OFFICE FOR SALE OR LEASE

MAJOR PRICE REDUCTION

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

MULTIPLE SIZE CONFIGURATIONS

For Sale: 29,814 ± to 59,628± sf *(separately platted).*

For Lease: 7,500± sf floor-plate up to 29,814 ± sf *(1 building),* up to 59,628 ± sf *(2 buildings).*

MIDTOWN CENTER OFFICE

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



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Metro Commercial REALTY, LLC.

OFFICE FOR SALE OR LEASE

PROPERTY DETAILS:

PRICE: ~~$4,300,000 or $72 ± /sf~~ *$3,950,000 or $66±/sf*

RATE: $17.00/sf *Full – service (7,500± sf to 59,628± sf)*

SIZE: 29,814 to 59,628 ± sf *(2 buildings – owner will consider the sale of one building, separately platted)*

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

LAND: 4.8915± acres *(3 lots) Price equates to $18.53±/sf for the land.*

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

BILLBOARD INCOME: *Long term lease to Clear Channel Outdoor included with the sale, providing reliable passive income (ROFR - see broker for details)*

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. Buyer to confirm use potential with the City of Albuquerque.
- Previous tenant has vacated and property is **100% available** for new user.

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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).

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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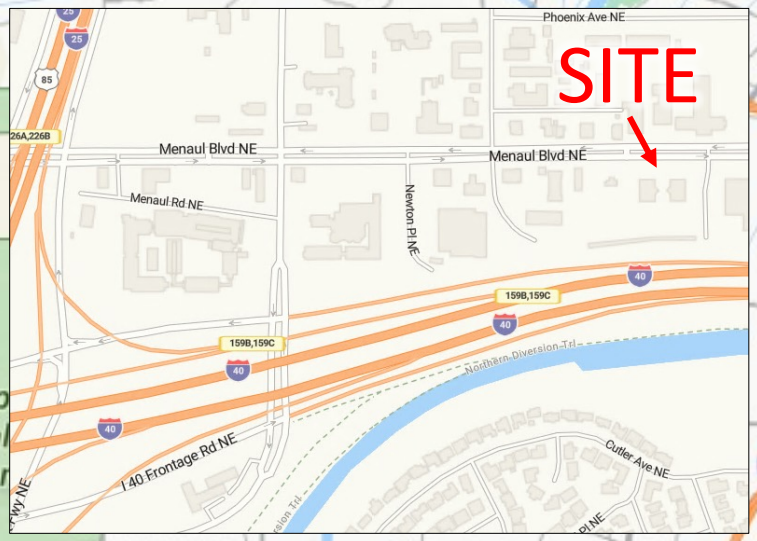
LOCATION MAP









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PHOTOS









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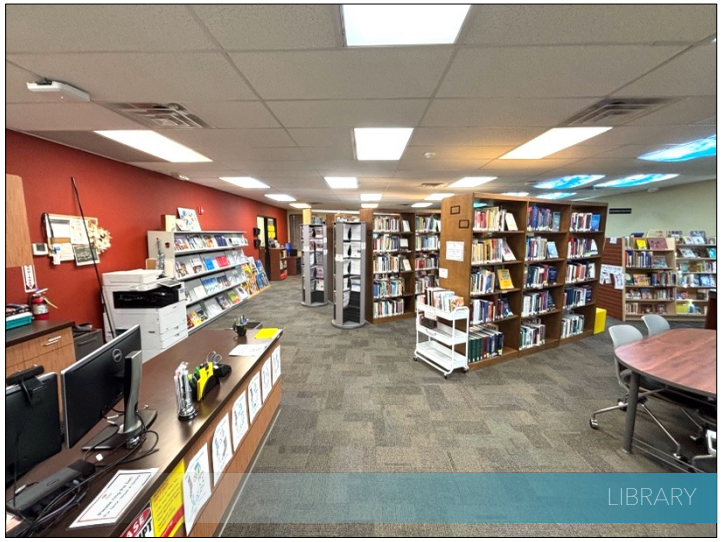
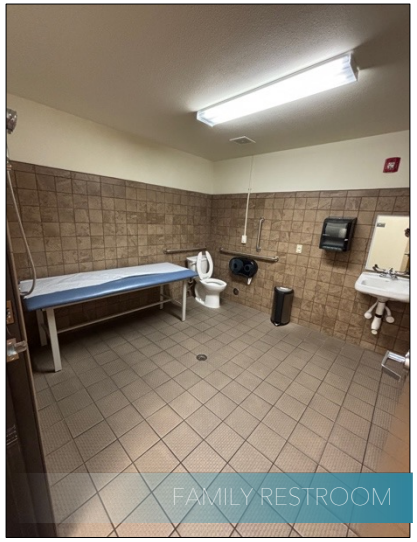
PHOTOS


OPEN WORK AREA


EXAM ROOMS


ELEVATORS IN BOTH BUILDINGS


LIBRARY


FAMILY RESTROOM


BATHROOMS

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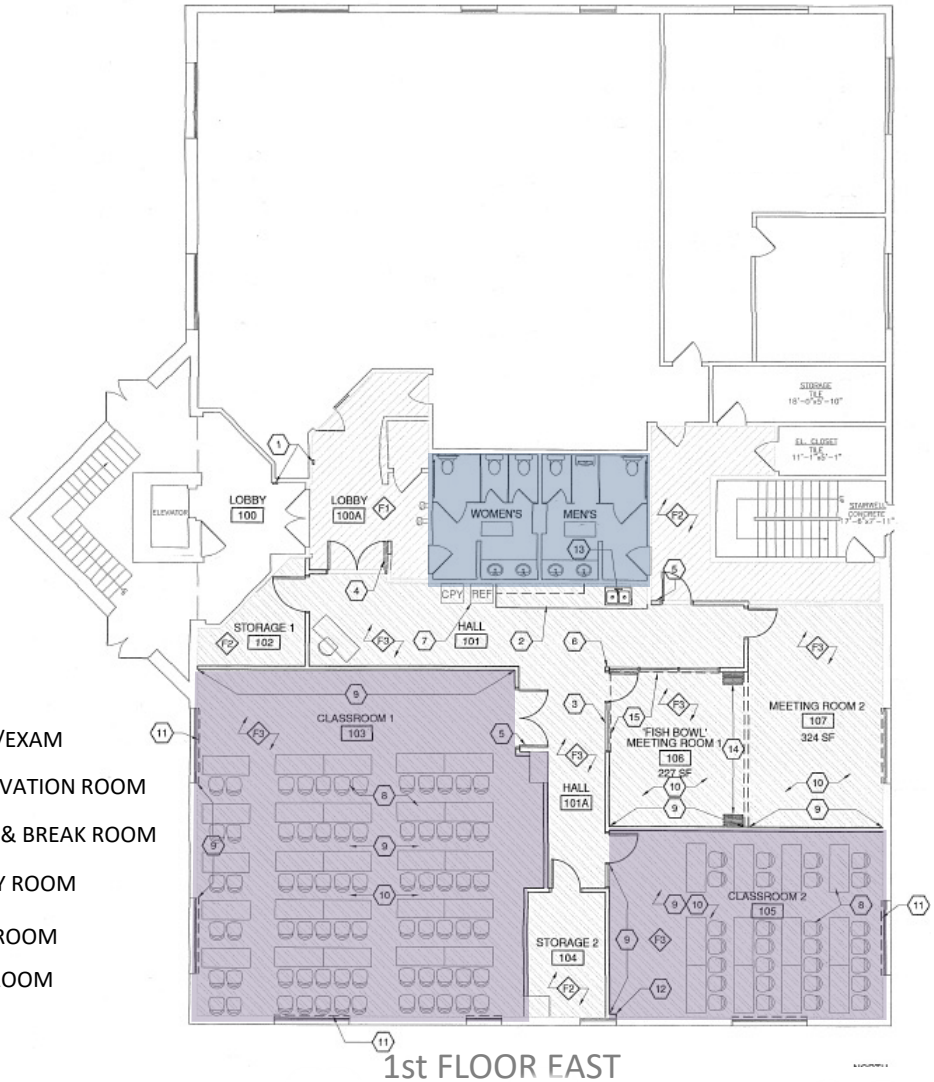
FLOORPLAN

CLINIC/EXAM 7-8
FAMILY ROOM 3

CLASSROOM SEATING 70 to 100





- CLINIC/EXAM
- OBSERVATION ROOM
- WORK & BREAK ROOM
- FAMILY ROOM
- CLASSROOM
- BATHROOM

1st FLOOR WEST

1st FLOOR EAST

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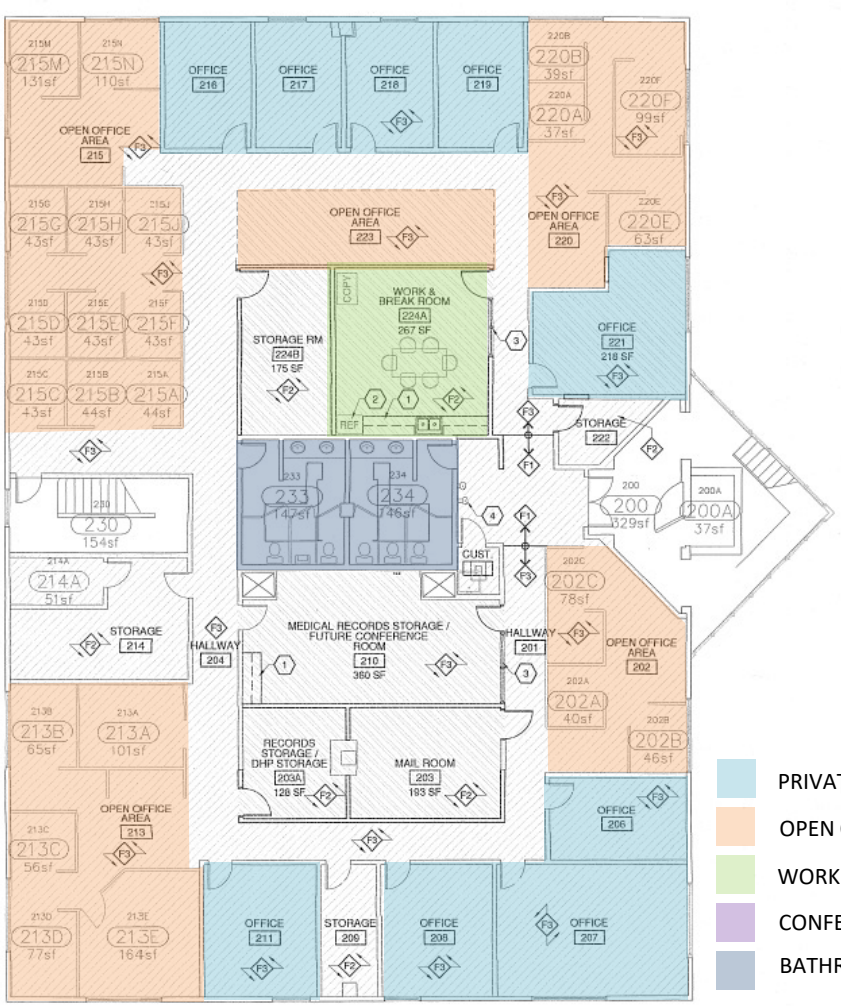
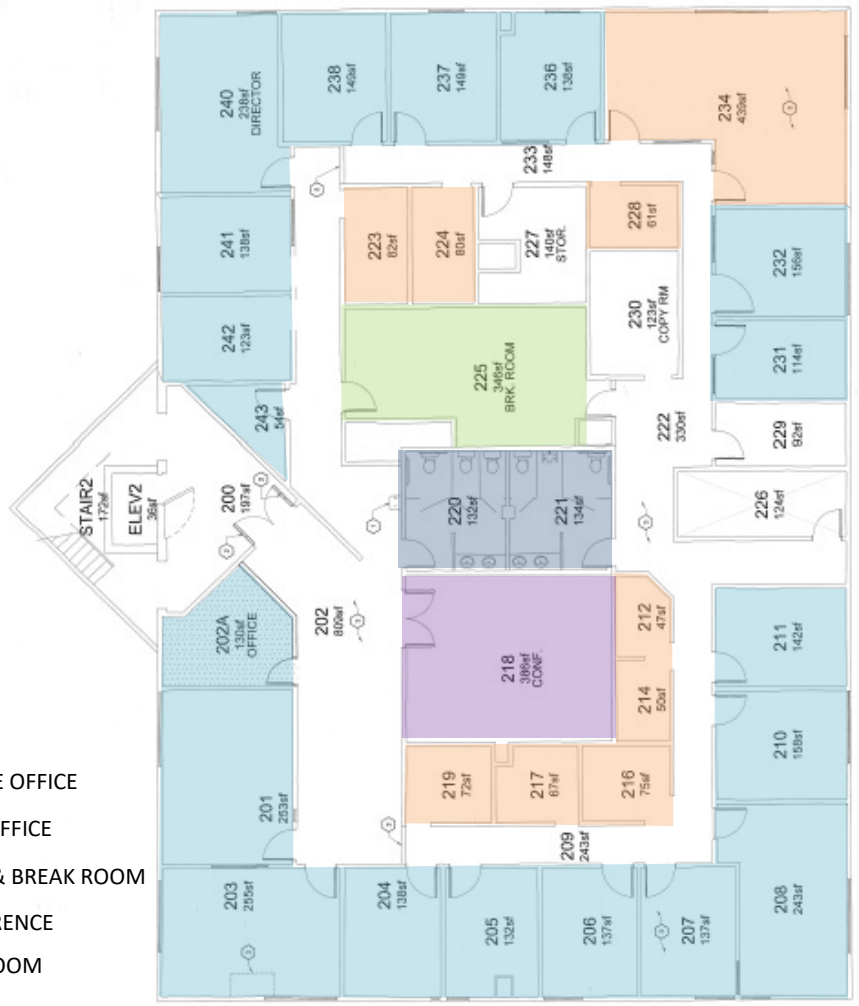
FLOORPLAN

PRIVATE OFFICE 9
OPEN OFFICE 30 -32

PRIVATE OFFICE 18 - 19
OPEN OFFICE 10 - 14





2nd FLOOR WEST

2nd FLOOR EAST

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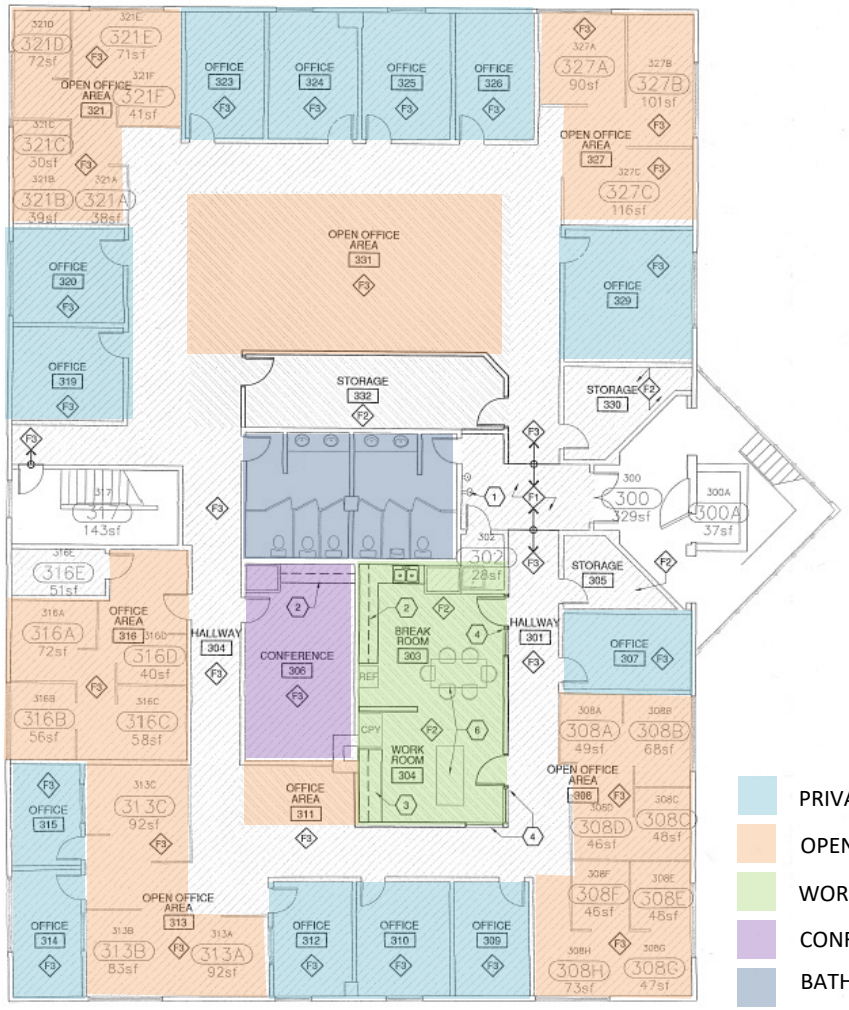
FLOORPLAN

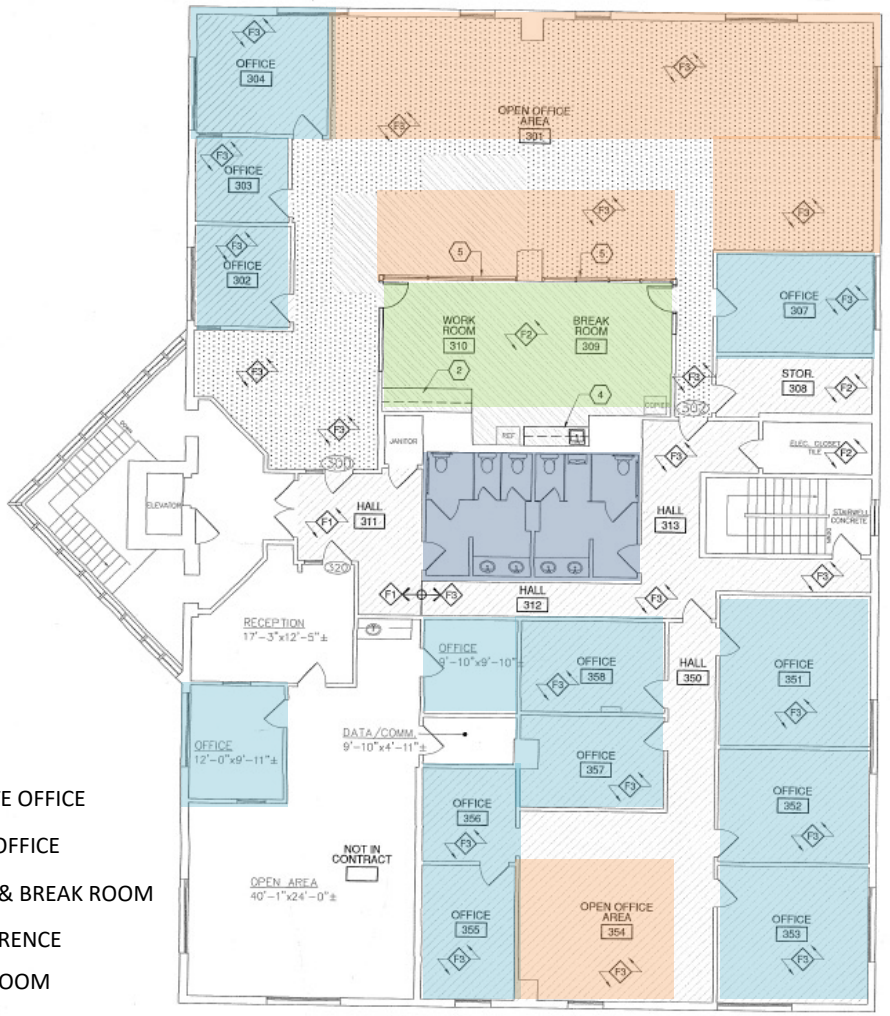
PRIVATE OFFICE 13
OPEN OFFICE 22 - 24



PRIVATE OFFICE
OPEN OFFICE
WORK & BREAK ROOM
CONFERENCE
BATHROOM

3rd FLOOR WEST

PRIVATE OFFICE 13
OPEN OFFICE 20 – 25



3rd FLOOR EAST

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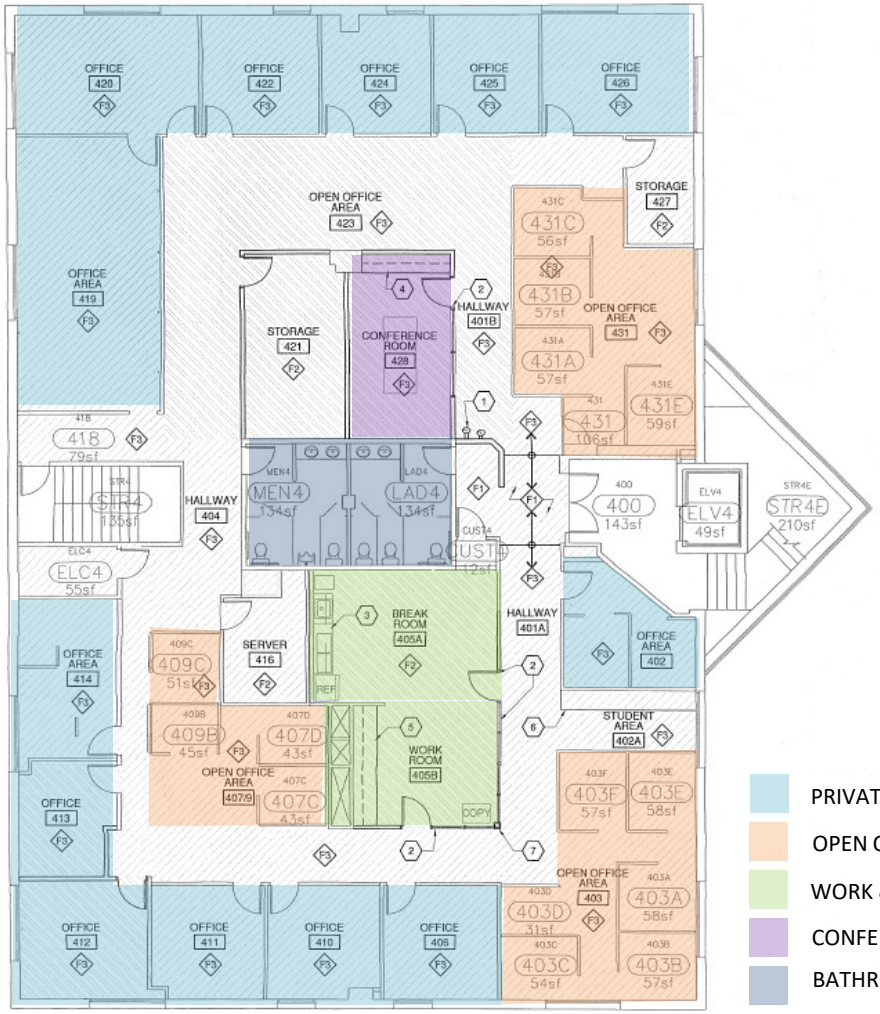
FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 15



4th FLOOR WEST

PRIVATE OFFICE
OPEN OFFICE
WORK & BREAK ROOM
CONFERENCE
BATHROOM

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



4th FLOOR EAST

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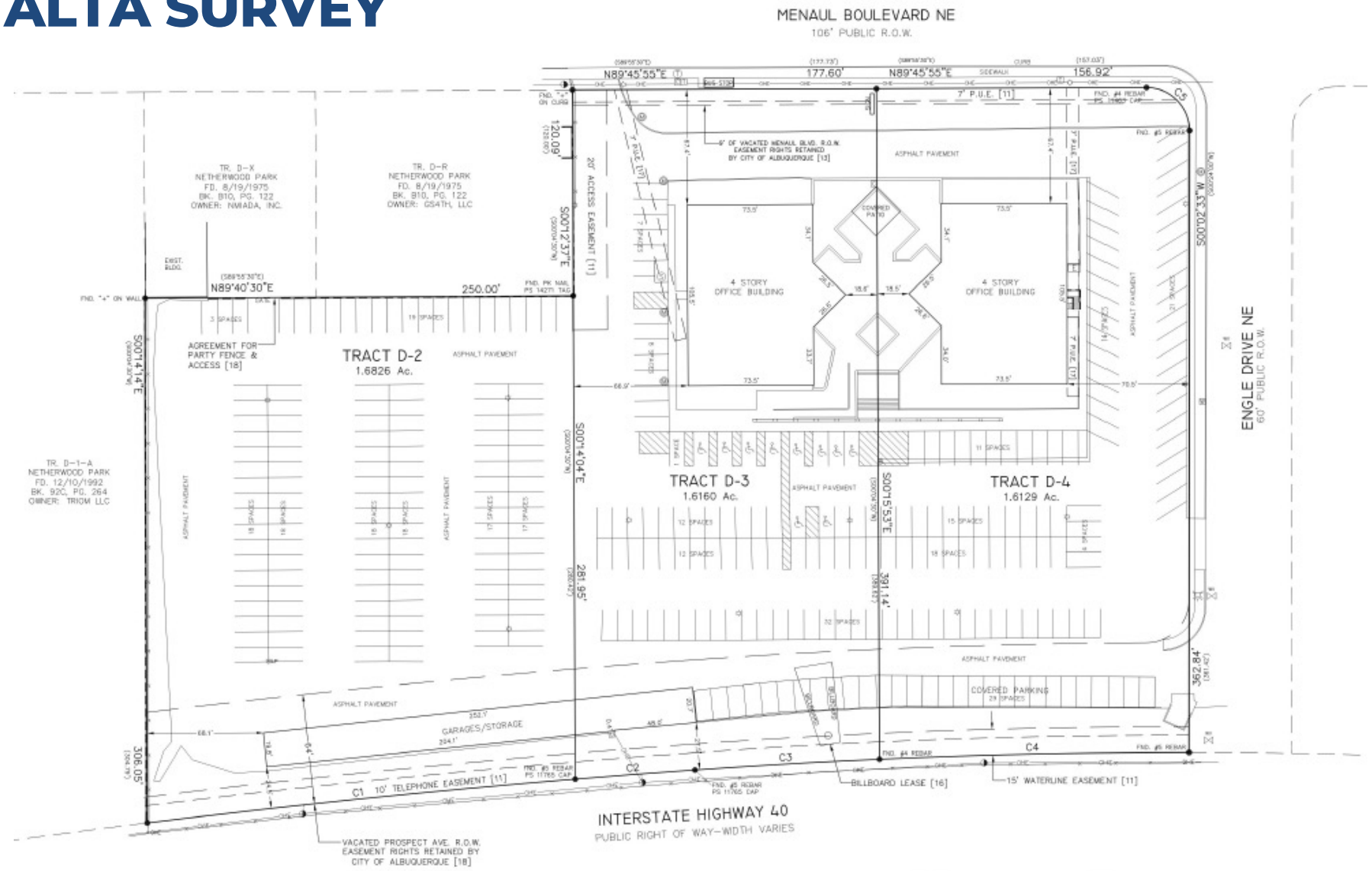
ALTA SURVEY



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