

For  
Sublease

# Bite-Size Sublease Opportunity

ONE EXECUTIVE CENTER IN THE NORTHEAST HEIGHTS



8500 Menaul Blvd. NE | Albuquerque, NM 87112

*SEQ Menaul & Wyoming Blvds. NE*



**AVAILABLE**

Suite B-275: ±1,383 SF



**LEASE RATE**

\$19.50/SF Full Service

- 4 offices, reception, data room, and storage
- Suite comes furnished
- Sublease term expires 12/31/25

**NAISunVista**

**got space™**

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### SITE

#### AVAILABLE

Suite B-275: ±1,383 SF

#### HIGHLIGHTS

- 4 offices, reception area, data room, and storage
- Suite comes furnished
- Shared building conference room
- Fiber within the building
- Fully-fenced parking
- On-site security
- Newly-remodeled building lobby
- Sublease term expires 12/31/25

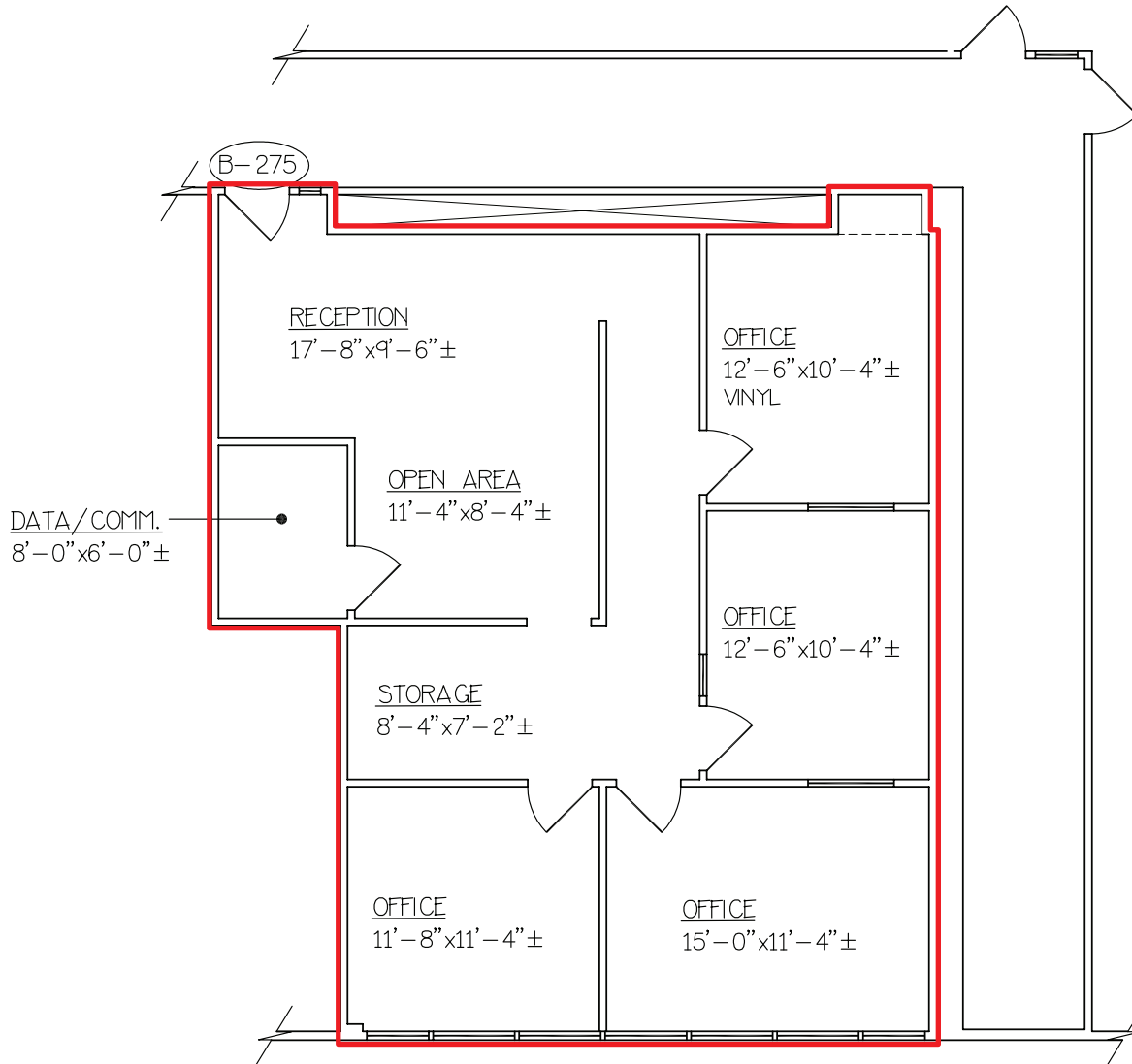
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FLOOR PLAN

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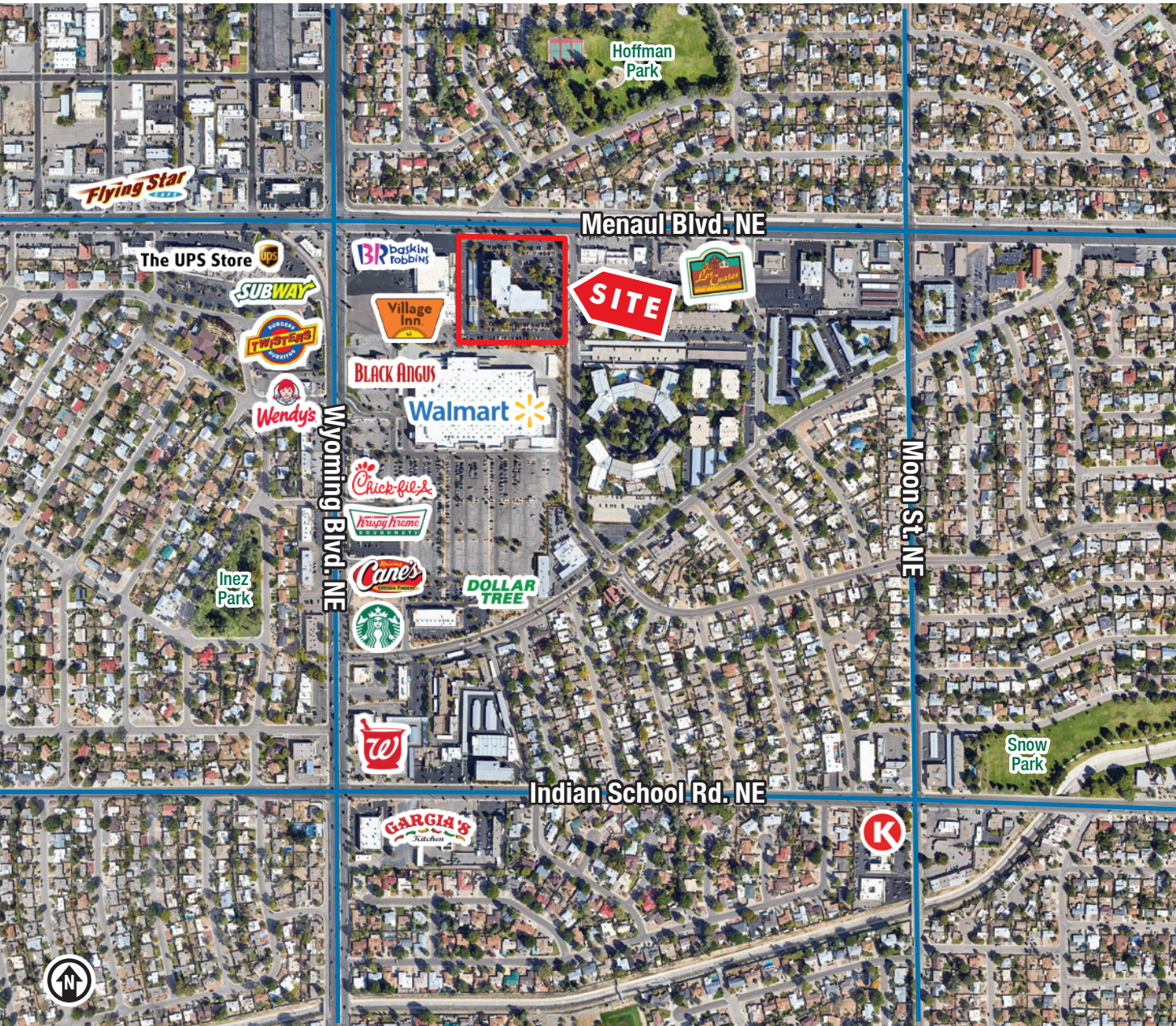




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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	16,514	147,414	296,083
Average HH Income	\$77,719	\$82,438	\$92,984
Daytime Employment	7,853	74,346	189,239

2024 Forecasted by Esri

