

For Lease

# Centrally-Located Office Near the Big-I

STAND-ALONE BUILDING WITH SECURED PARKING

1111 Menaul Blvd. NE | Bldg. B | Albuquerque, NM 87107

*NEC Menaul Blvd. & Broadbent Pkwy. NE*



**AVAILABLE**

±8,041 SF



**LEASE RATE**

\$15.50/SF  
Modified Gross

- Open-office architecture with 3 large meeting areas
- 2 break areas, 2 sets of restrooms and 2 showers
- Shaded outdoor area
- Gated/secured parking area that can hold up to 11 vehicles
- Windows and skylights throughout
- Fire suppression system
- IDO Zoning: NR-LM

**NAI SunVista**

got space™

**Shelly Branscom, CCIM**

shelly@sunvista.com  
505 414 2669

**Danaë Fernández**

danae@sunvista.com  
505 604 8766

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## OPEN-OFFICE ARCHITECTURE CENTRALLY-LOCATED NEAR THE BIG-I

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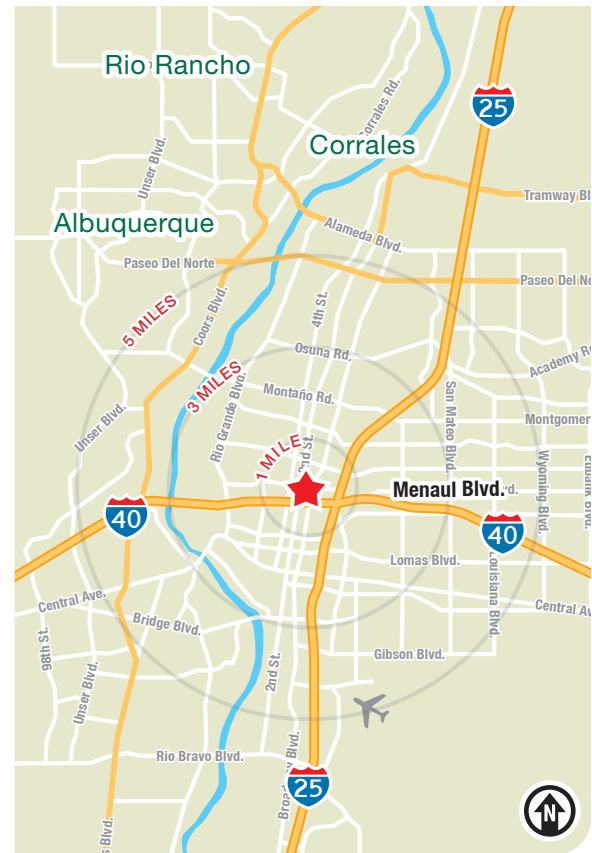


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,114	95,758	259,130
Average HH Income	\$59,239	\$80,423	\$78,963
Daytime Employment	12,017	127,610	229,197

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



**NAI**SunVista

505 878 0001 | [suvista.com](http://suvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

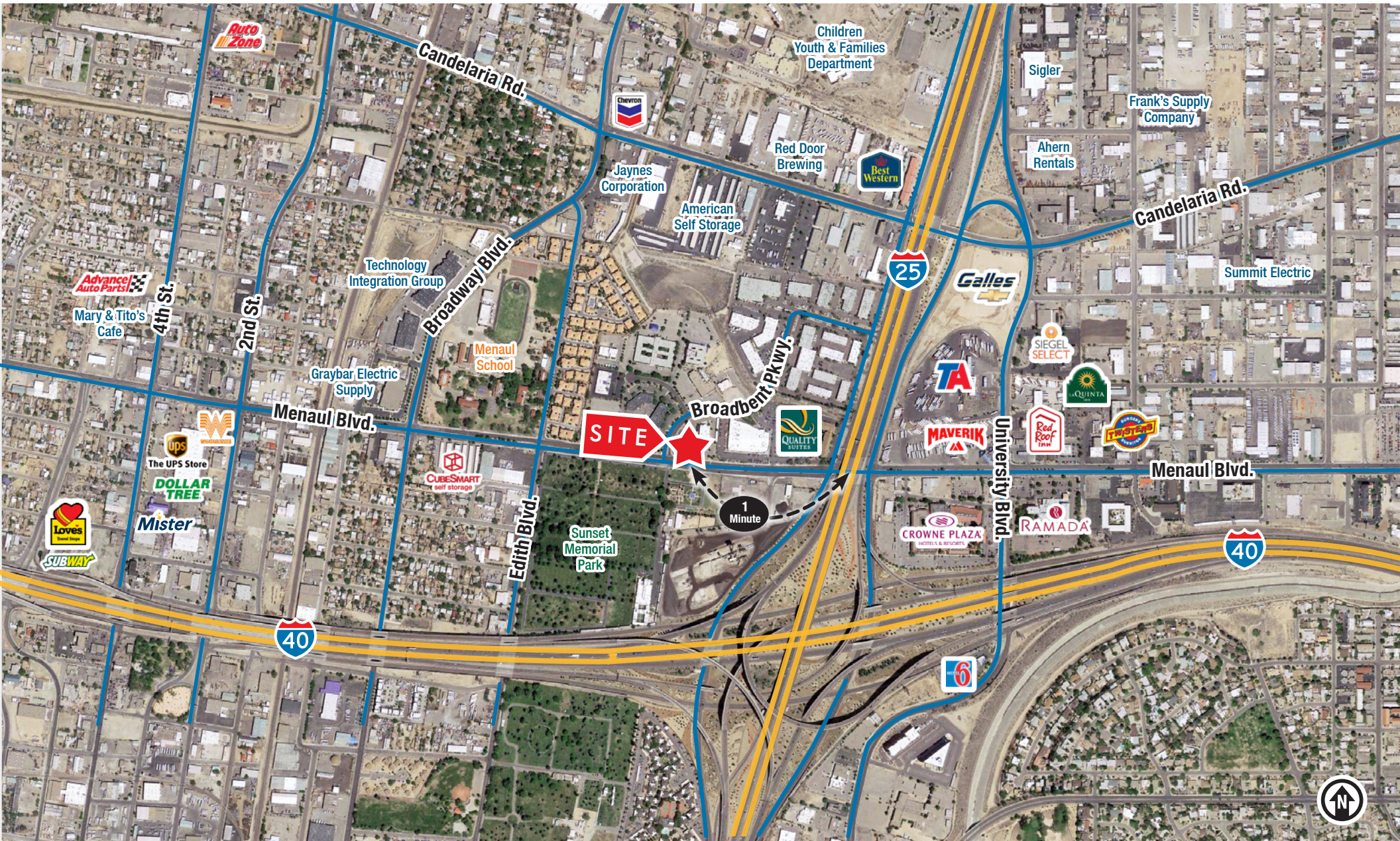
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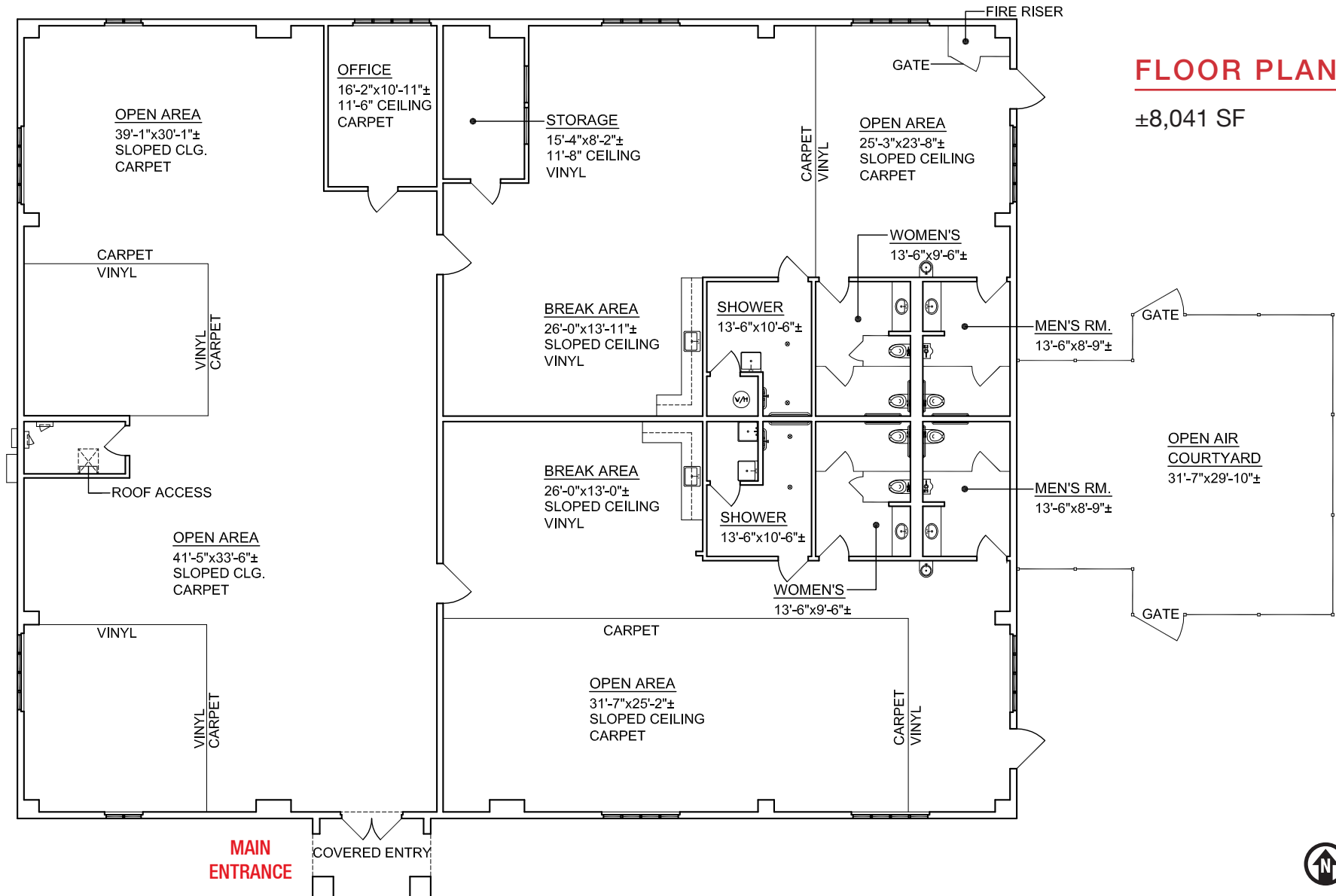
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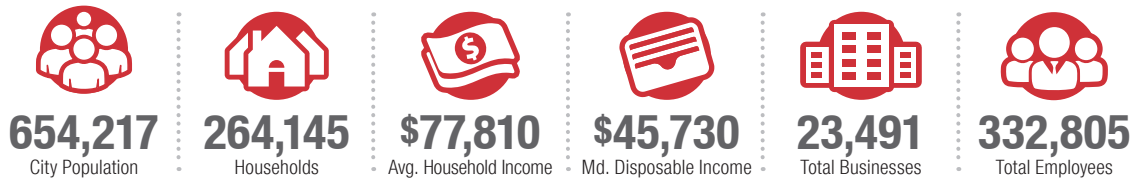
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.