



LEASE

One Executive Center

8500 MENAUL BLVD NE

Albuquerque, NM 87112

PRESENTED BY:

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WALT ARNOLD, CCIM, SIOR

Managing Director

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SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.50 SF/yr (Full Service)
BUILDING SIZE:	114,435 SF
AVAILABLE SF:	1,521 - 1,800 SF
RENOVATED:	2018
MARKET:	Albuquerque Metro
SUBMARKET:	Northeast Heights

PROPERTY OVERVIEW

This NE Heights Professional Office Building, located at Wyoming on Menaul, 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.

PROPERTY HIGHLIGHTS

- Complete lobby remodel
- Shared conference room
- 5 minutes from Uptown amenities.
- Building and monument signage available.
- Northeast corner suites offer stunning views of the Sandia Mountains.
- One Executive Center is fiber optic equipped.
- Secure and Gated Parking Lot with ample parking both covered and surface.

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INTERIOR PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,521 - 1,800 SF	LEASE RATE:	\$20.50 SF/yr

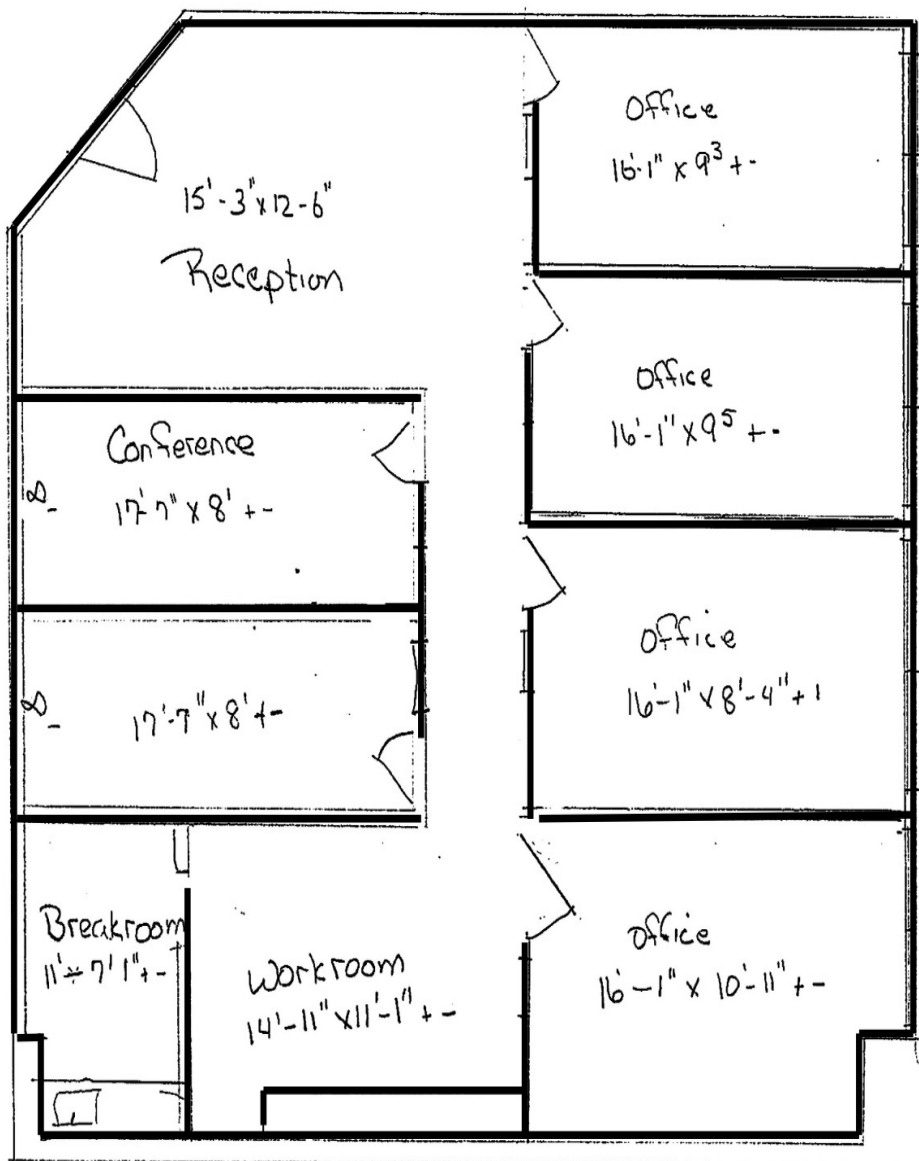
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
A-240	1,800 SF	Full Service	\$20.50 SF/yr	Available Now
B-480	1,521 SF	Full Service	\$20.50 SF/yr	Available Now

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FLOOR PLANS SUITE A-240



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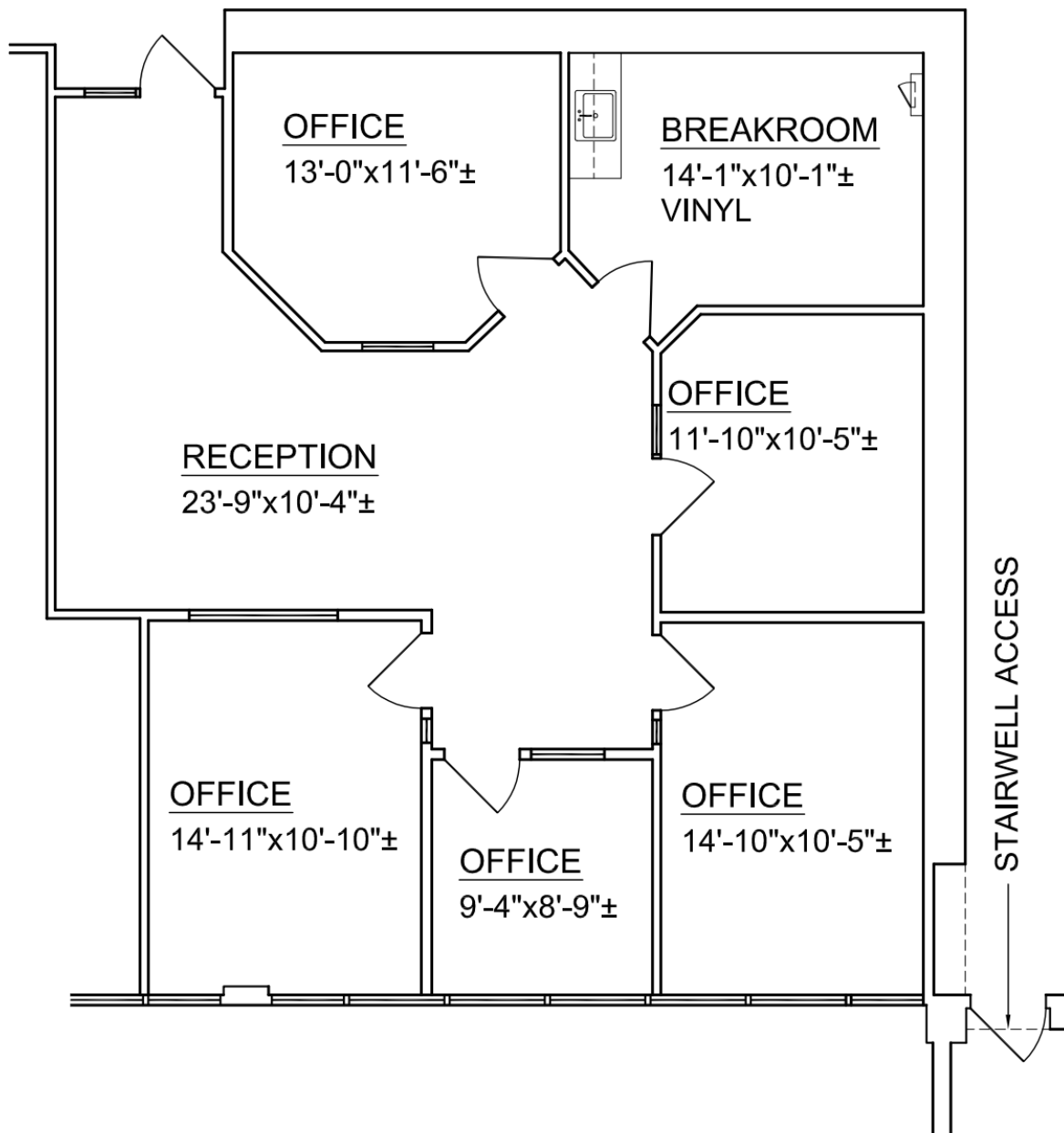
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FLOOR PLANS SUITE B-480



ONE EXECUTIVE CENTER, SUITE B-480

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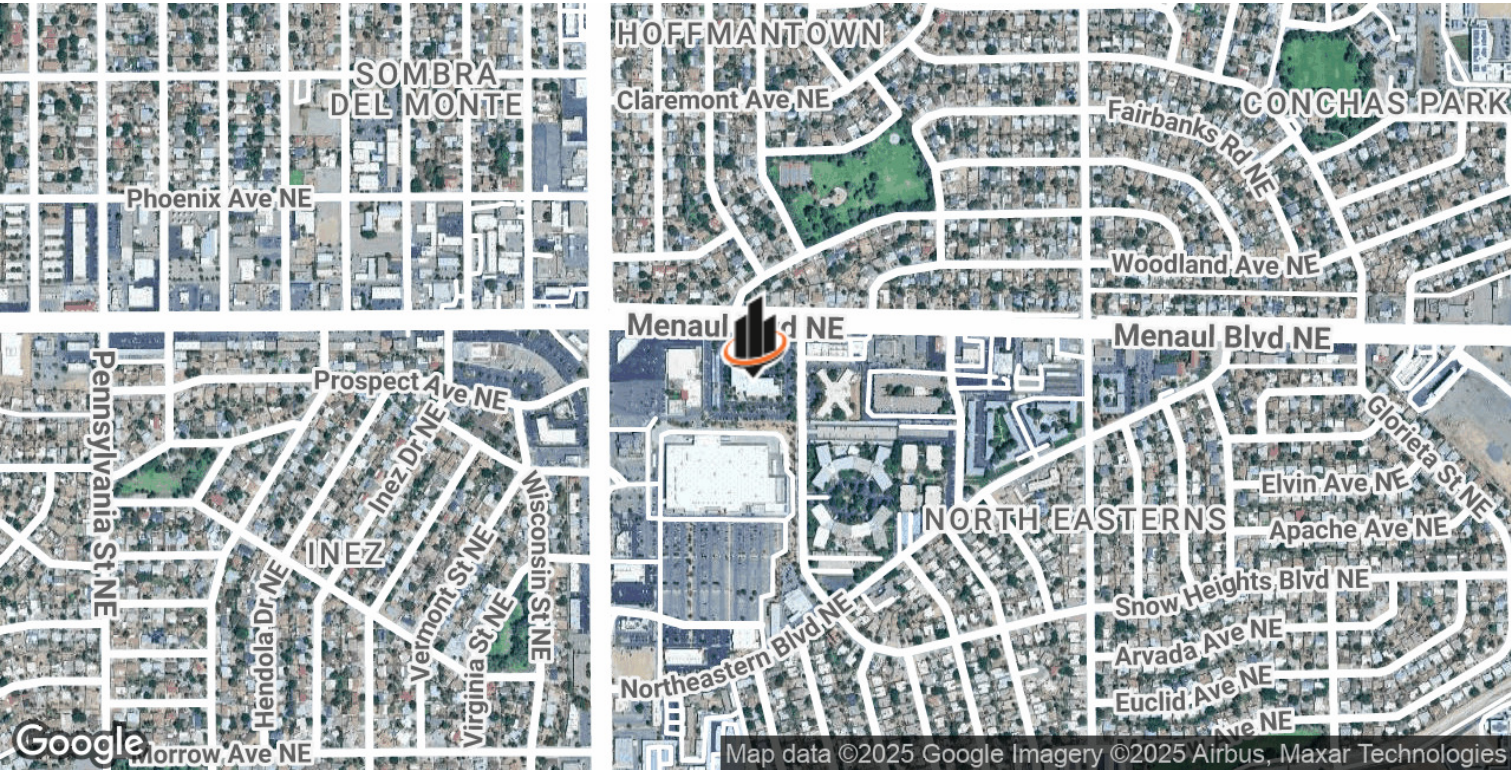
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LOCATION MAP

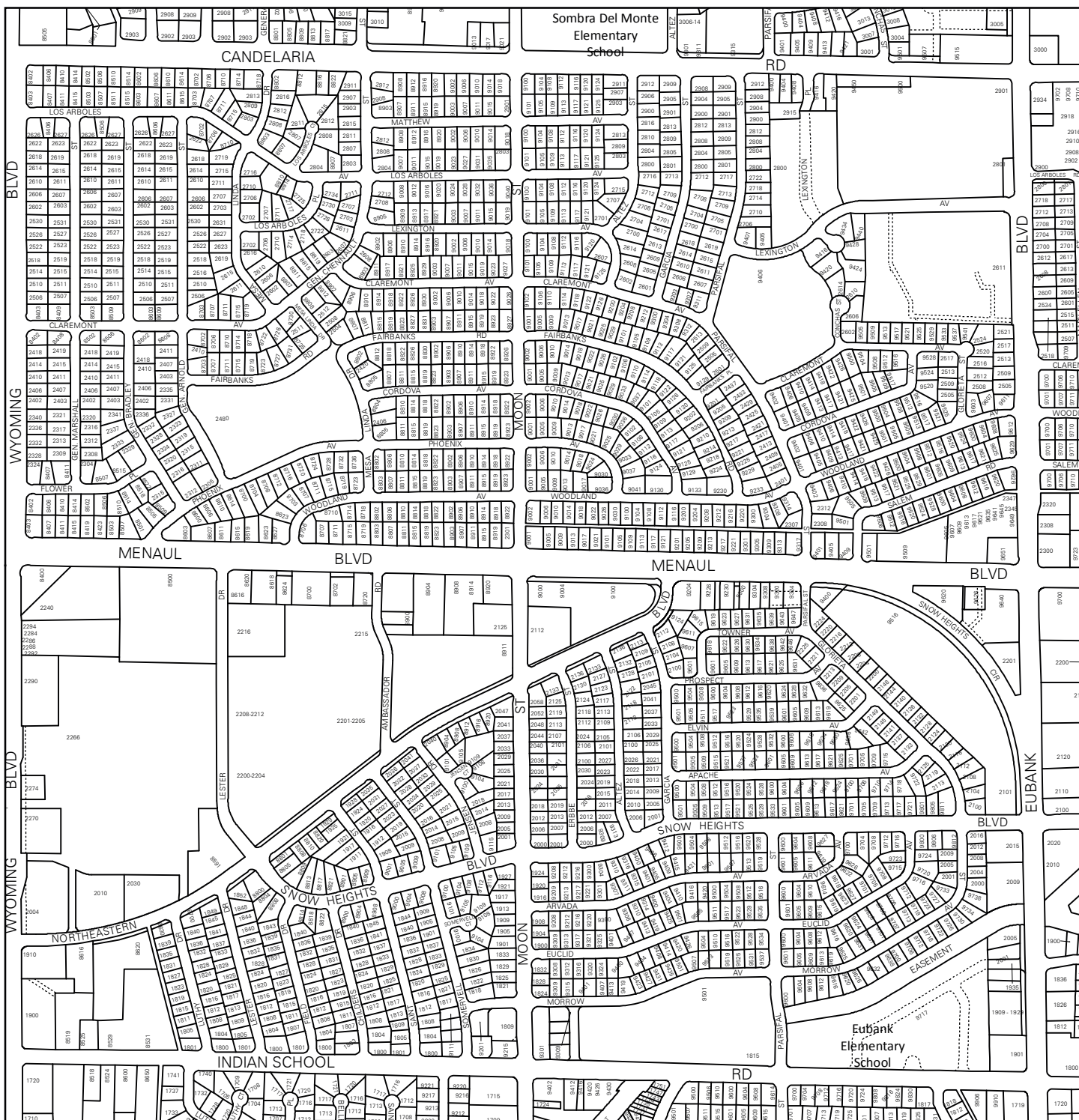


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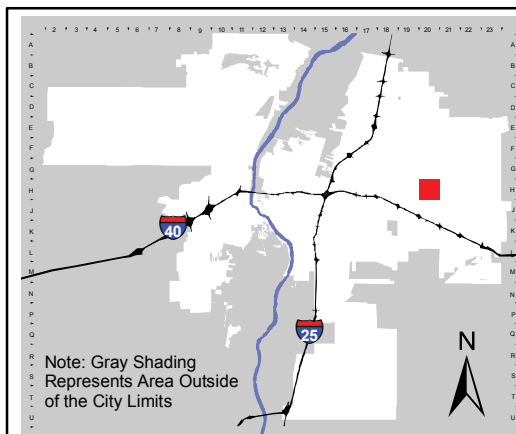
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For more current information and details visit: www.cabq.gov/gis



Address Map Page:

H-20-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.

