



**LEASE**

# One Executive Center

**8500 MENAUL BLVD NE**

Albuquerque, NM 87112

**PRESENTED BY:**

**KELLY SCHMIDT, SIOR, MICP**  
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Managing Director  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	114,435 SF
<b>AVAILABLE SF:</b>	803 SF - 3,160 SF
<b>RENOVATED:</b>	2018
<b>MARKET:</b>	Albuquerque Metro
<b>SUBMARKET:</b>	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

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	3 Years
<b>TOTAL SPACE:</b>	803 - 3,160 SF	<b>LEASE RATE:</b>	\$20.00 SF/yr

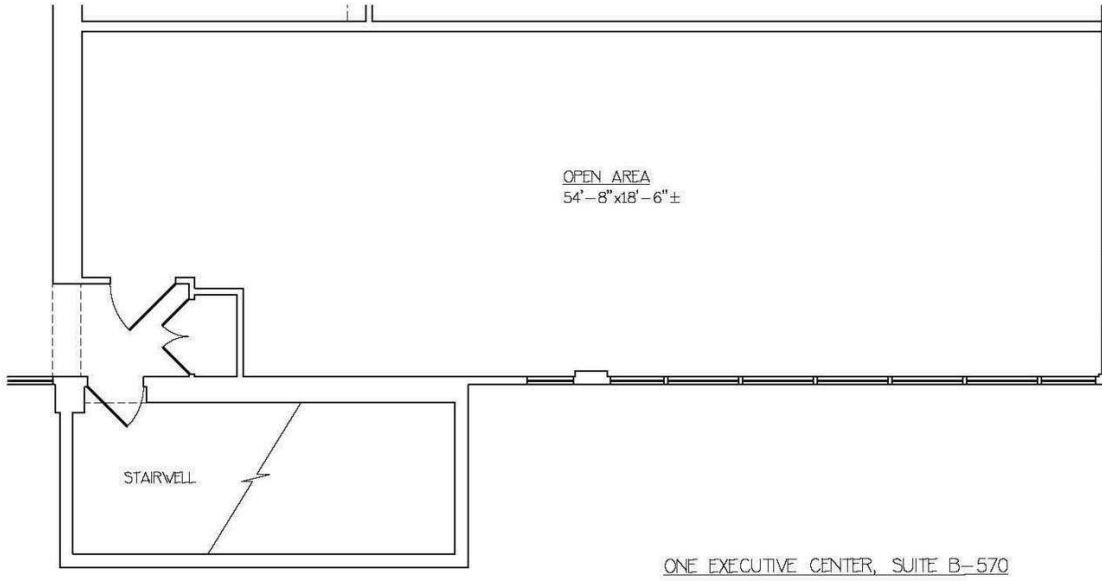
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
A-240	1,800 SF	Full Service	\$20.00 SF/yr	Available Now
A-400	1,983 SF	Full Service	\$20.00 SF/yr	Available Now
B-555	1,702 SF	Full Service	\$20.00 SF/yr	Available Now
B-285	803 - 1,942 SF	Full Service	\$20.00 SF/yr	Available Now
B- 290	1,139 - 1,942 SF	Full Service	\$20.00 SF/yr	Available Now
B-580	1,955 - 3,160 SF	Full Service	\$20.00 SF/yr	Available Now
B-570	1,205 - 3,160 SF	Full Service	\$20.00 SF/yr	Date Available: 10/1/2024

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# FLOOR PLANS SUITE B-570



ONE EXECUTIVE CENTER, SUITE B-570

## NOTES

1. ALL CALCULATIONS INDICATE "USABLE" RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-5" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

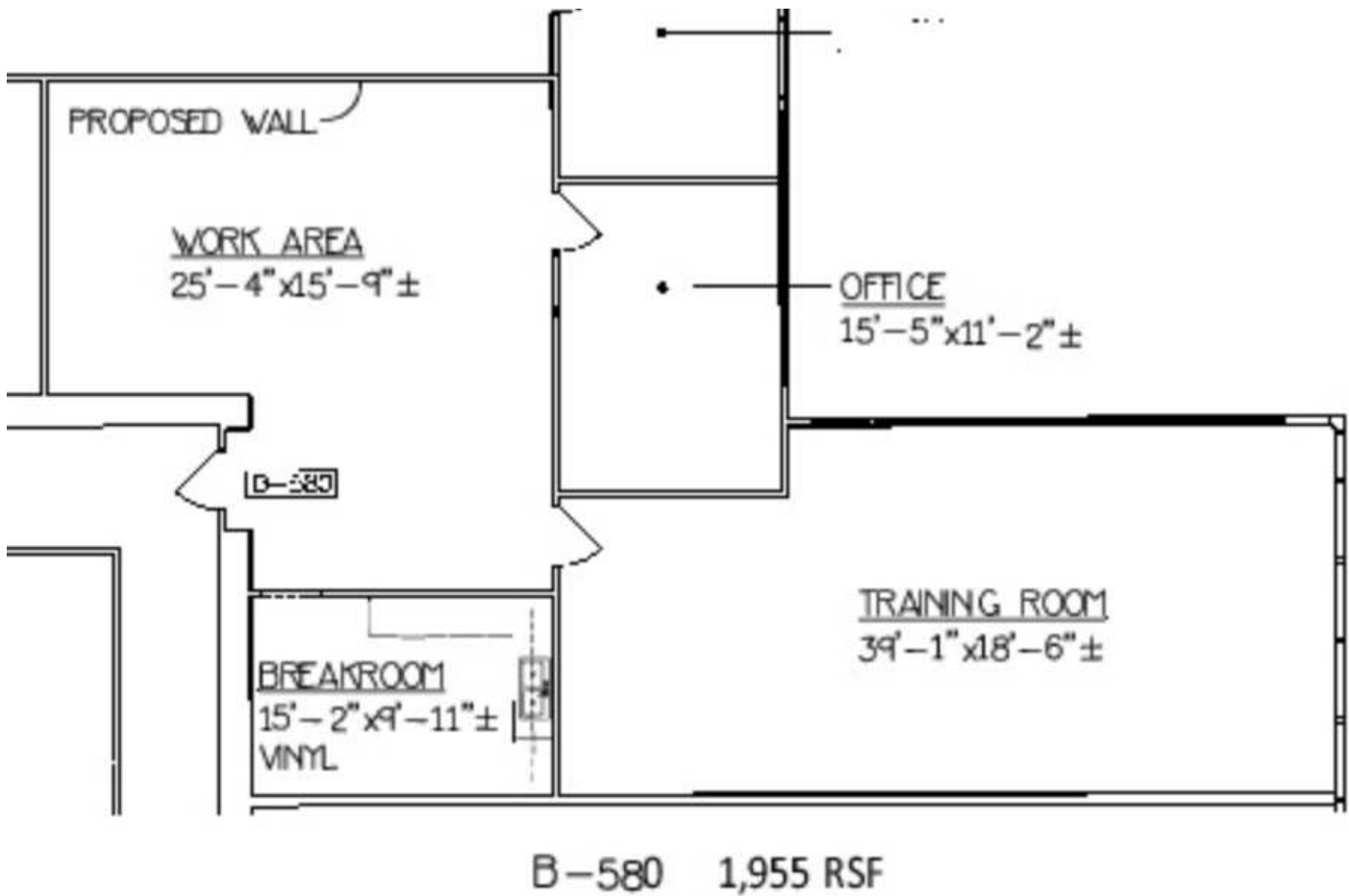
SUITE B-570 AREA 994.30 SQ. FT.

PROJECT: <b>8500 MENAUL BLVD SUITE B-570</b>	
DESCRIPTION: <b>AS-BUILT DRAWING</b>	
CLIENT: <b>LOTUS OFFICE MANAGEMENT</b>	
SHEET # <b>01</b> OF <b>01</b>	
ORIENTATION 	MEASURED BY: JR 1 DESIGNED BY: N.A. 1 DRAFTED BY: JR 1 CHECKED BY: P.M. 1 REVISED: DATE: 01/21/16
SCALE: 3/16"=1'-0"	DATE: 01/21/16
 <b>YCD DESIGNS</b> 505-899-1199	

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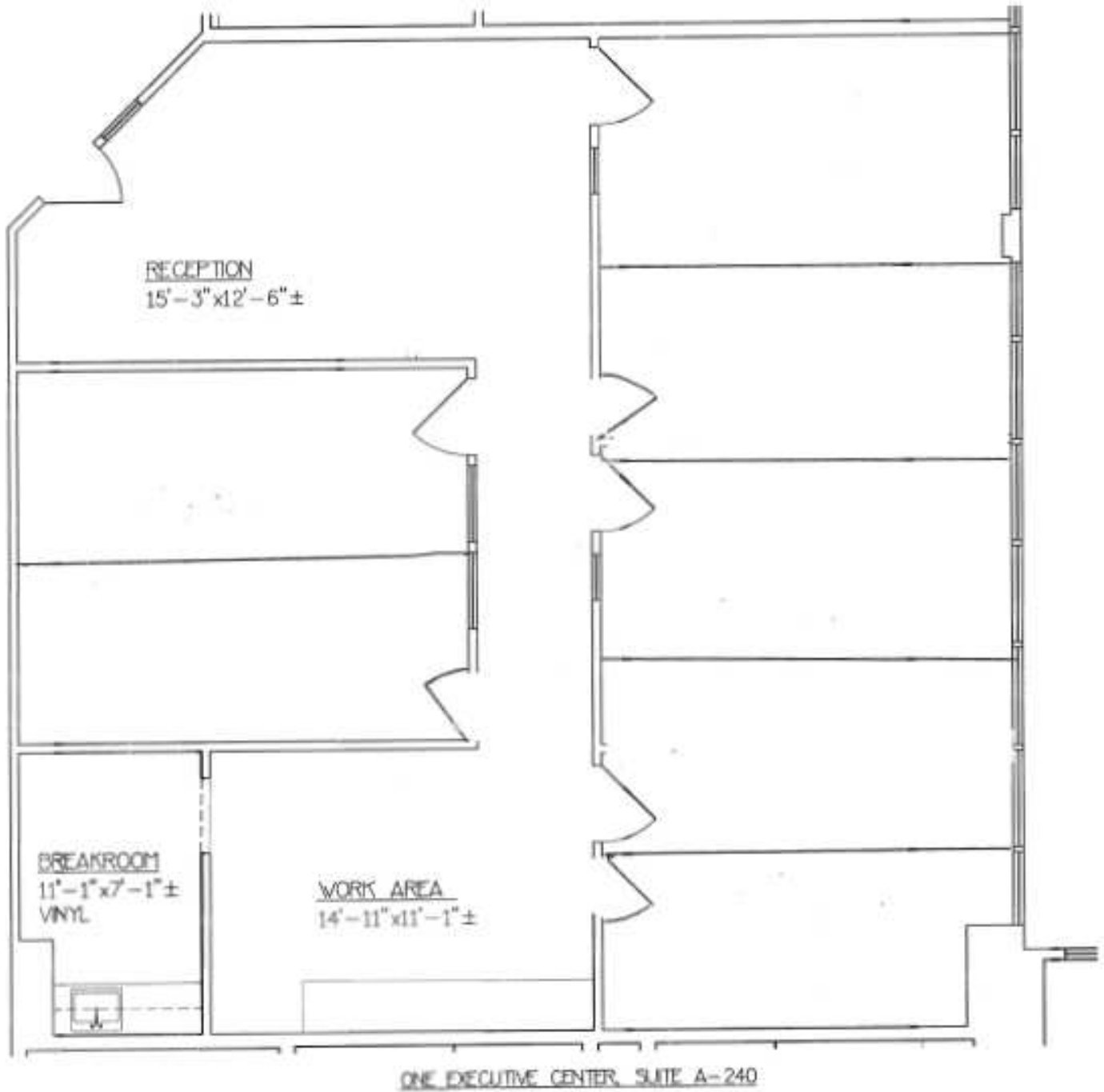
# FLOOR PLANS SUITE B-580



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# FLOOR PLANS SUIE A-240

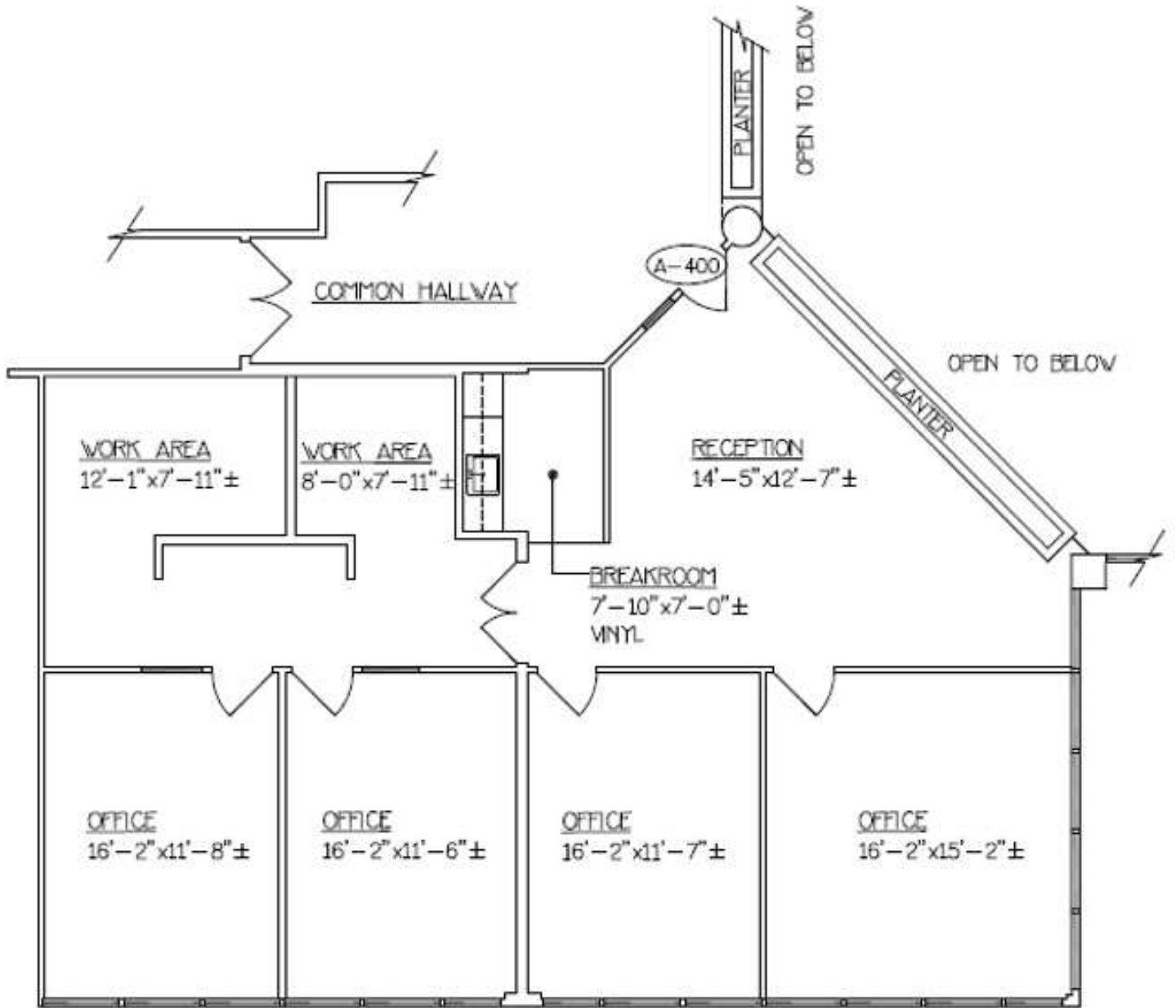


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**FLOOR PLANS SUITE A-400**



ONE EXECUTIVE CENTER, SUITES A-400

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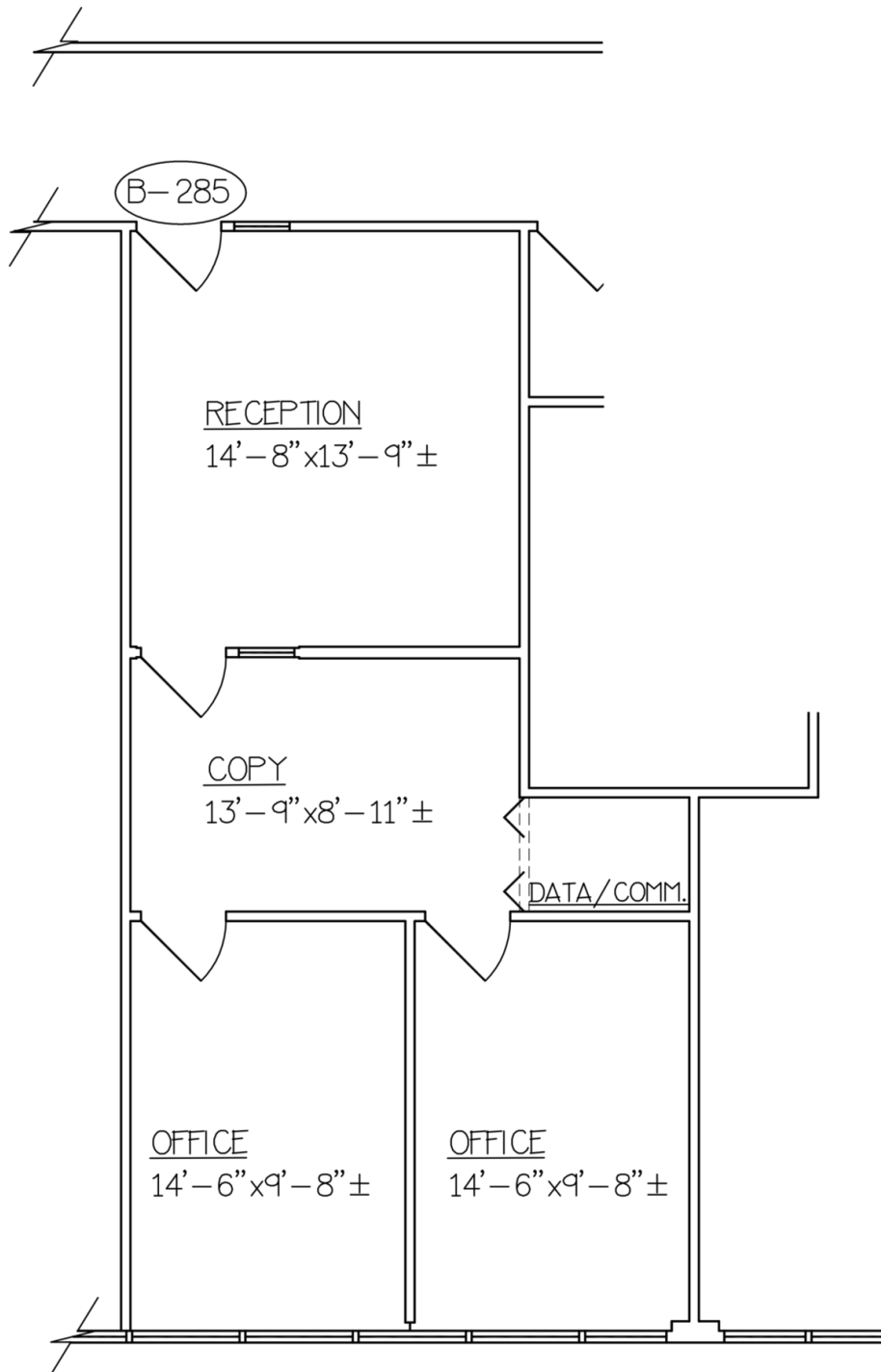
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# FLOOR PLANS B-285



## B-285: 802 LSF

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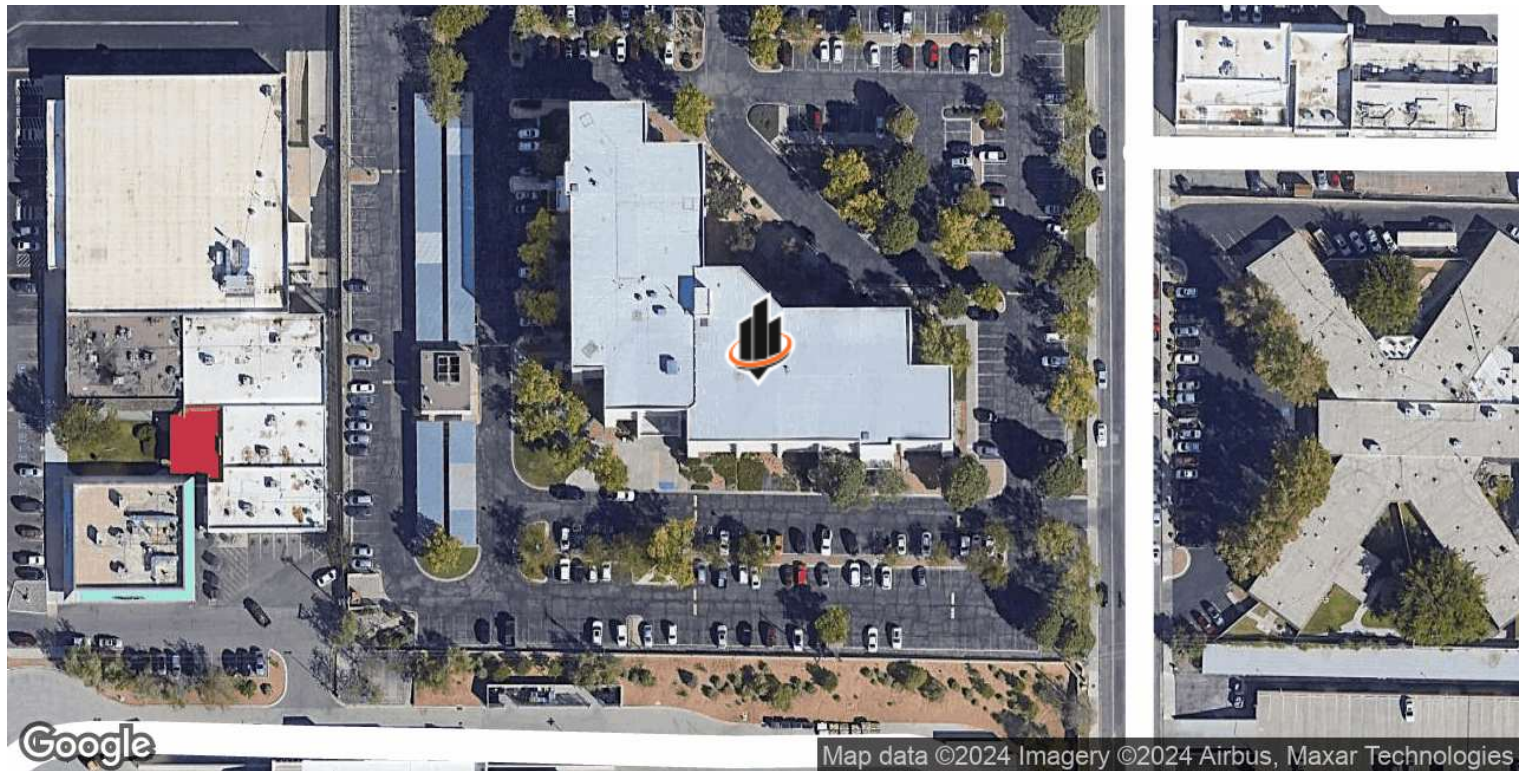
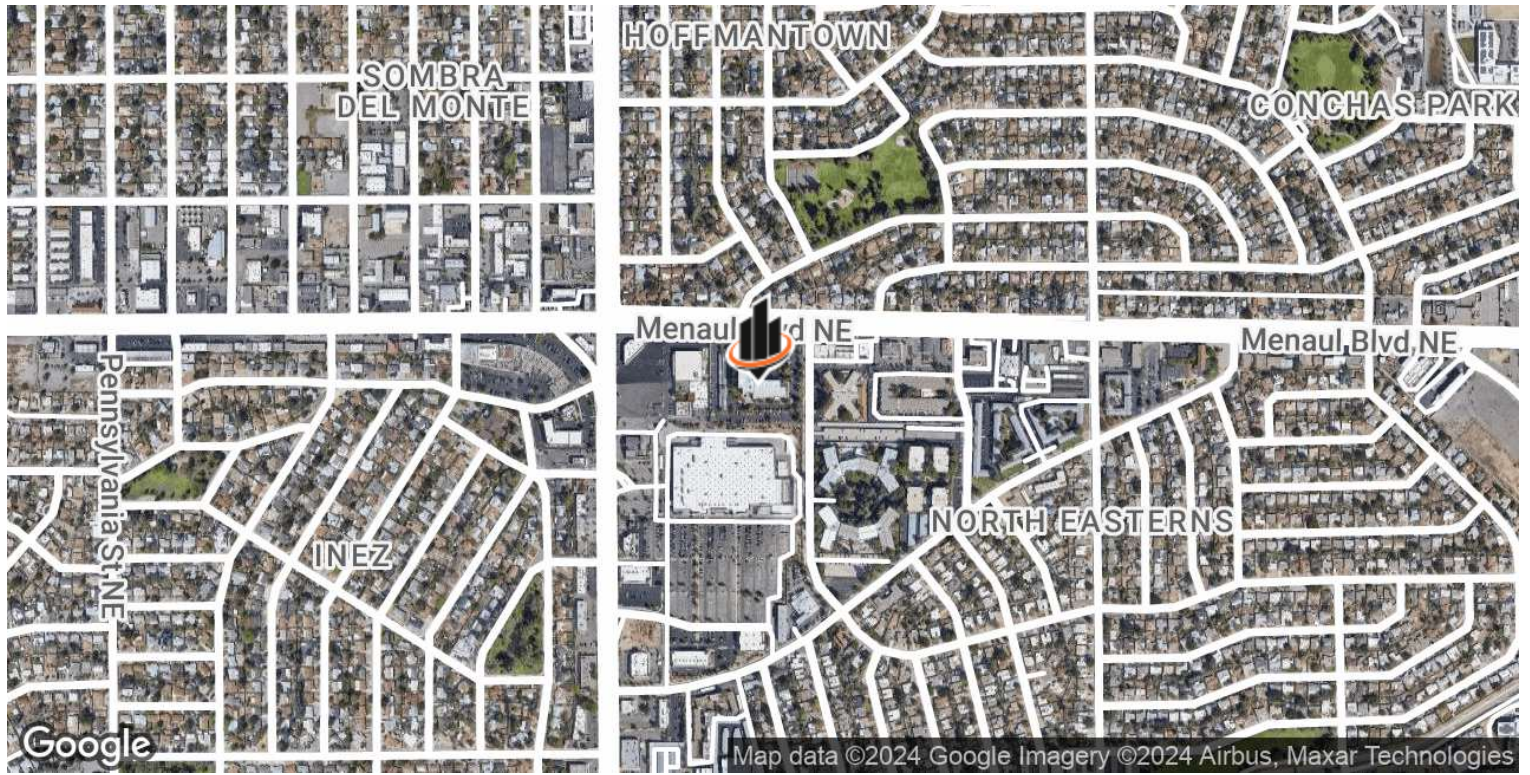
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# LOCATION MAP

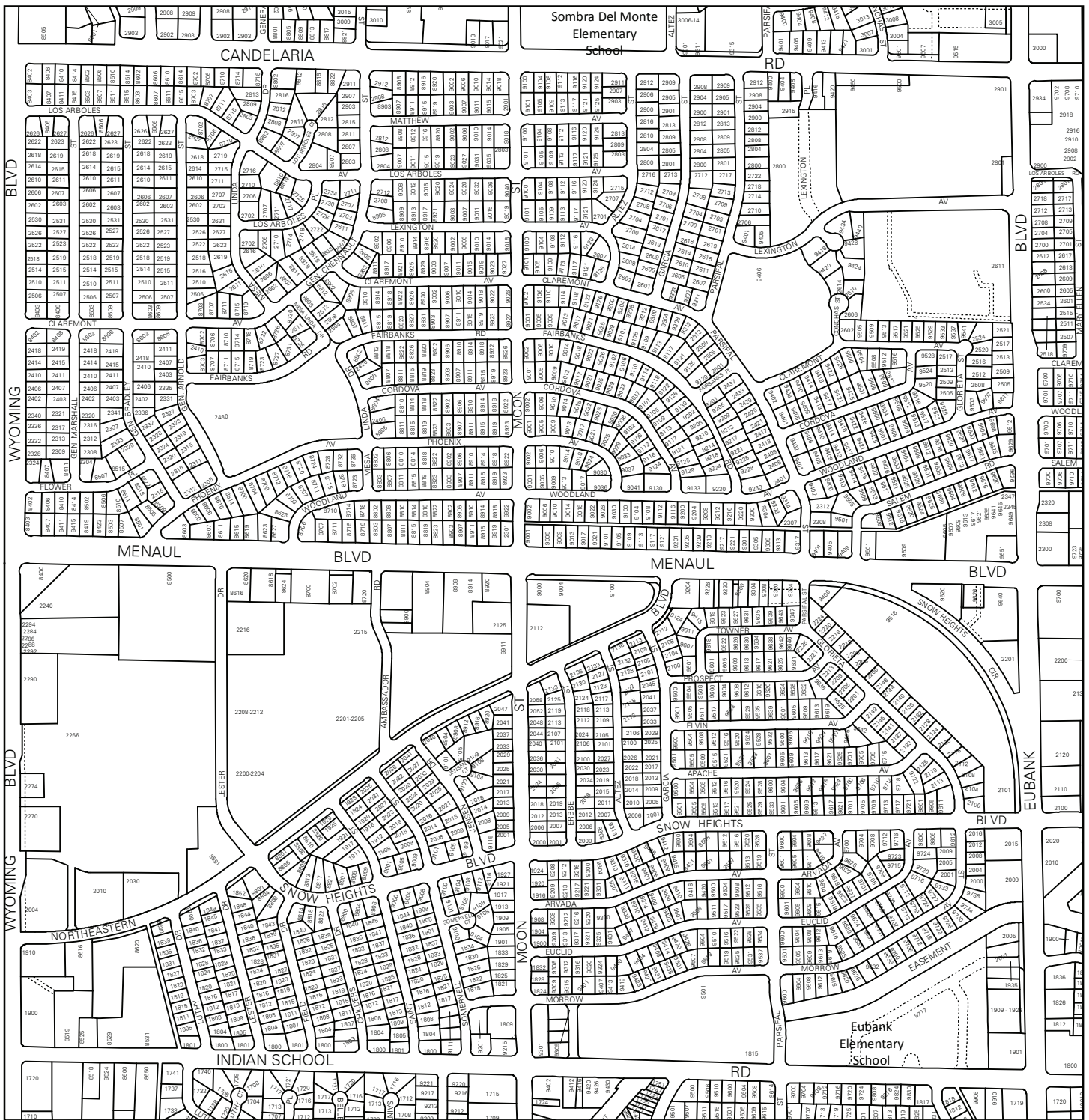


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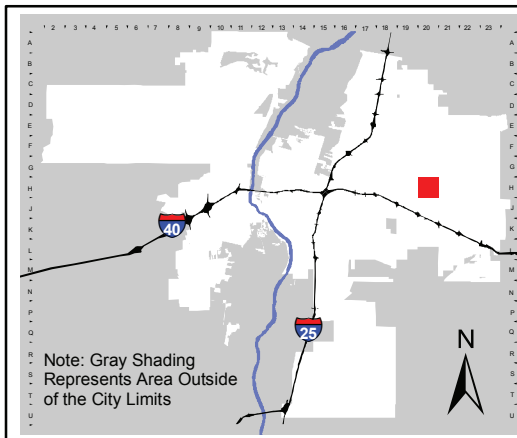
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For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



Note: Gray Shading Represents Area Outside of the City Limits

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.

