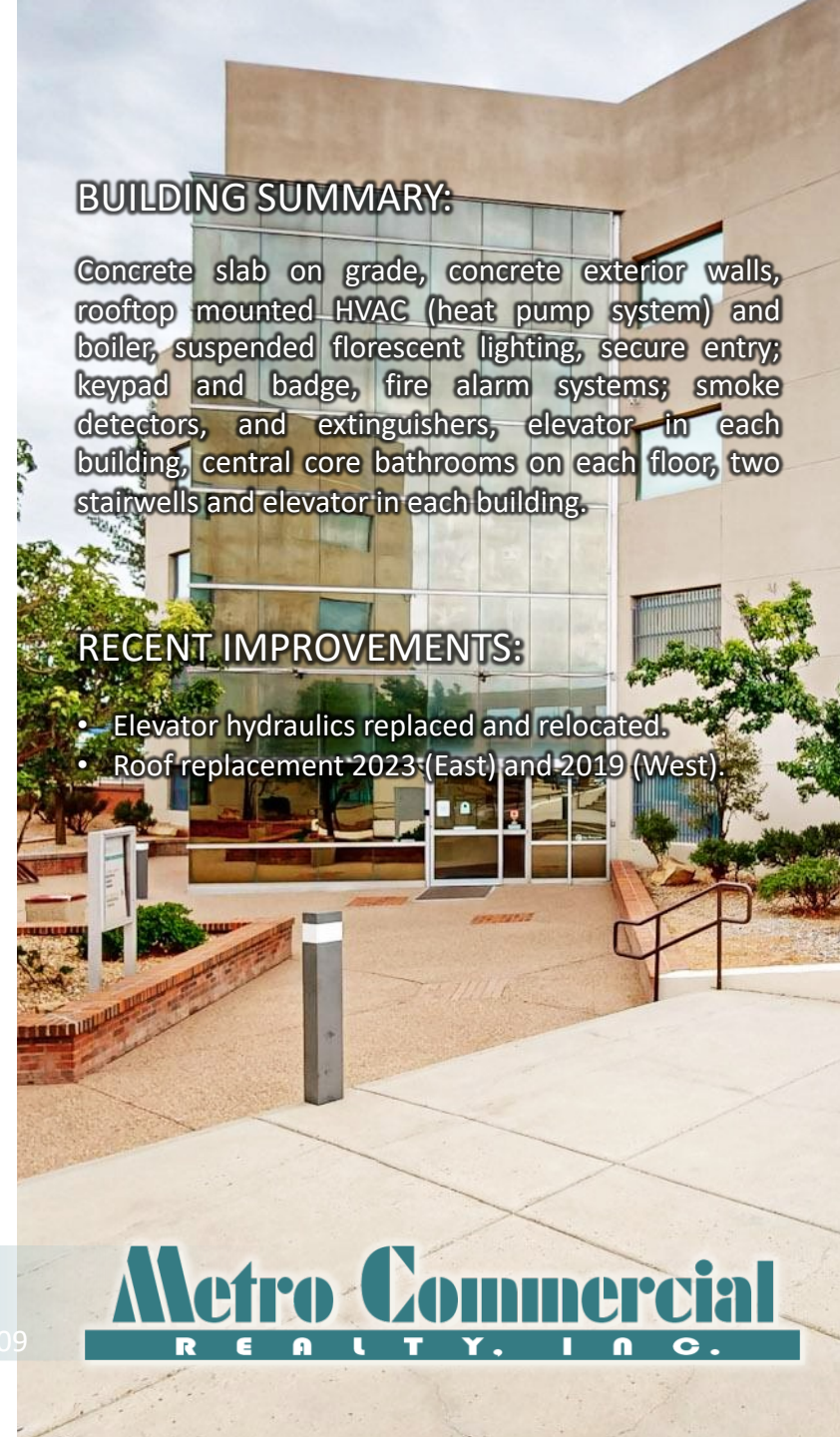
Concrete slab on grade, concrete exterior walls, rooftop mounted HVAC (heat pump system) and boiler, suspended florescent lighting, secure entry; keypad and badge, fire alarm systems; smoke detectors, and extinguishers, elevator in each building, central core bathrooms on each floor, two stairwells and elevator in each building.

RECENT IMPROVEMENTS:

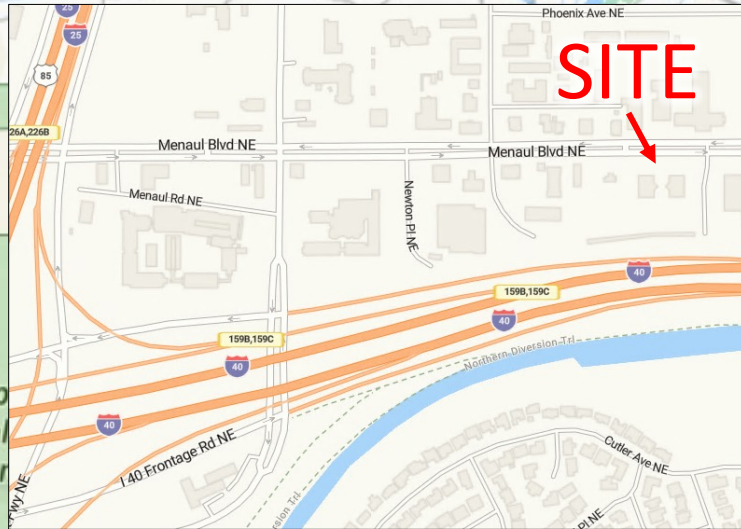
- Elevator hydraulics replaced and relocated.
- Roof replacement 2023 (East) and 2019 (West).

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LOCATION MAP



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PROPERTY PHOTOS



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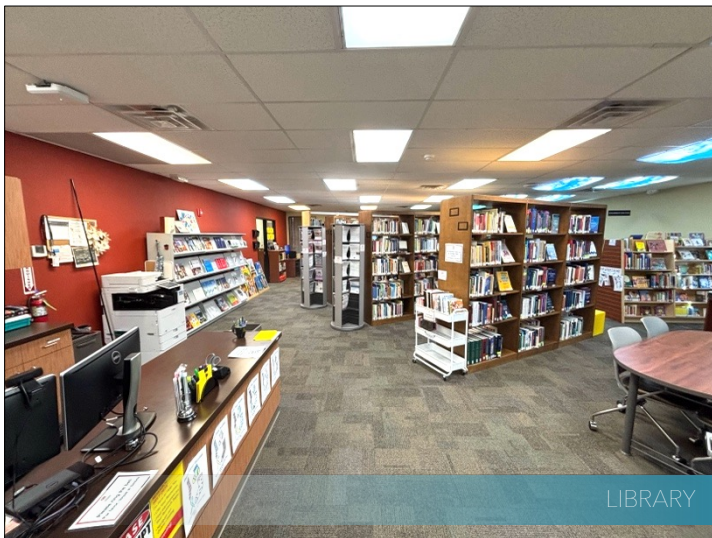
OPEN WORK AREA



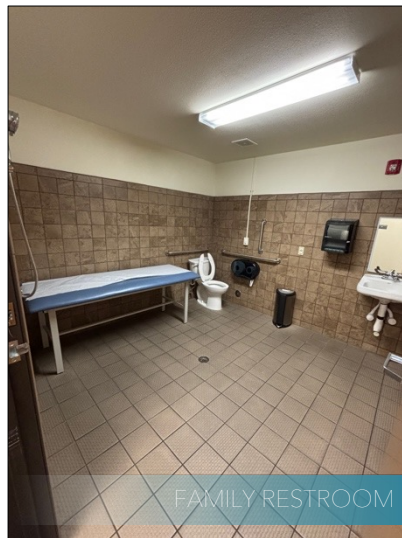
EXAM ROOMS



ELEVATORS IN BOTH BUILDINGS



LIBRARY



FAMILY RESTROOM



BATHROOMS

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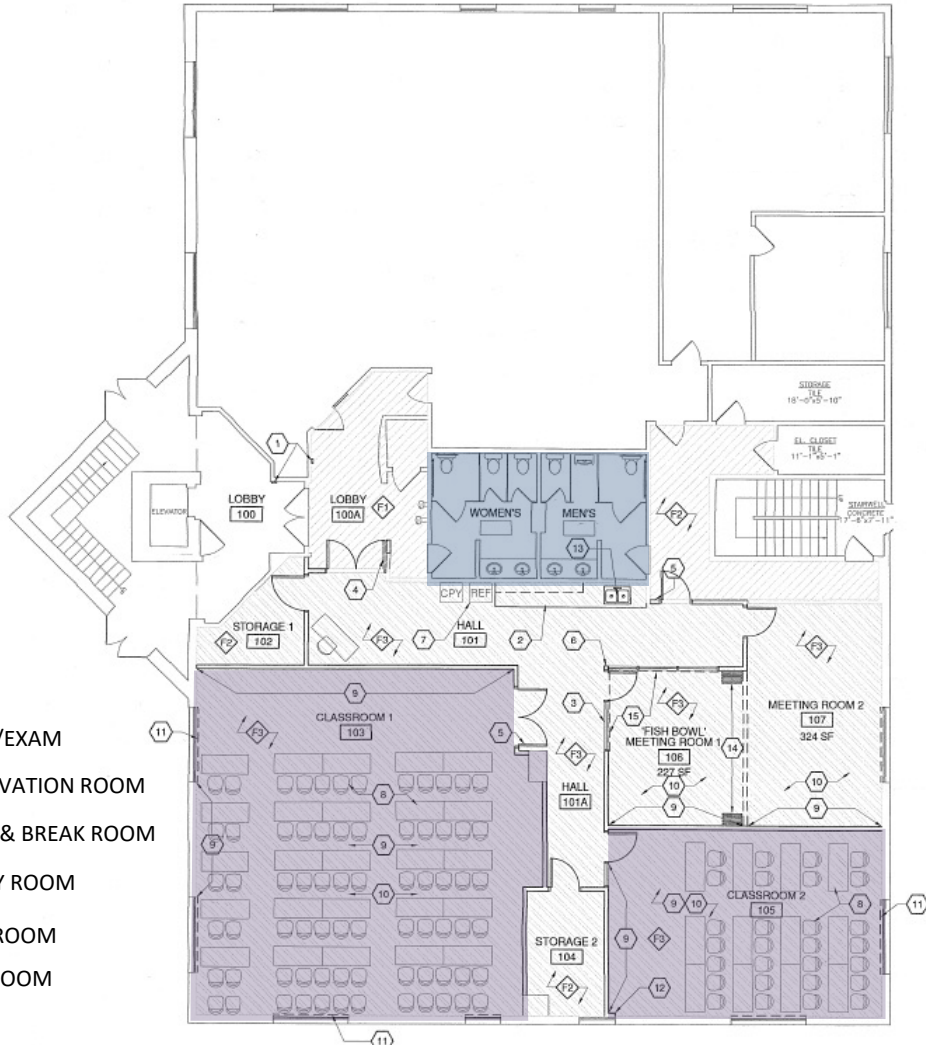
FLOORPLAN

CLINIC/EXAM 7-8
FAMILY ROOM 3

CLASSROOM SEATING 70 to 100



1st FLOOR WEST



1st FLOOR EAST

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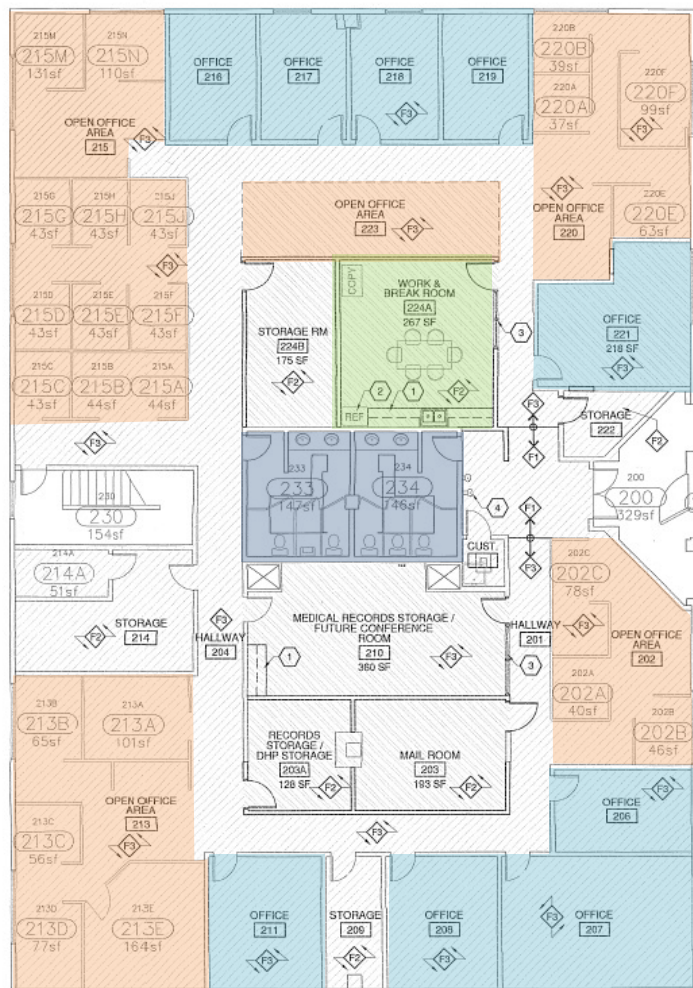
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FLOORPLAN

PRIVATE OFFICE 9
OPEN OFFICE 30 -32

PRIVATE OFFICE 18 - 19
OPEN OFFICE 10 - 14

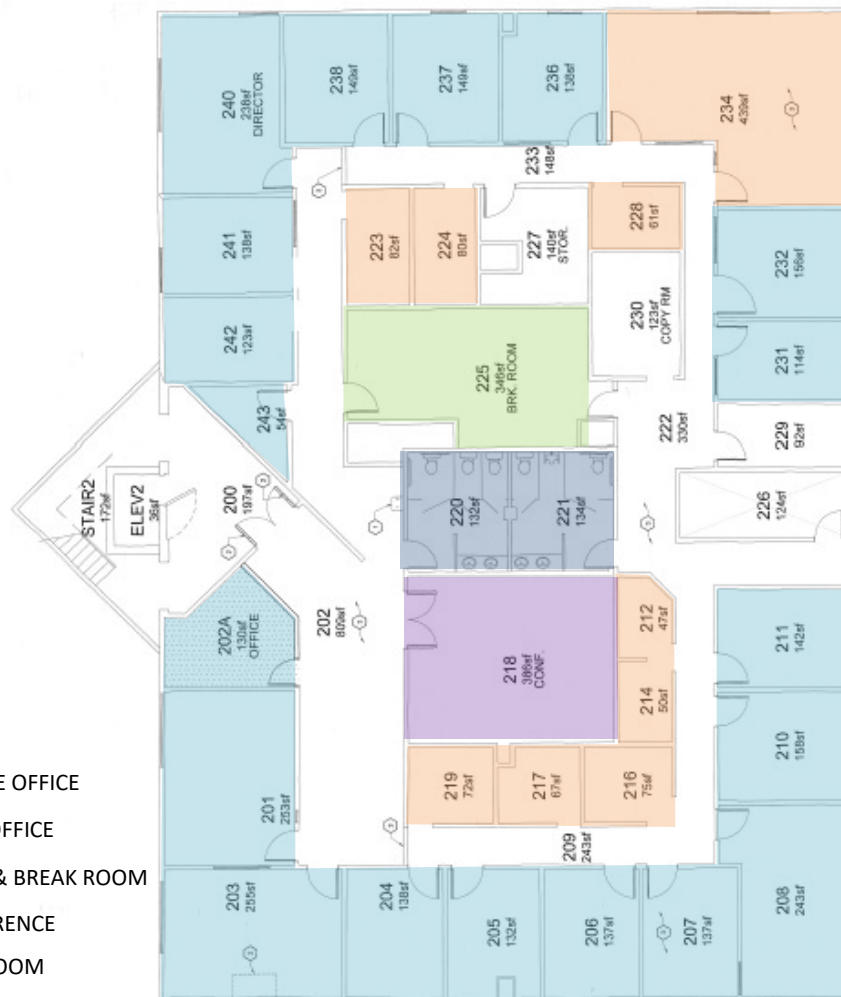


2nd FLOOR WEST

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2nd FLOOR EAST

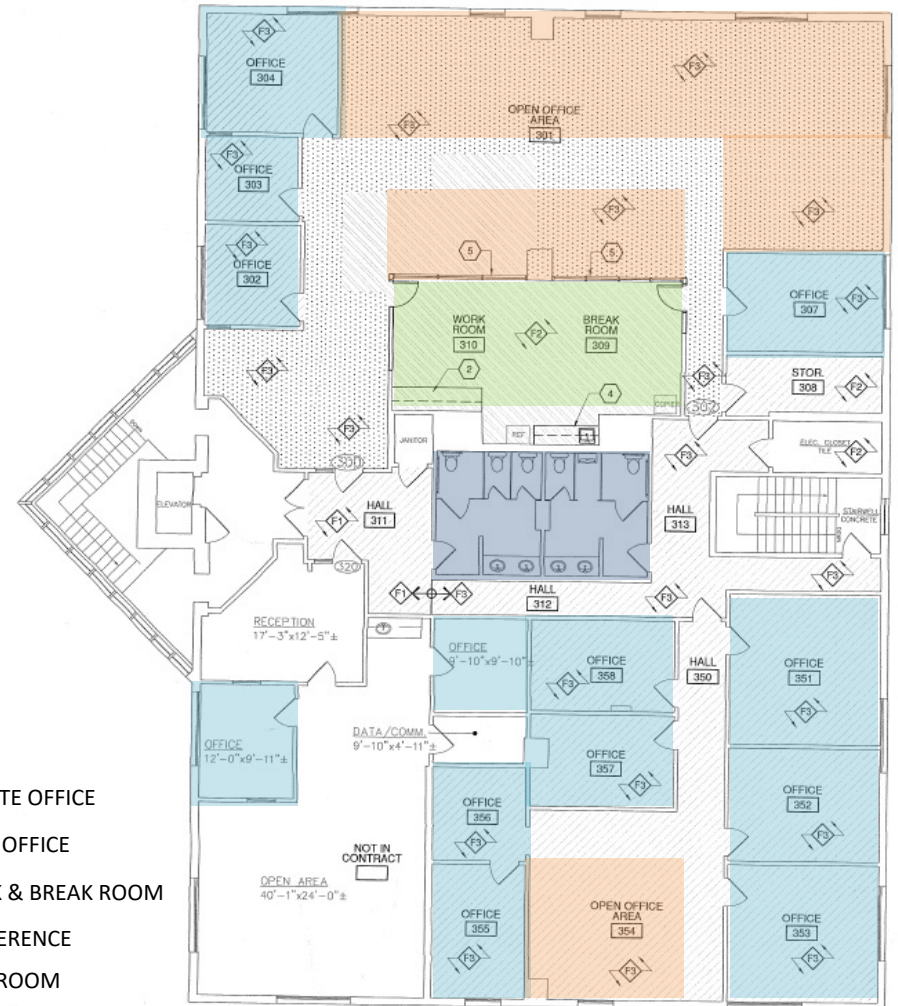
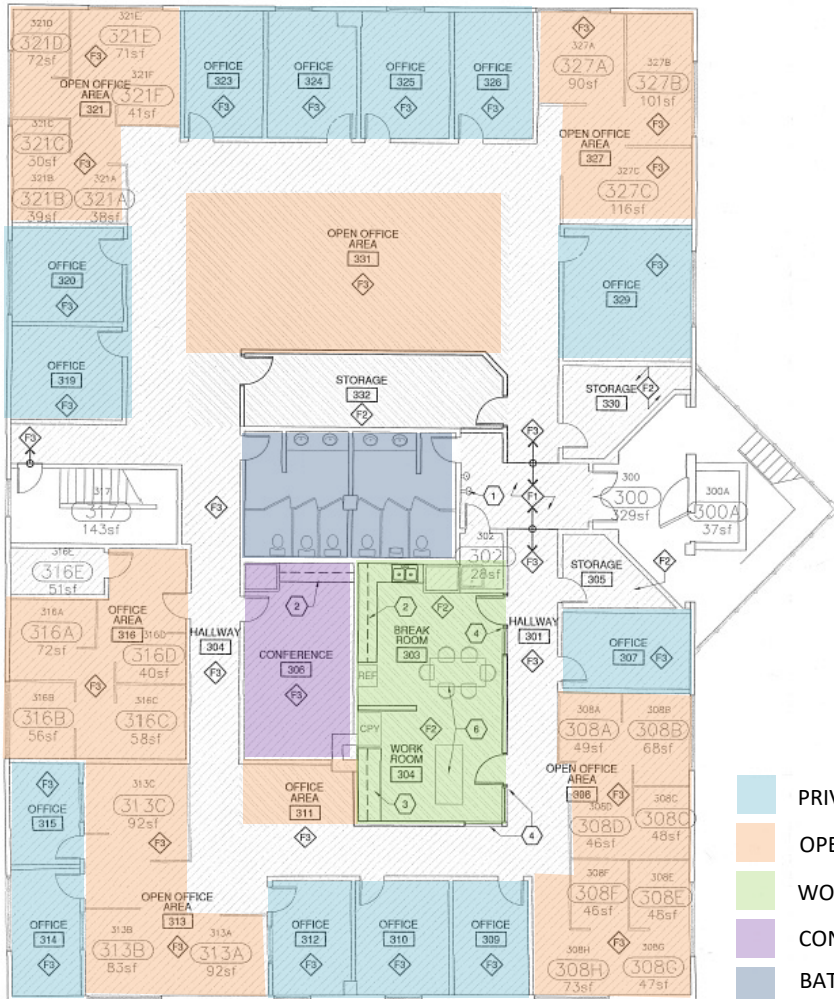
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FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 22 - 24

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



3rd FLOOR WEST

3rd FLOOR EAST

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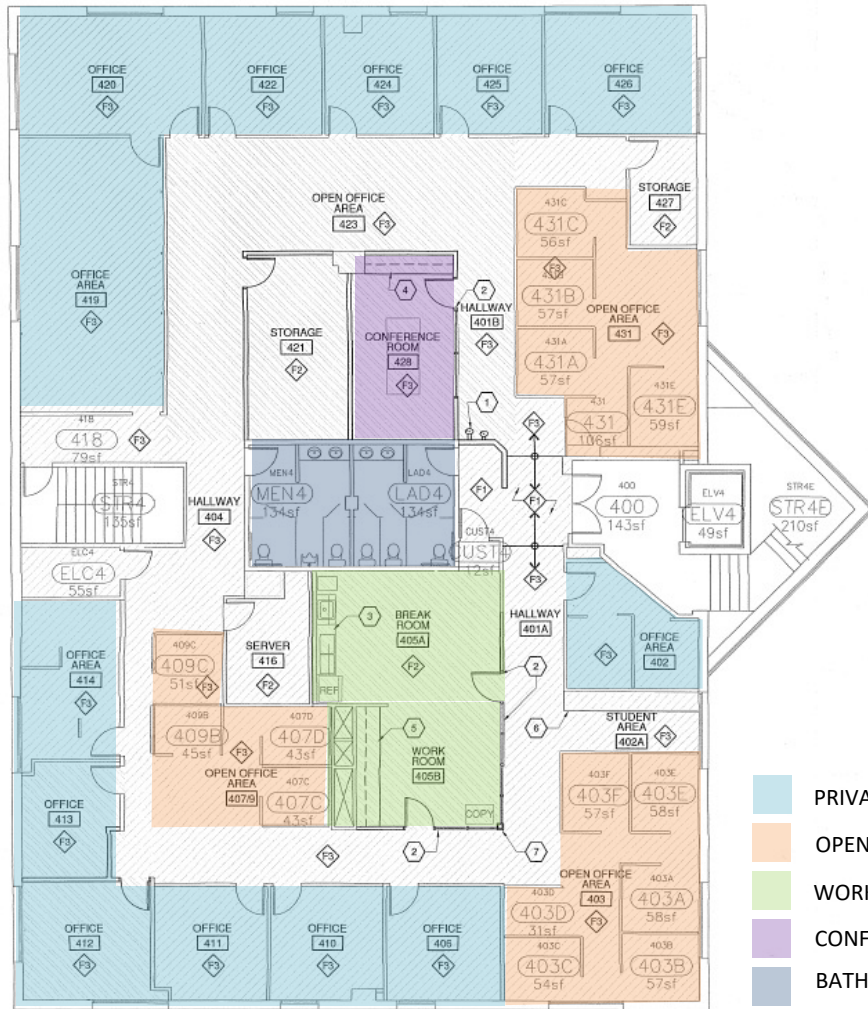
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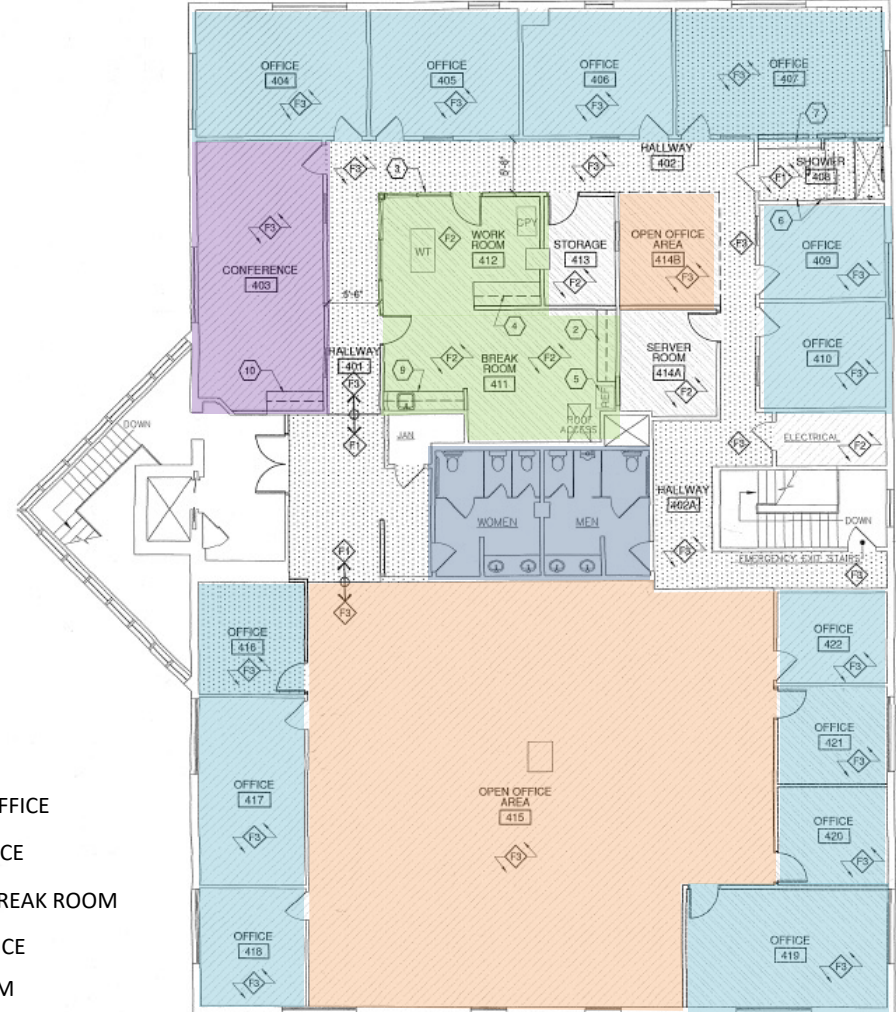
FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 15

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



4th FLOOR WEST



4th FLOOR EAST

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AERIAL

CANDELARIA BLVD

Gallegos

United Rentals

JONES INDUSTRIAL PARK

SIEGEL SELECT
extended Stay Living

LA QUINTA
INNS & SUITES

Red Roof
K

UNITED RENTALS

United Rentals

Walmart

SUBWAY

McDonald's

Wendy's

Jack
in the box

ANYTIME FITNESS

WORLD MARKET

STARBUCKS COFFEE

MENAU BLVD

Hilton Garden Inn

Applebee's

ACTON ACADEMY
ALBUQUERQUE

FURNITURE ROW

America's MATTRESS

UNIVERSITY BLVD

RESTAURANT
DEPOT

ADVENTURE'S FIRST STOP
MAVERIK

FAIRFIELD
INNS & SUITES

CROWNE PLAZA

RAMADA
BY WYNDHAM

Days Inn
BY WYNDHAM

STRIPE'S

SITE

200,600 CPD 2018

INTERSTATE
NEW MEXICO
40

Walmart
Residence Inn

Rudy's

Blake's
Tavern

CARLISLE BLVD NE

NETHERWOOD PARK

6

NM

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BURGER KING

WHOLE FOODS MARKET

American HOME
FURNITURE & MATTRESS



Metro Commercial

R E A L T Y . I N C .

FOR MORE INFORMATION:

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