

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. Buyer to confirm use potential with the City of Albuquerque.
- Leased to UNM (approximately 200 employees) through March 31, 2026. Tenant is in the process of relocating.
- Billboard not included in the sale, may require easement or replat.

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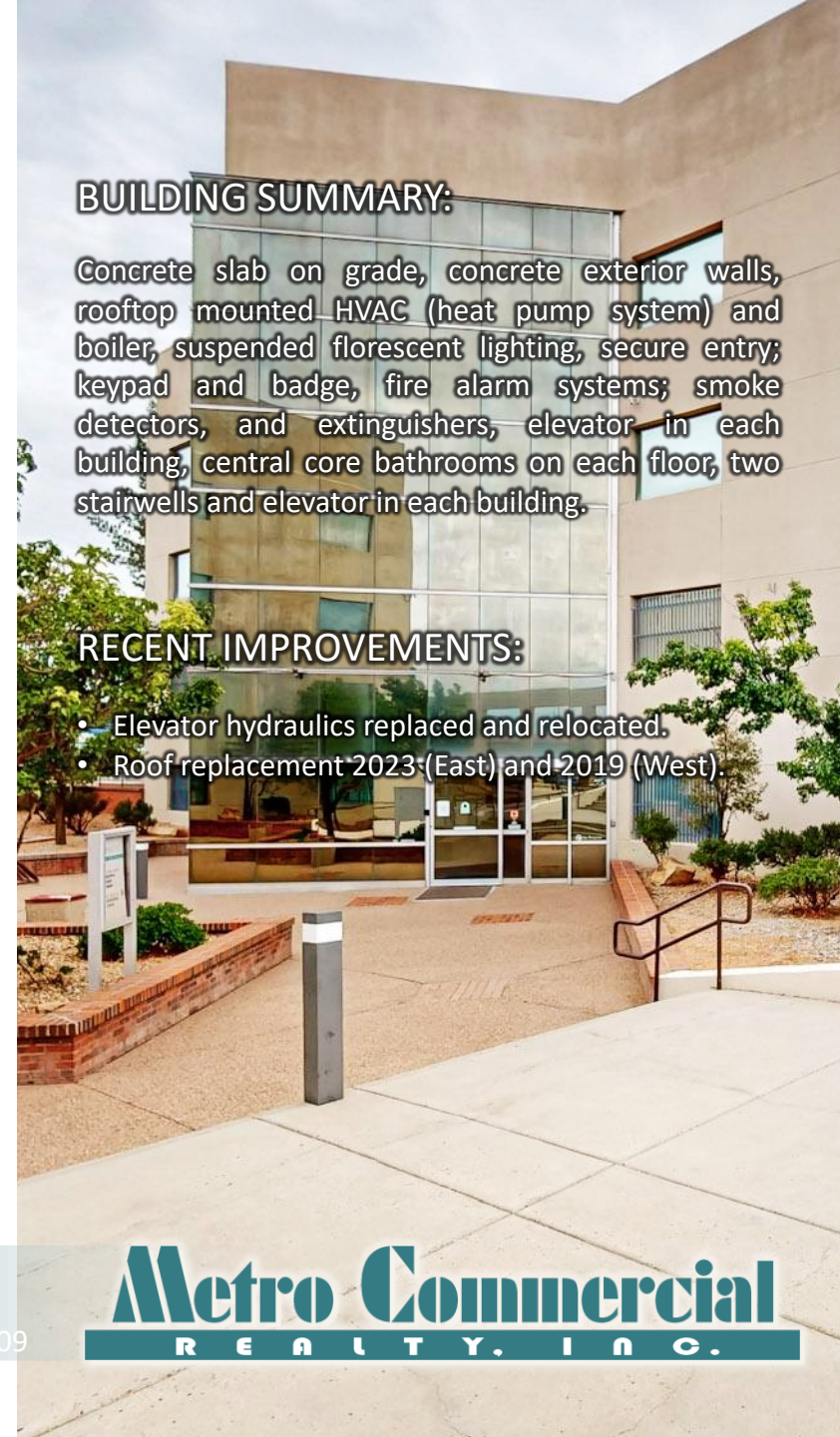
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BUILDING SUMMARY:

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.

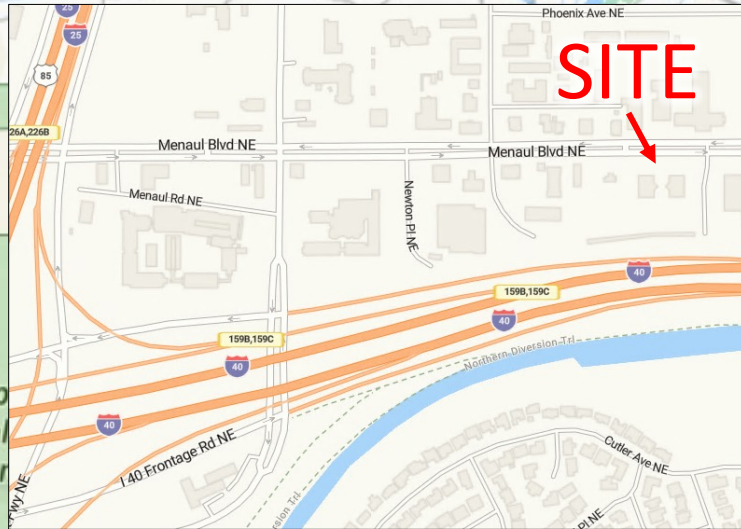
RECENT IMPROVEMENTS:

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



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LOCATION MAP



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PROPERTY PHOTOS



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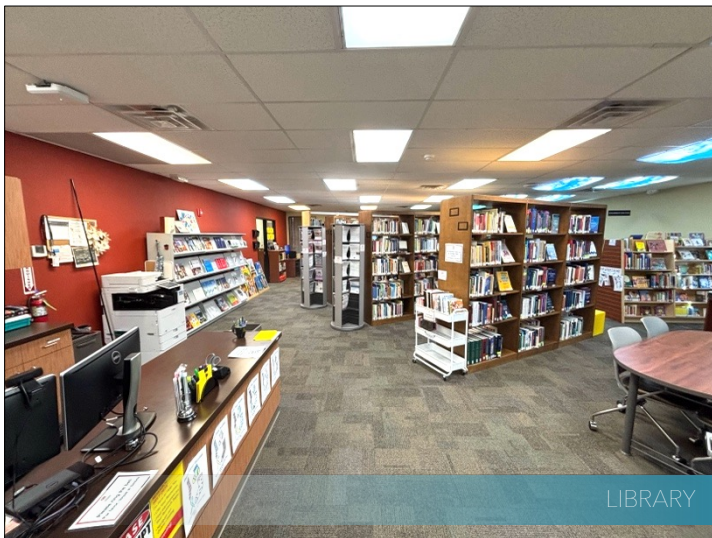
OPEN WORK AREA



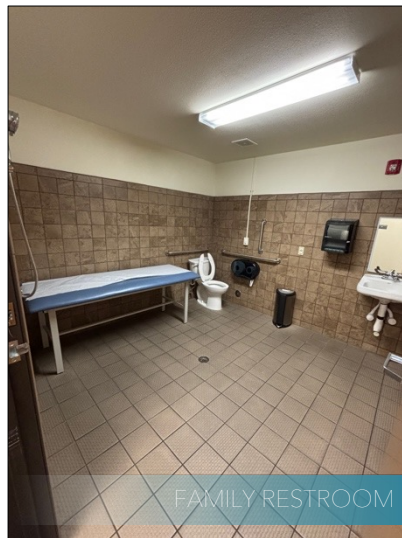
EXAM ROOMS



ELEVATORS IN BOTH BUILDINGS



LIBRARY



FAMILY RESTROOM



BATHROOMS

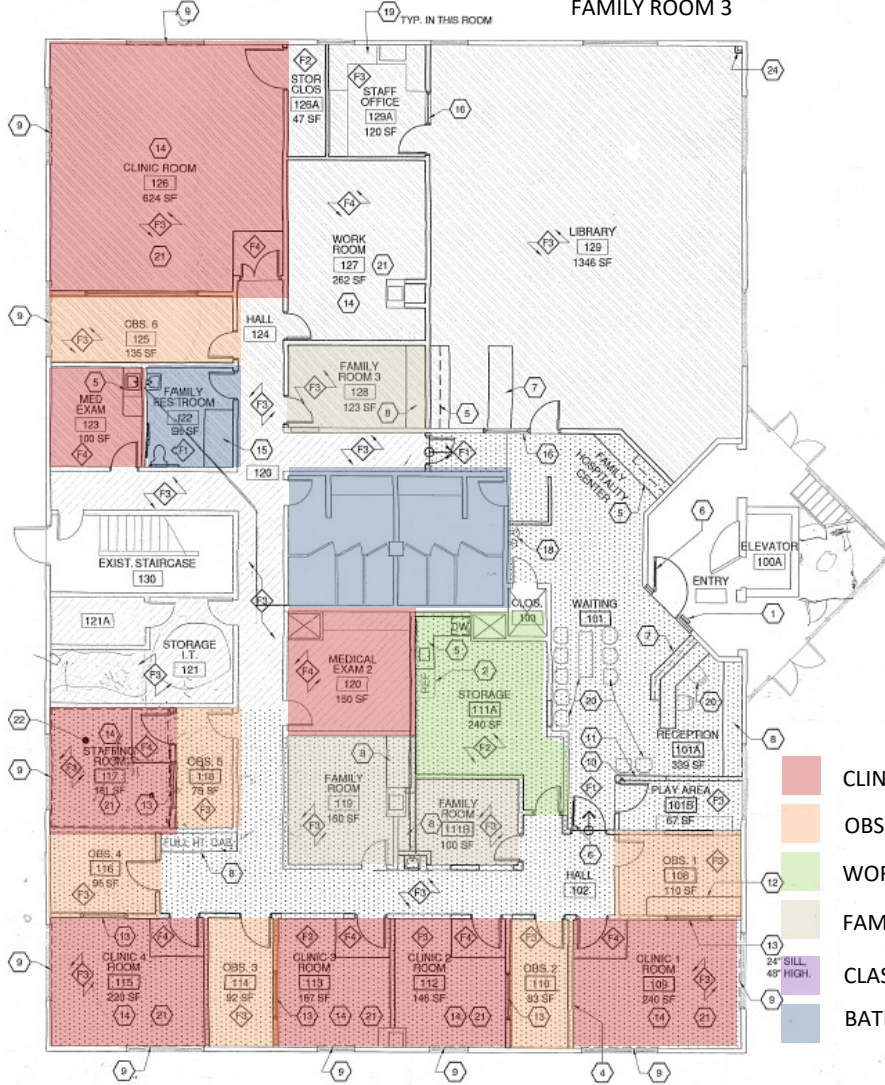
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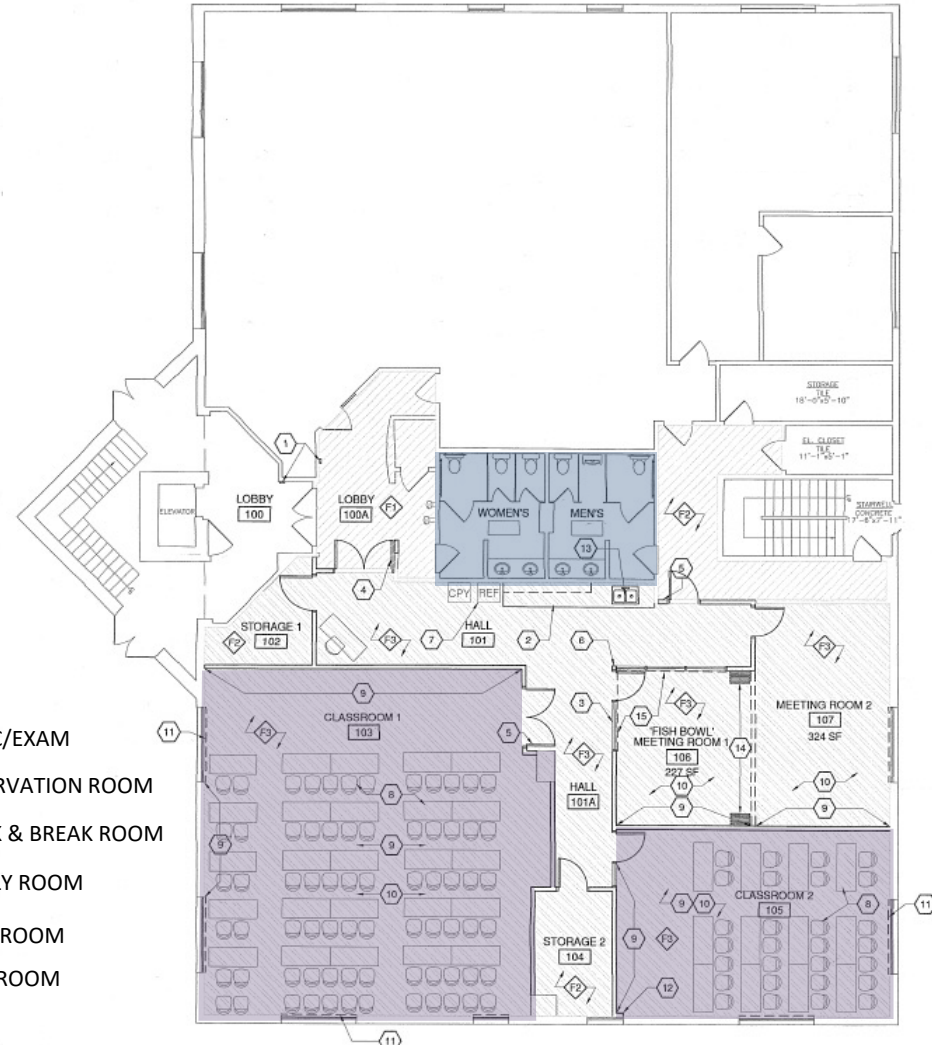
FLOORPLAN

CLINIC/EXAM 7-8
FAMILY ROOM 3

CLASSROOM SEATING 70 to 100



1st FLOOR WEST



1st FLOOR EAST

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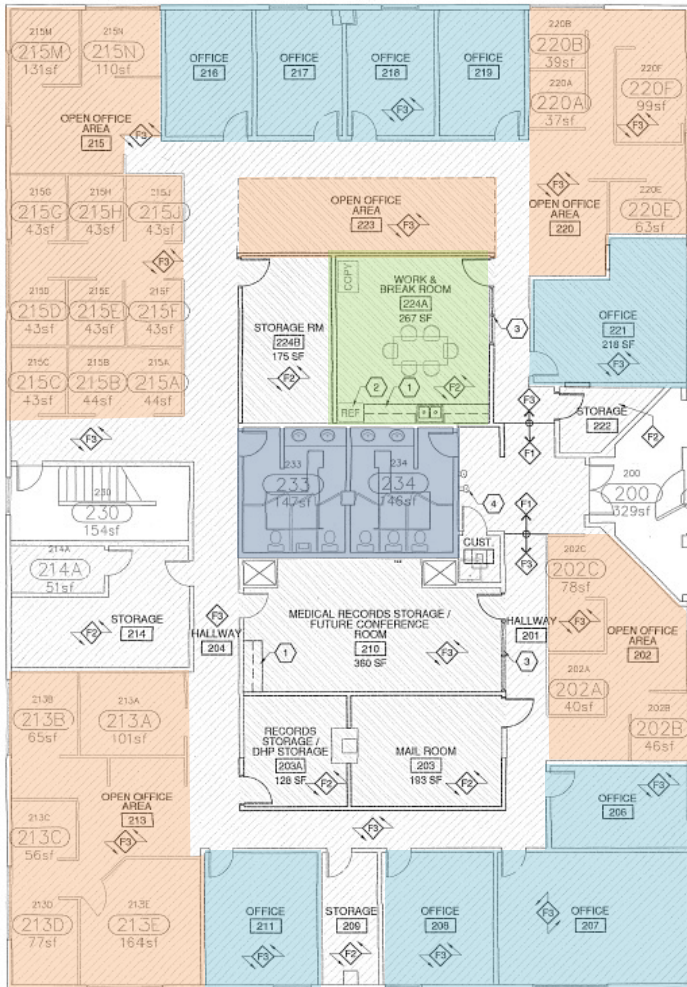
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FLOORPLAN

PRIVATE OFFICE 9
OPEN OFFICE 30 - 32

PRIVATE OFFICE 18 - 19
OPEN OFFICE 10 - 14



2nd FLOOR WEST



2nd FLOOR EAST

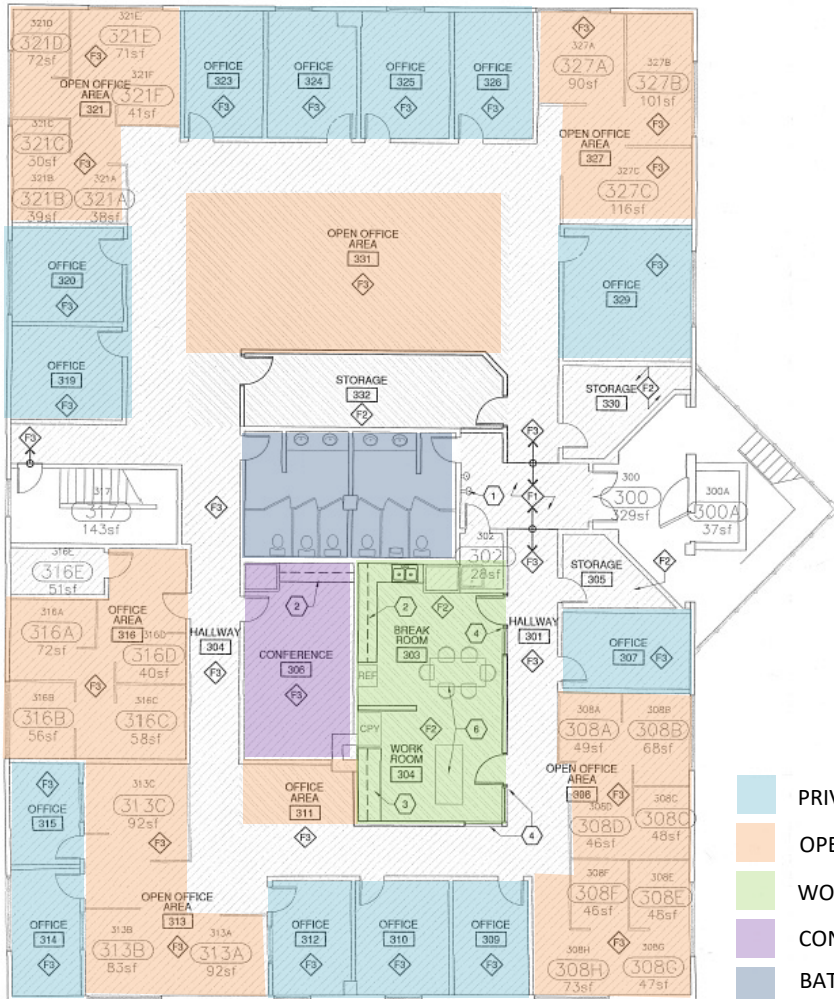
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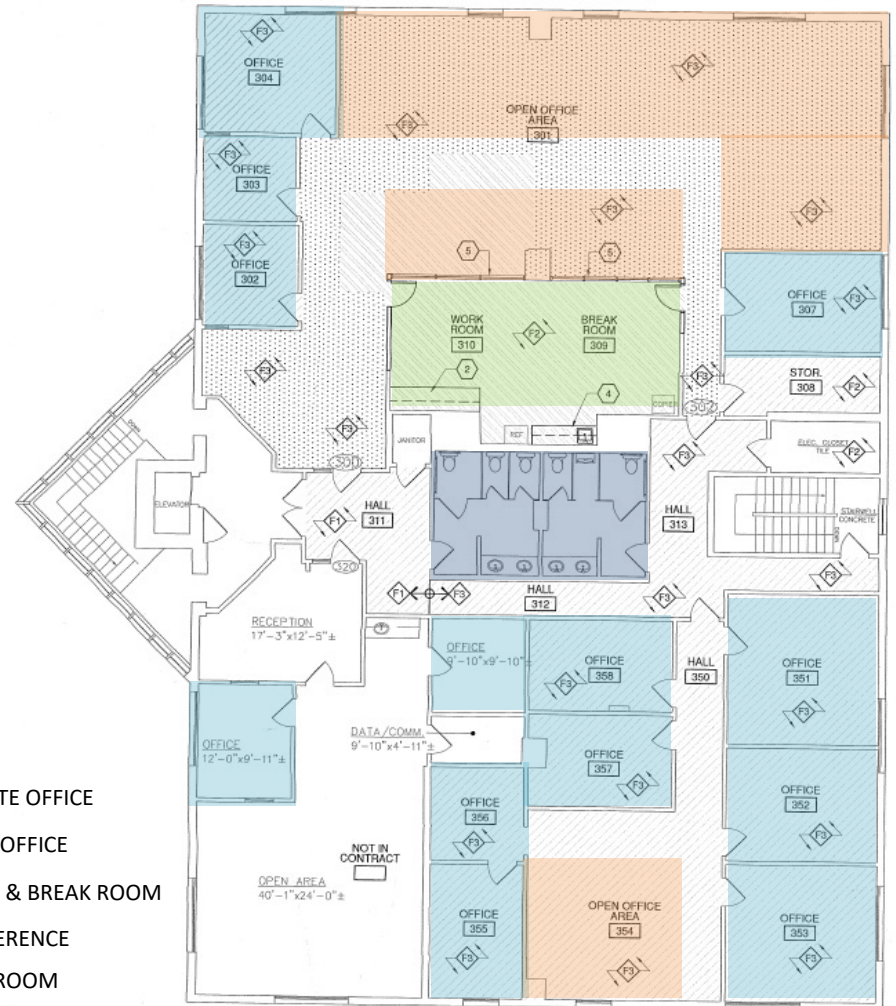
FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 22 - 24

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



3rd FLOOR WEST



3rd FLOOR EAST

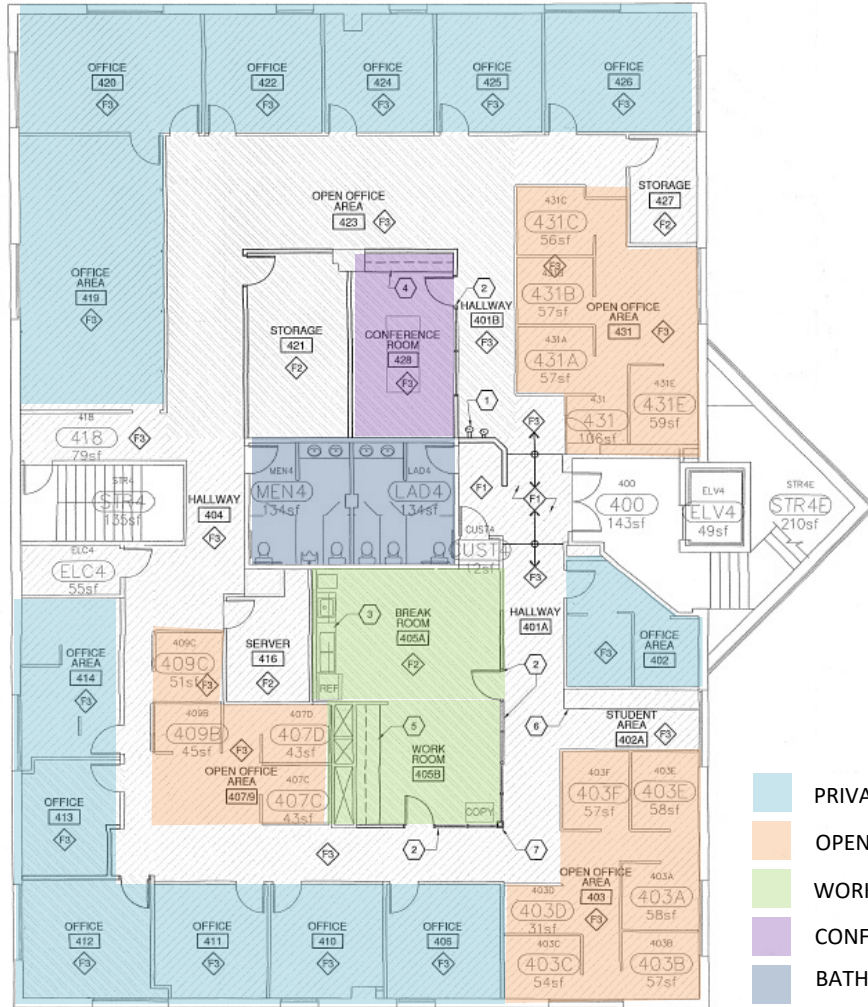
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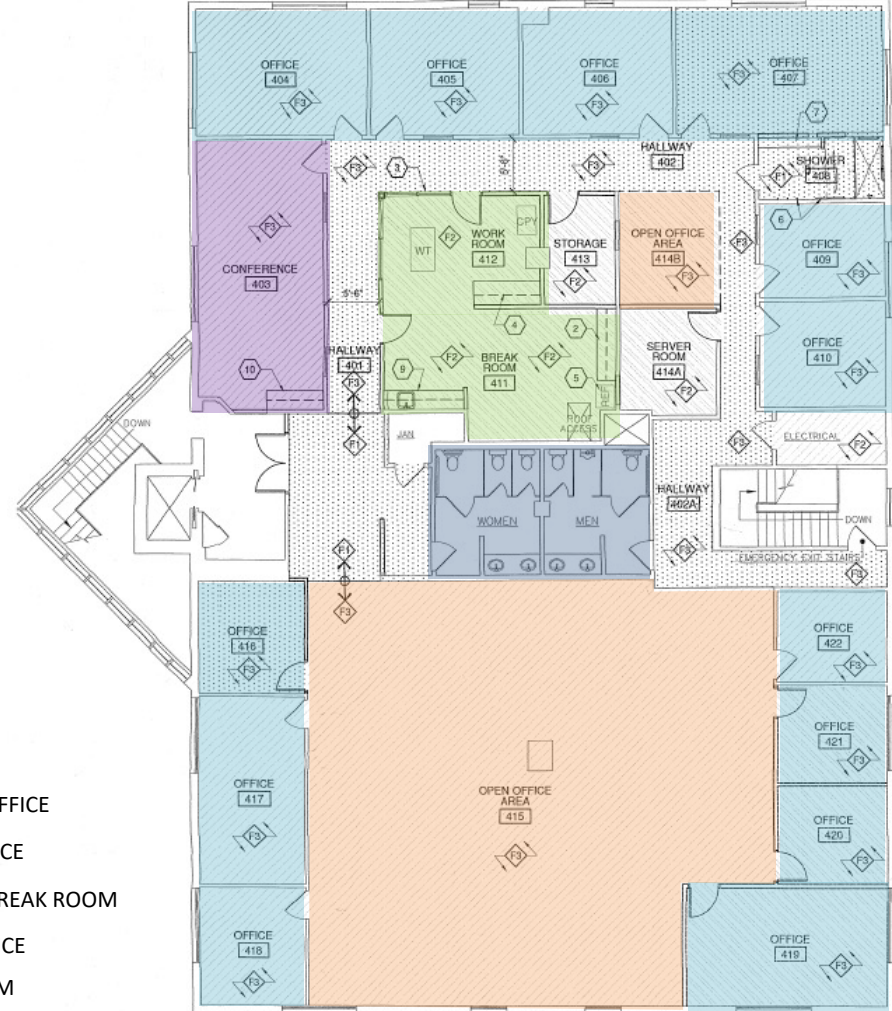
FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 15

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



4th FLOOR WEST



4th FLOOR EAST

- PRIVATE OFFICE
- OPEN OFFICE
- WORK & BREAK ROOM
- CONFERENCE
- BATHROOM

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AERIAL

CANDELARIA BLVD

Gallegos

United Rentals

JONES INDUSTRIAL PARK

INTERSTATE 25

TA

SIEGEL SELECT extended Stay Living

LA QUINTA INNS & SUITES

Red Roof K

United Rentals

Walmart

SUBWAY

McDonald's

Jack in the box

ANYTIME FITNESS

WORLD MARKET

STARBUCKS COFFEE

UNIVERSITY BLVD

MENAU BLVD

SITE

200,600 CPD 2018

CARLISLE BLVD NE

FAIRFIELD INN & SUITES

CROWNE PLAZA

RAMADA BY WYNDHAM

Days Inn BY WYNDHAM

STRIPE'S

Hilton Garden Inn

Applebee's

ACTON ACADEMY ALBUQUERQUE

FURNITURE ROW

America's MATTRESS

Walmart Residence Inn

Rudy's

Blake's 101

6

INTERSTATE NEW MEXICO 40

NETHERWOOD PARK

NM

BURGER KING

WHOLE FOODS MARKET

American HOME FURNITURE & MATTRESS

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R E A L T Y . I N C .

FOR MORE INFORMATION:

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