

For Sale

Centrally-Located Office Building

OPEN-OFFICE SUITES WITH FENCED PARKING



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

±8,041 SF Available

NAI SunVista] **Got Space™**

Shelly Branscom CCIM
shelly@sunvista.com | 505 414 2669

For Sale

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PROPERTY

AVAILABLE

Building: ±8,041 SF

SALE PRICE

\$1,250,000 (\$155.45/SF)

HIGHLIGHTS

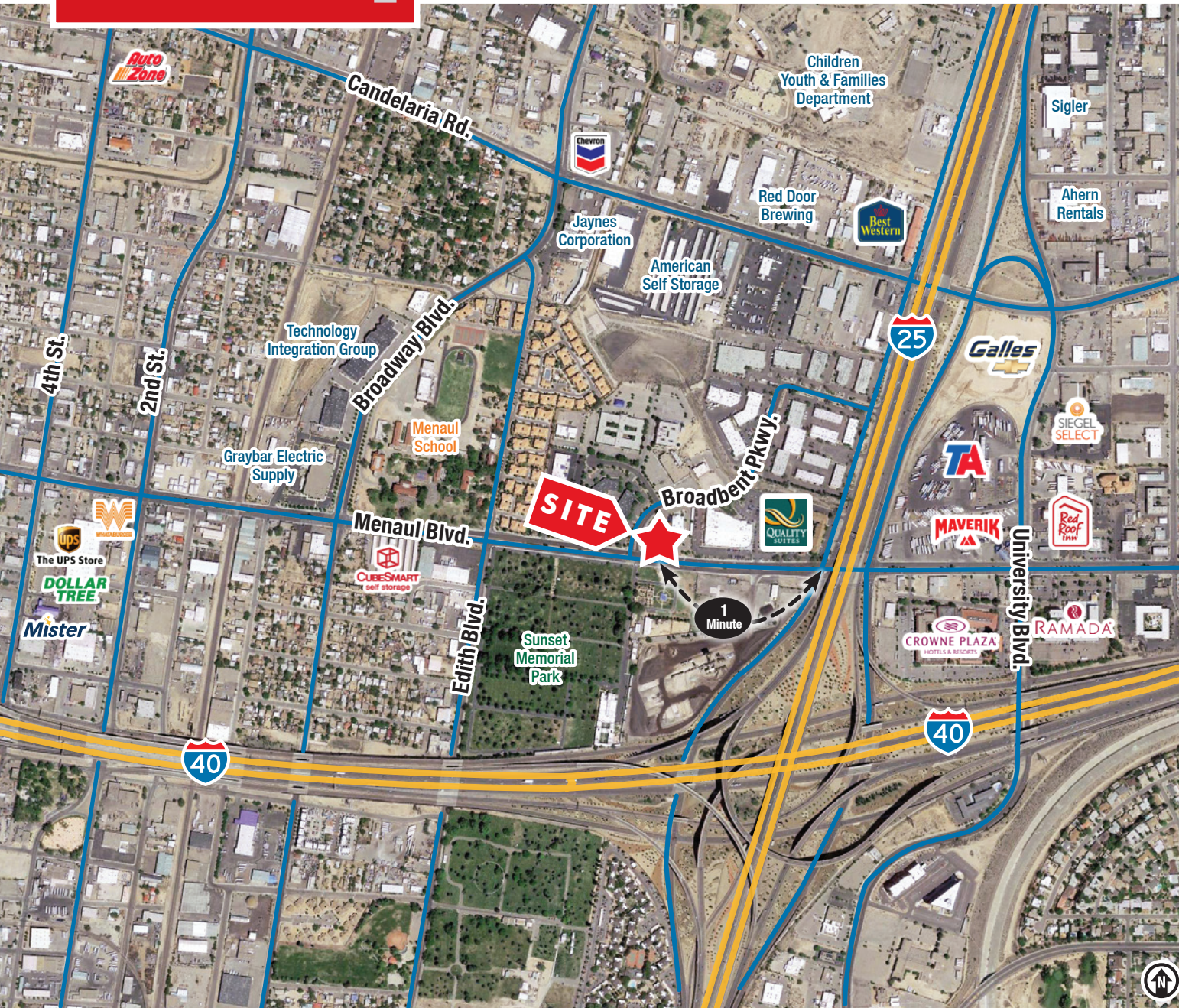
- Meticulously maintained
- Fully fenced and gated
- Open-office architecture with three large work areas
- Two break areas, two sets of restrooms and shower
- Fenced/gated parking area for up to 11 vehicles
- Shaded outdoor area
- Windows and skylights throughout
- Ideal for training center, childcare facility or church
- Fire suppression system
- Well-maintained metal roof
- 3 new HVAC units in 2024

IDO ZONING

- [NR-LM](#) 

LOCATION

NEC Menaul Blvd. &
Broadbent Pkwy. NE



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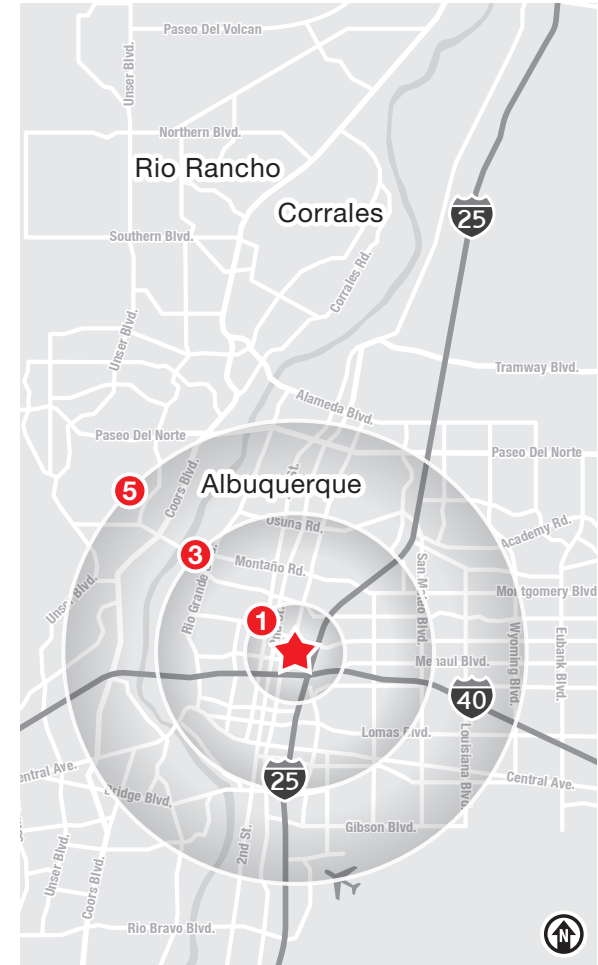
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LOCATION

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Total Population | 5,969 | 95,364 | 257,928 |
| Average HH Income | \$64,207 | \$82,286 | \$80,157 |
| Daytime Employment | 12,175 | 120,066 | 229,227 |

2024 Forecasted by Esri



NAISunVista

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2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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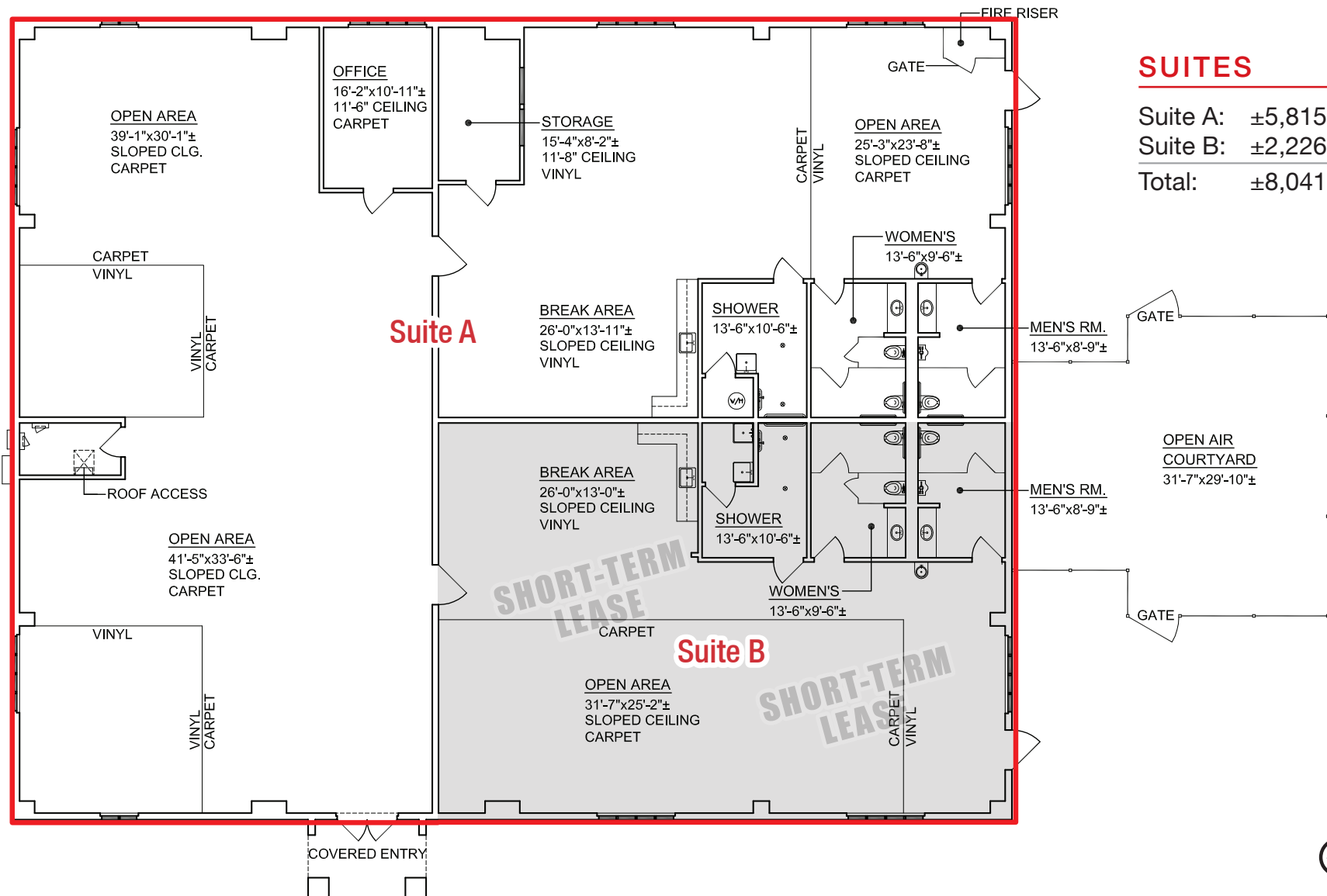
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FLOOR PLAN



SUITES

Suite A: ±5,815 SF

Suite B: ±2,226 SF

Total: ±8,041 SF