

# Remodeled Office Space

7802 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## 7802 Menaul Blvd. NE > Office Space

- > Lease Rate: \$12.90/SF or \$3,440/month
- > Lease Type: Modified Gross
- > Building Size: +/- 3,200 SF
- > Available Space: +/- 3,200 SF
- > Lot Size: 0.19 Acres
- > Zoning: O-1

## Building Amenities

- > Beautiful remodeled space
- > 10 private offices, break room, reception area and large conference room with full kitchen
- > Landlord responsible for property taxes and insurance
- > Highly visible signage on building and monument
- > 1,000 SF of storage in the basement
- > Fiber available in the street
- > Enclosed rear courtyard - great for lunch breaks
- > Located on Menaul in between Wyoming and Pennsylvania
- > Just east of Uptown

## Contact Us

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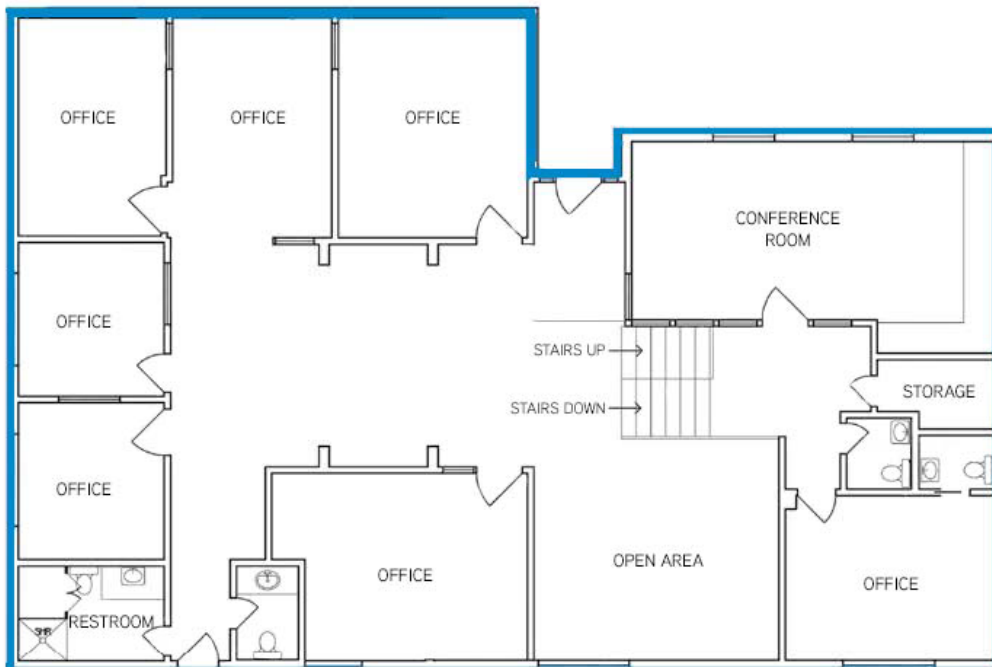
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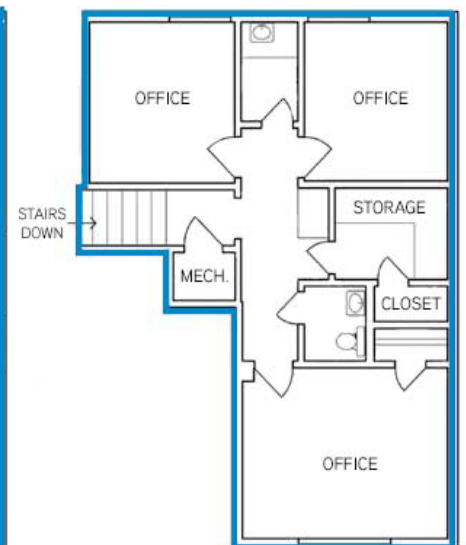
# Floor Plan

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## 7802 Menaul Blvd. NE Floor Plan



Ground and Upper Floor  
2,545± SF



Garden Level  
655± SF

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# Additional Photos

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# Aerial

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