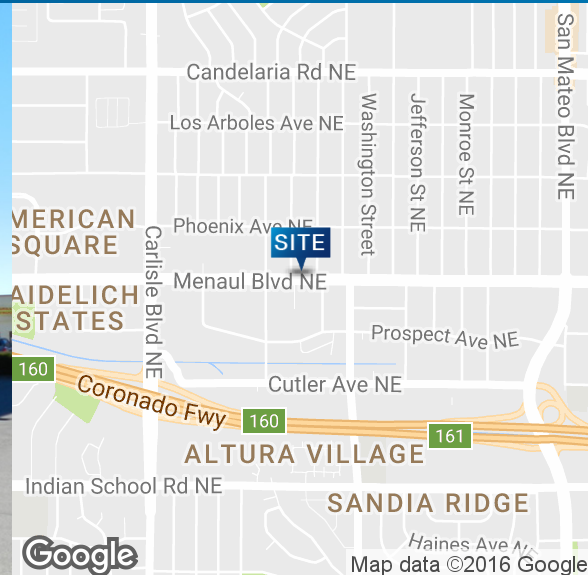


FOR LEASE > OFFICE SPACE IN UPTOWN

Office Space - 4100 Menaul Blvd. NE

ALBUQUERQUE, NM 87110



Suites Can Be Combined At $\pm$ 2,620 SF

- > Suite 2AA: \$450 Per Month
Full Service Plus Janitorial
+/- 470 SF
- > Suite 2B: \$800 Per Month
Modified Gross - Tenant Pays G, E + Janitorial
+/- 1,050 SF
- > Suite 2C: \$650 Per Month
Modified Gross - Tenant Pays G, E + Janitorial
+/- 1,000 SF
- > Suites 2AA/2B: \$1,200 Per Month
Full Service + Janitorial; Modified Gross
(Tenant Pays G & E Plus Janitorial); Tenant
Pays G And E On Suite 2B Only And Janitorial
On Suite 2AA/2B
+/- 1,520 SF

Building Amenities

- > Great Visibility on Menaul - 28,000 CPD
- > Prime Uptown location with ample parking
- > C-2 Zoning

Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

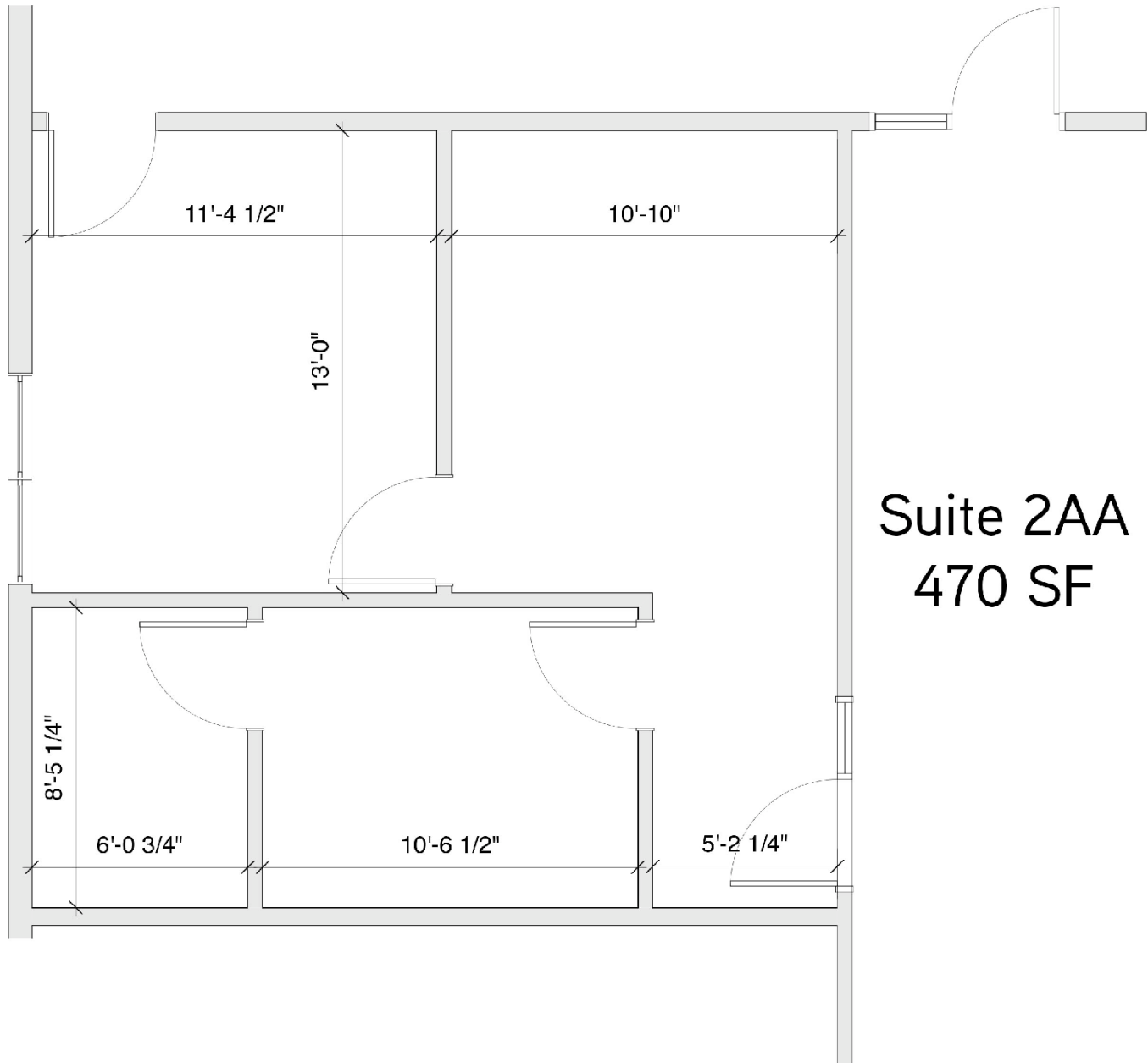
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Suite 2AA Floor Plan

OFFICE SPACE - 4100 MENAUL BLVD. NE, ALBUQUERQUE, NM 87110

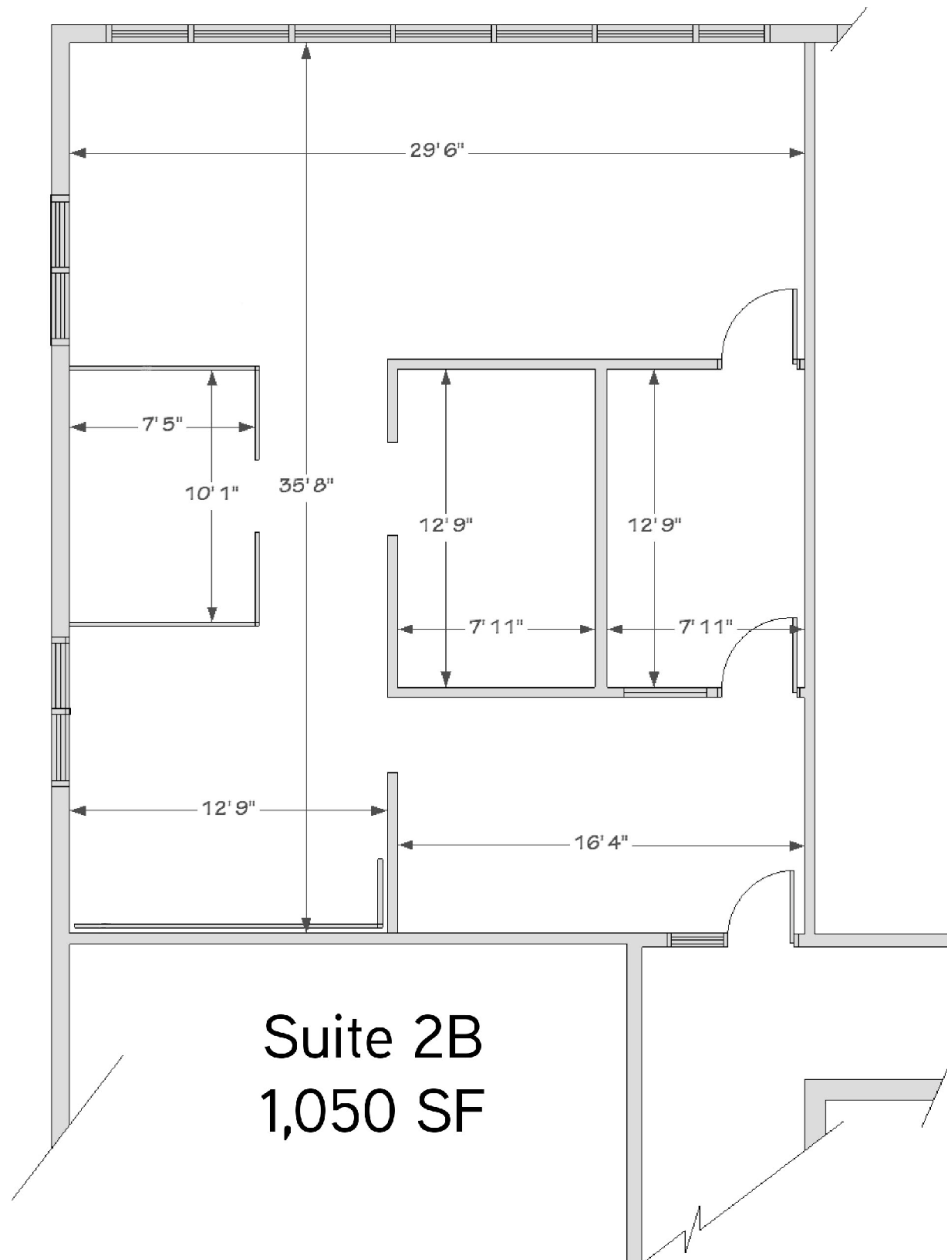


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Suite 2B Floor Plan

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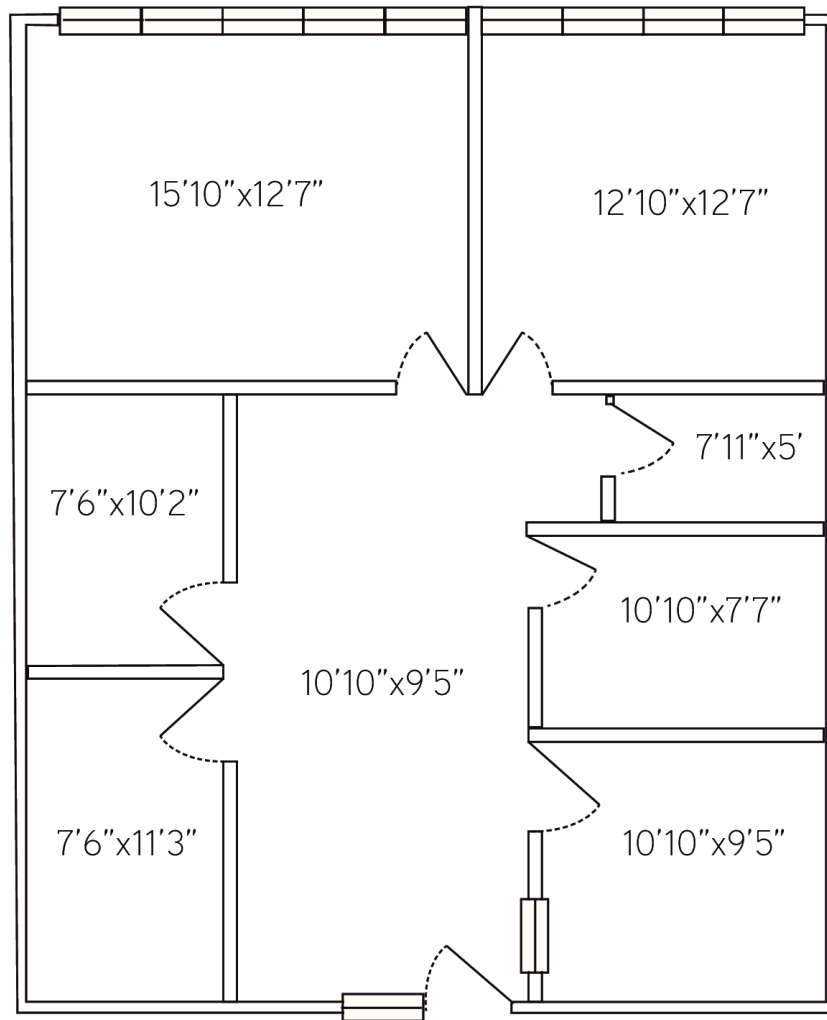


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Suite 2C Floor Plan

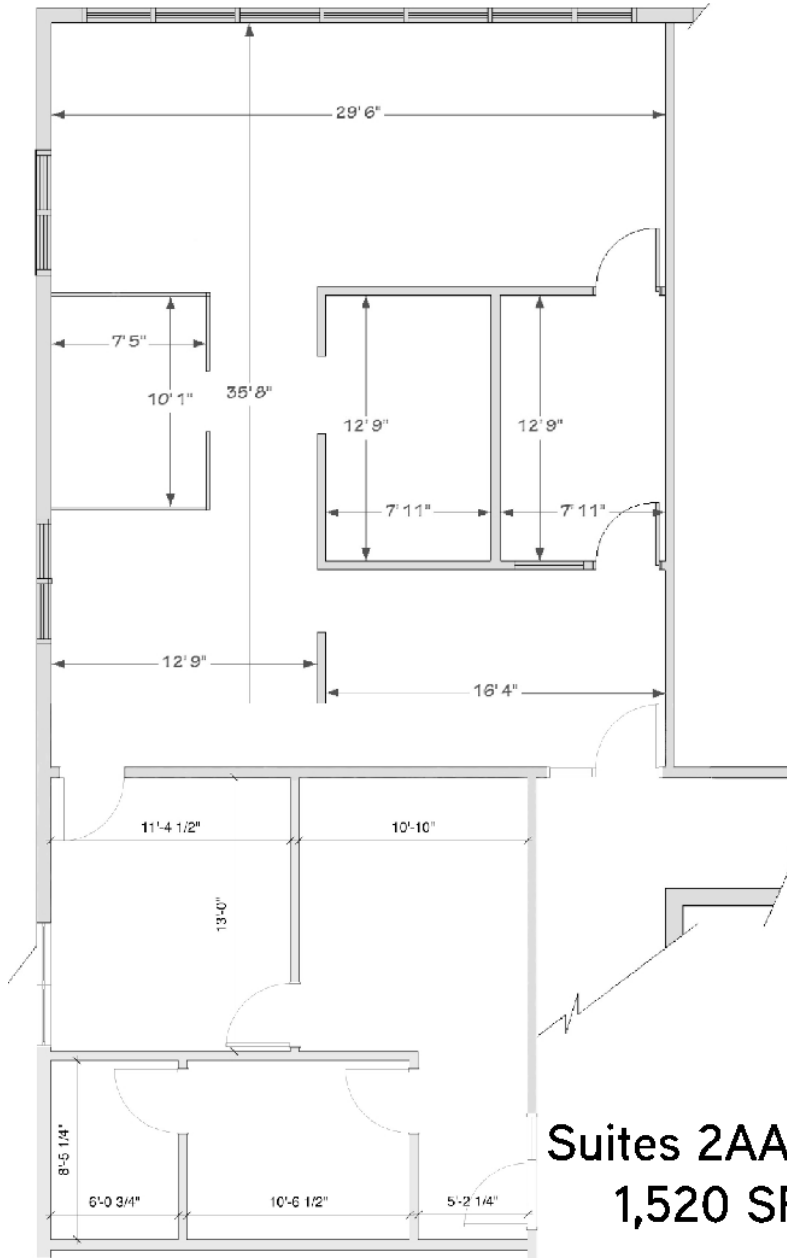
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Suite 2C
1,100 SF

Suites 2AA/2B

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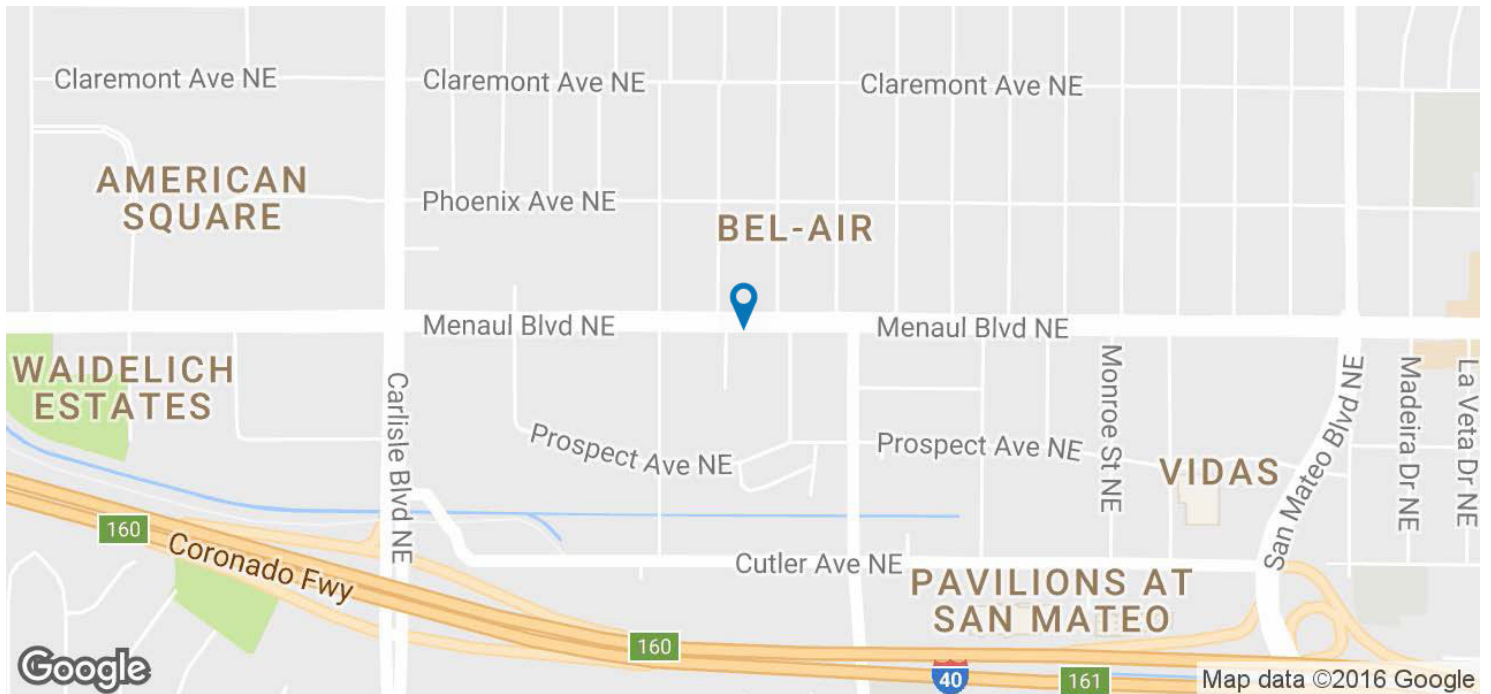


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Office Space In Uptown

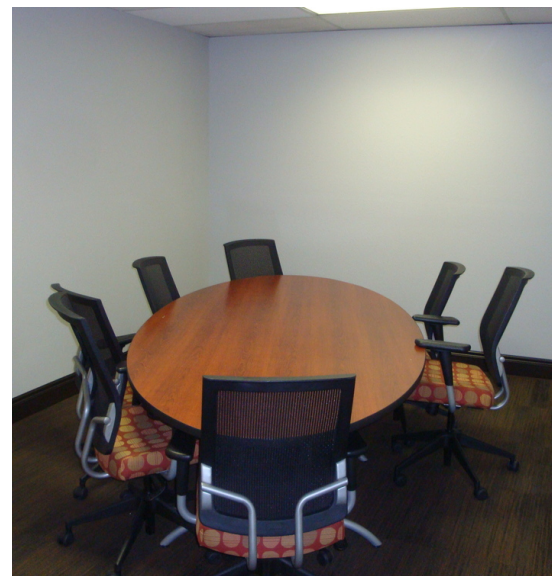
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