



Office Space in Uptown Location

FOR LEASE

4100 Menaul NE, Suites 2B & 2C
Albuquerque, NM 87110



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

LOCATION

- Prime Uptown location at Menaul near Washington

AVAILABLE

- Two suites (Total 2,923± RSF available)
 - Suite 2B - 1,414± RSF
 - Suite 2C - 1,509± RSF
- Lease rate \$950/Month Per Suite
 - Tenant Pay Gas & Electric

FEATURES

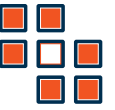
- Great visibility on Menaul - 29,400 VPD
- Move-in ready!
- Fully and beautifully furnished
- Office located on second floor / no elevator
- Prime Uptown location
- Ample parking
- First floor is retail and second floor is office
- MX-M zoning
- Reasonably priced

CONTACT

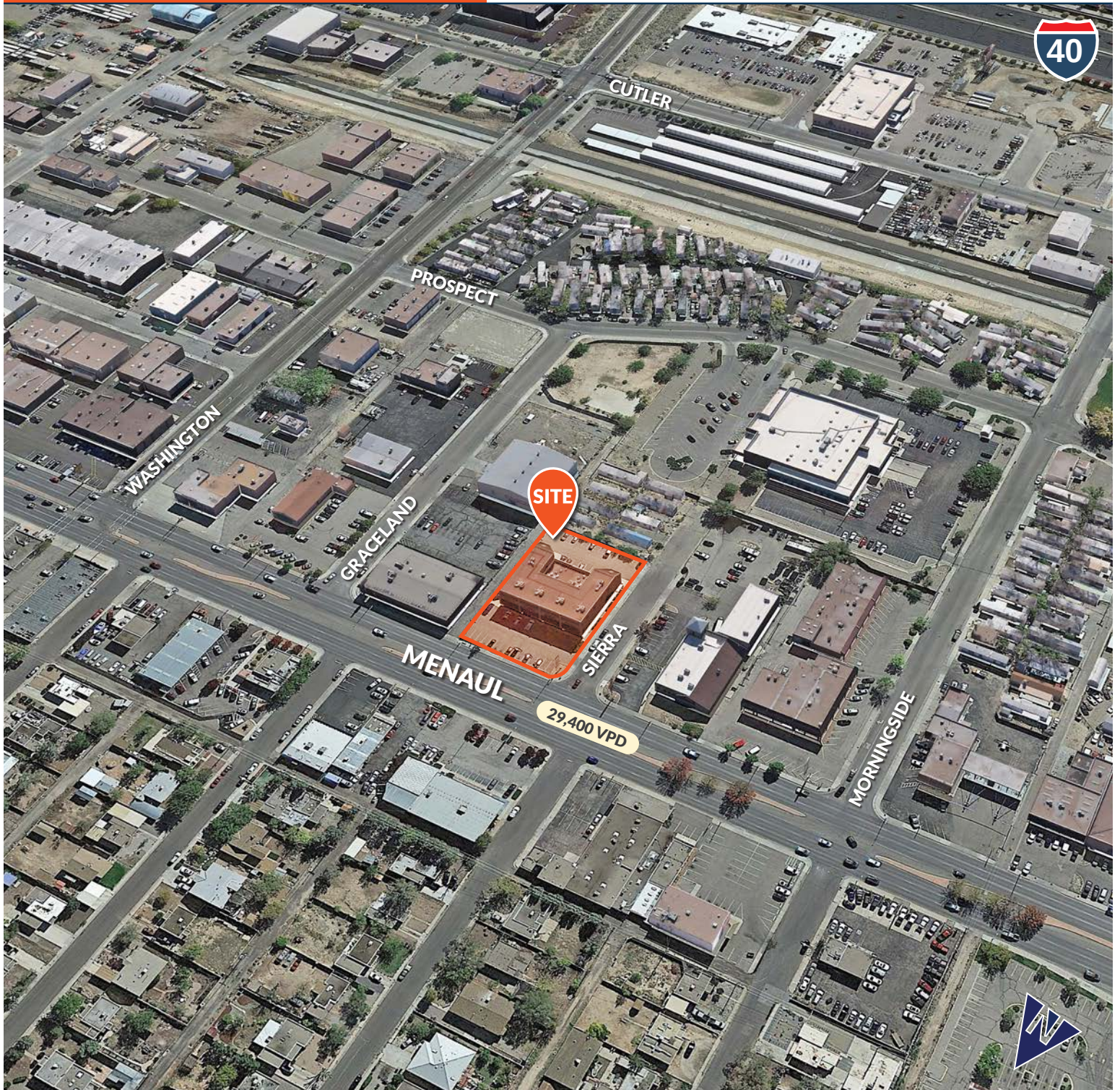
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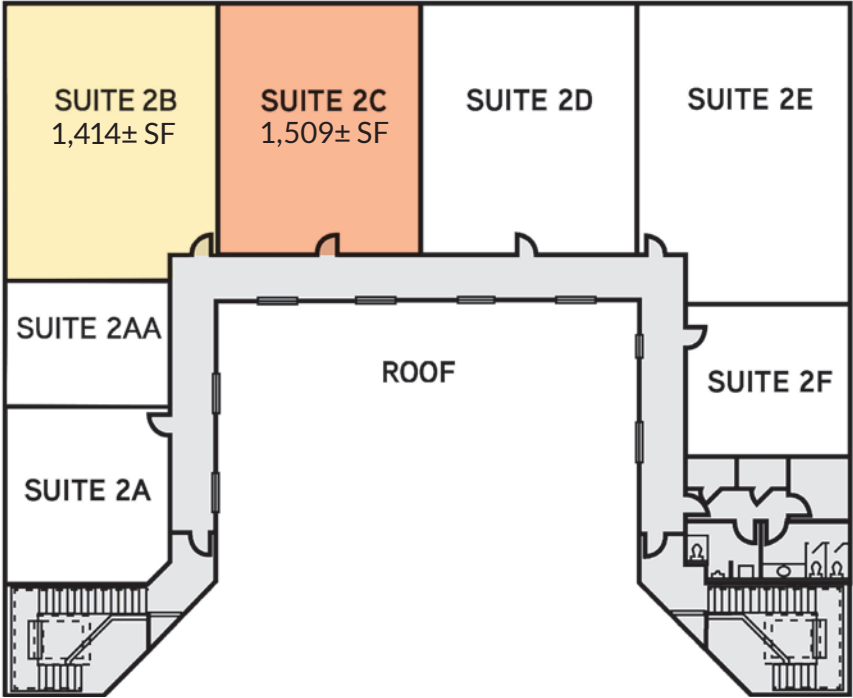
Aerial Map





Full Floor Plan

**SECOND
FLOOR**

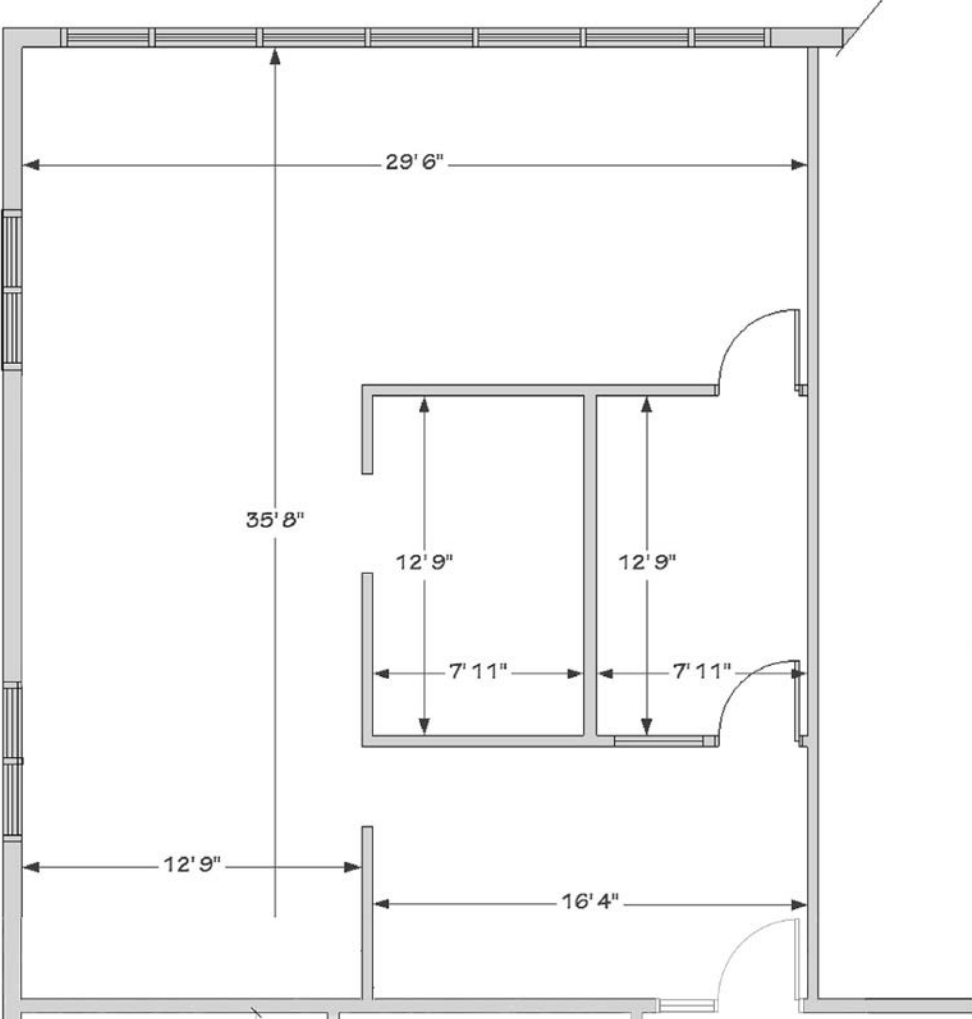


-  Common Area
-  Suite 2B - 1,414± RSF
-  Suite 2C - 1,509± SF





Floor Plan 2B

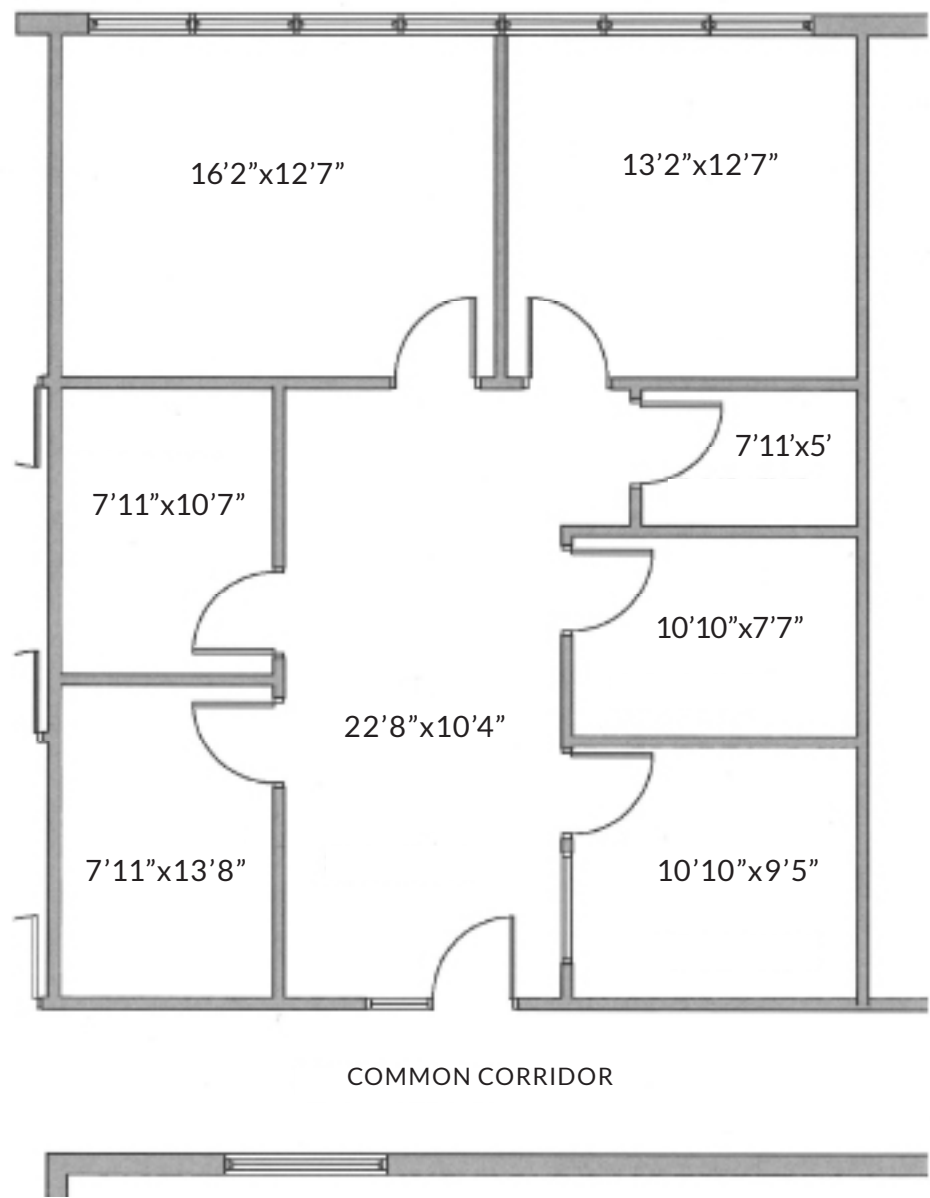


Suite 2B
1,414± SF





Floor Plan 2C



Suite 2C
1,509± SF





Property Photos





Property Information

PROPERTY TYPE	Office
ADDRESS	4100 Menaul Blvd NE, Suite 2B/2C, Albuquerque, NM 87110
CROSS STREETS	Menaul and Sierra

Suite Details

	SUITE 2B	SUITES 2C	SUITES 2B & 2C
AVAILABLE RSF	1,414±	1,509±	2,932±
MONTHLY LEASE RATE	\$950	\$950	\$1,900
LEASE TYPE	Modified Gross*	Modified Gross*	Modified Gross*
LEASE RATE	\$8.06/SF	\$7.55/SF	\$7.78/SF
RESTROOMS	Common		
HEAT TYPE - OFFICE	Central - Natural Gas		
AC TYPE - OFFICE	Package Unit		
LIGHTING	Fluorescent		
PARKING	Surface parking on south side of building		

Property Details

BUILDING SIZE (SF)	17,730 SF
LOT SIZE	0.75 AC
STORIES	2
CONSTRUCTION TYPE	Steel frame/Stucco
CONDITION	Good
ROOF COVERING	Flat
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1983
ZONING	MX-M

Notes: Beautiful office space, fully furnished with great visibility on Menaul with signage. No elevator, stairs only. Operable windows with scenic views

Tenant's Responsibilities: Tenant pays gas, electric and janitorial

Landlord's Responsibilities: Structural, roof repairs and common area maintenance/janitorial