

Office and Retail Space in Uptown

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Office Space

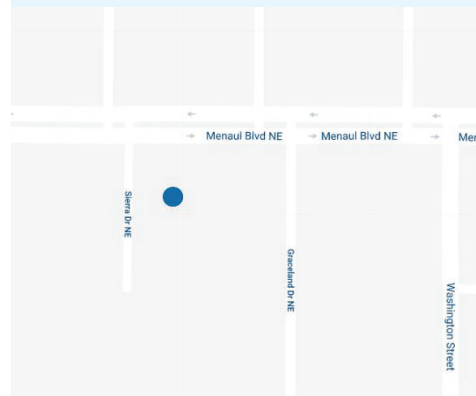
- > Suite 2AA: \$450 per month
Full Service plus janitorial
±470 SF
- > Suite 2B: \$800 per month
Modified Gross
Tenant pays G, E and janitorial
±1,050 SF
- > Suite 2C: \$650 per month
Modified Gross
Tenant pays G,E, and janitorial
±1,000 SF
- > Suite 2AA/2B: \$1,200 per month
Full Service + janitorial
Modified Gross + G, E and janitorial
Tenant pays G and E on Suite 2B only
and janitorial on 2AA/2B
±1,520 SF

Retail Space

- > Lease Rate: \$12.00 SF/YR
- > Lease Type: Modified Gross
- > Building Size: ±2,400 SF
- > Lot Size: Acres
- > Available Space: ±1,100-2,400 SF
Suite 1D

Contact Us

ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com



Building Amenities

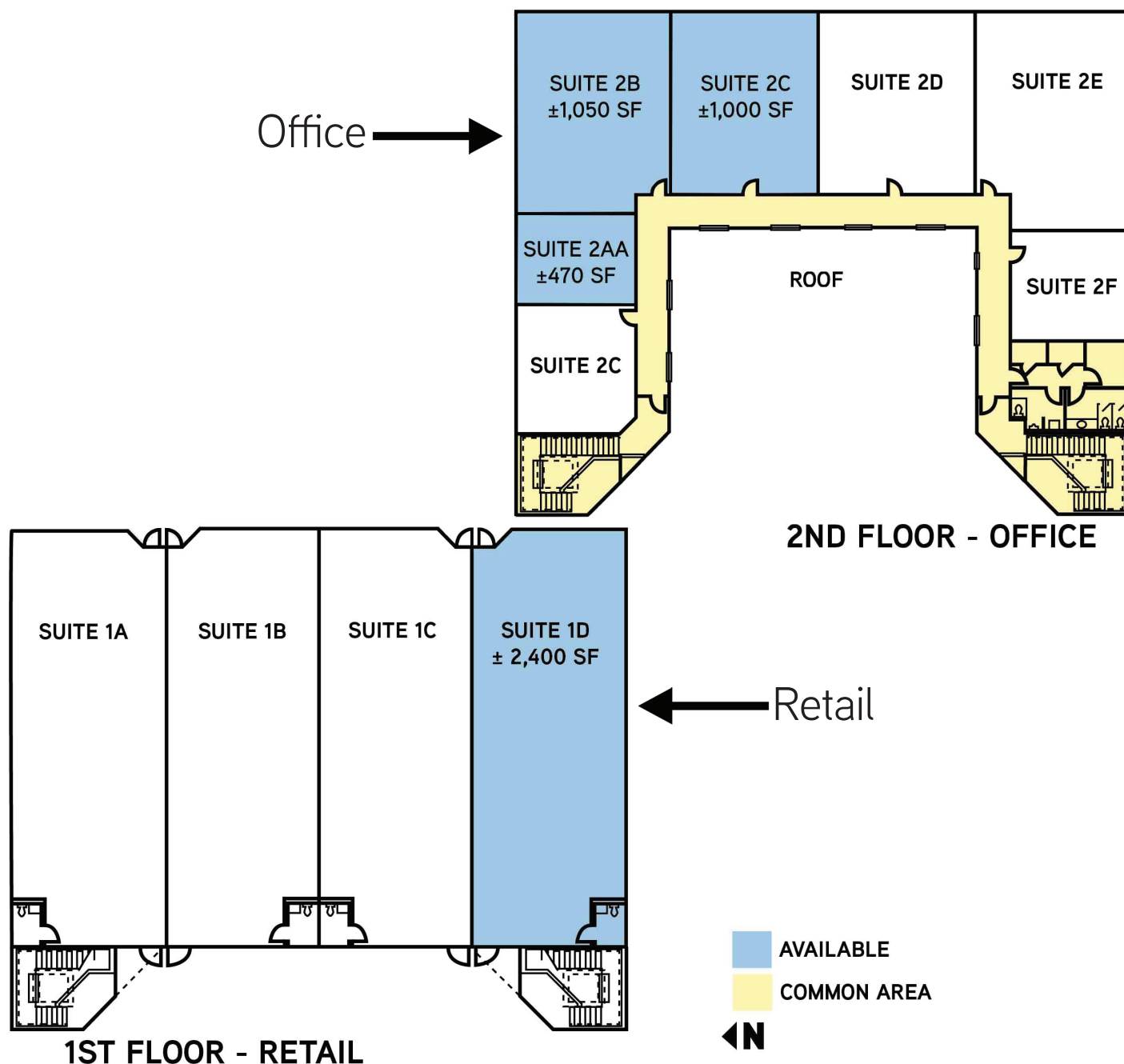
- > Great visibility on Menaul Blvd. - 29,400 VPD
- > Prime Uptown location
- > Ample parking
- > First floor is retail and second floor is office
- > MX-M zoning

COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

Full Floorplan

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Contact Us

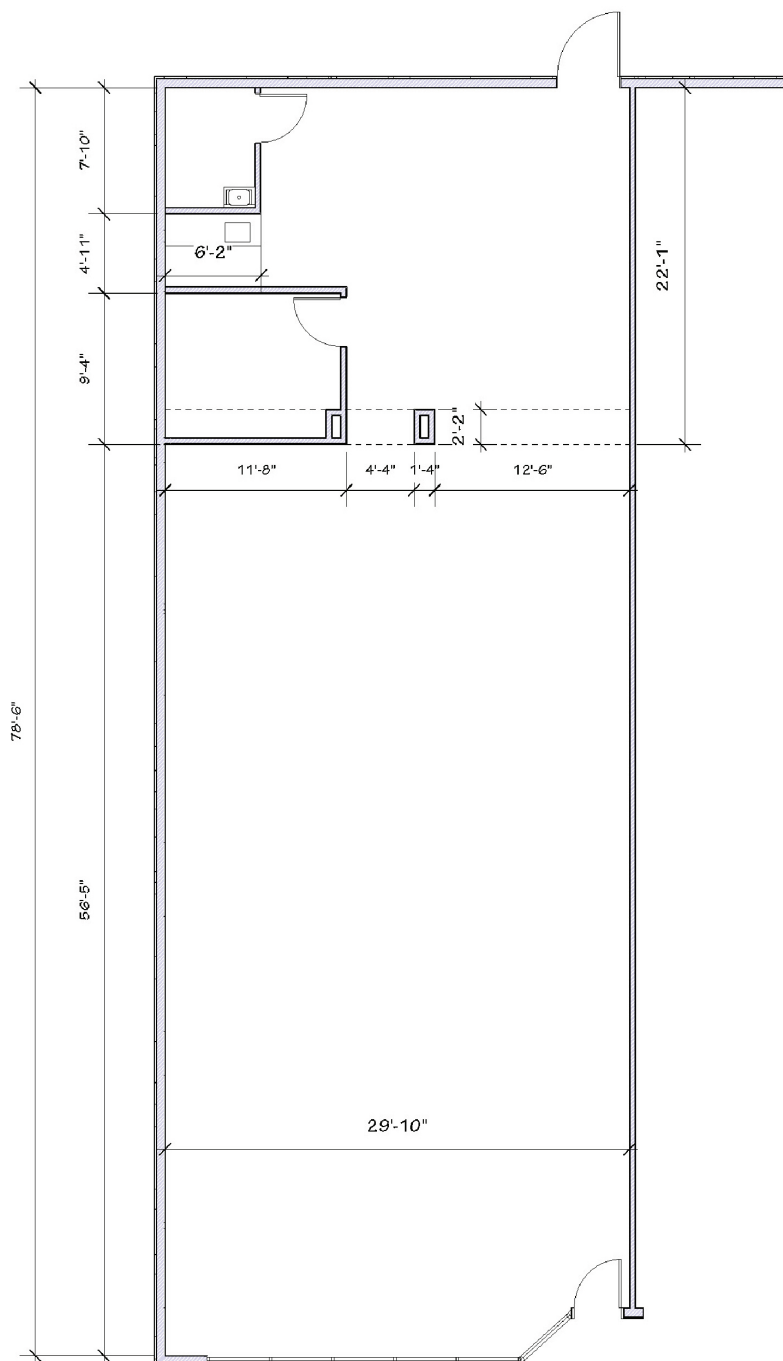
ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Floorplan - Suite 1D

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Suite 1D
2,400 SF
Retail

Contact Us

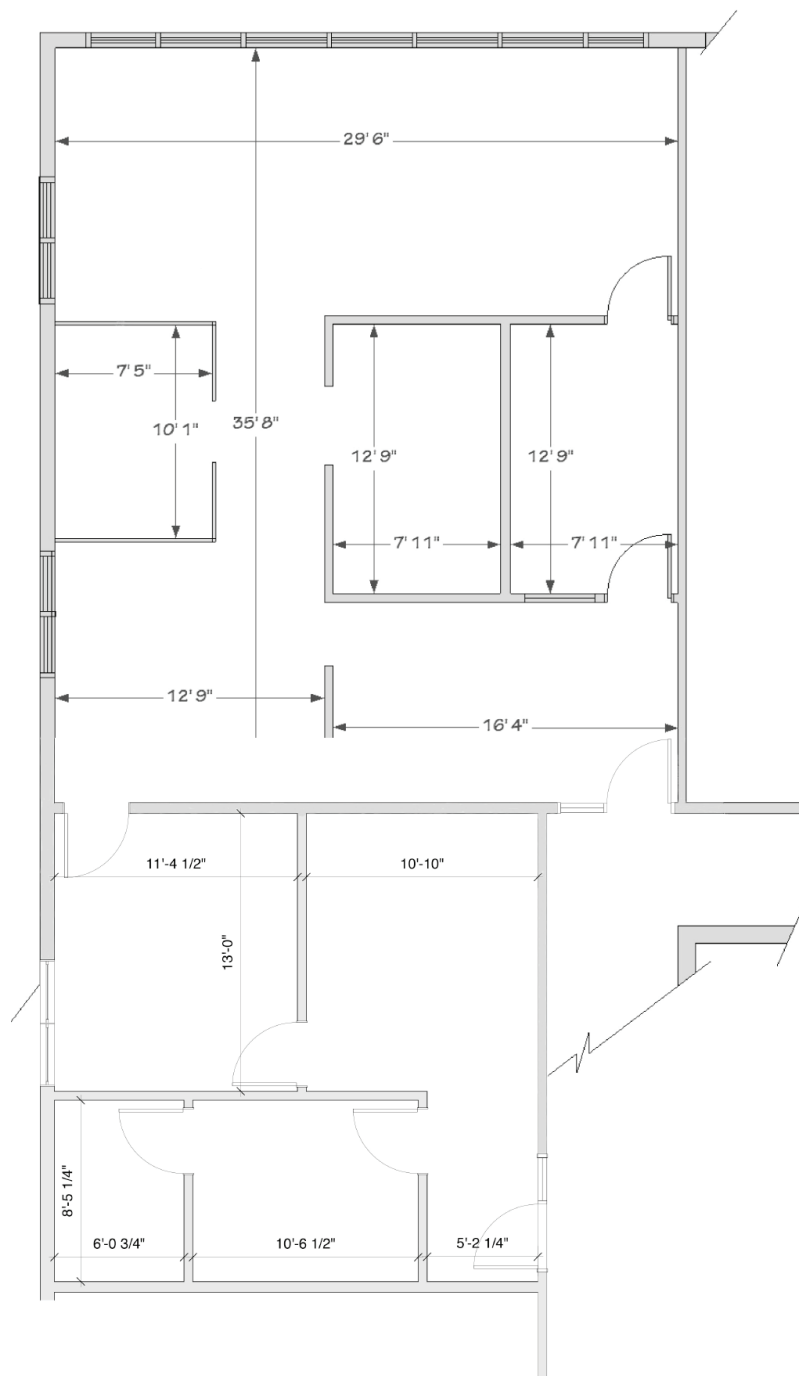
ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Floorplan - Suites 2AA/2B

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Suite 2AA/2B
1,520 SF
Office

Contact Us

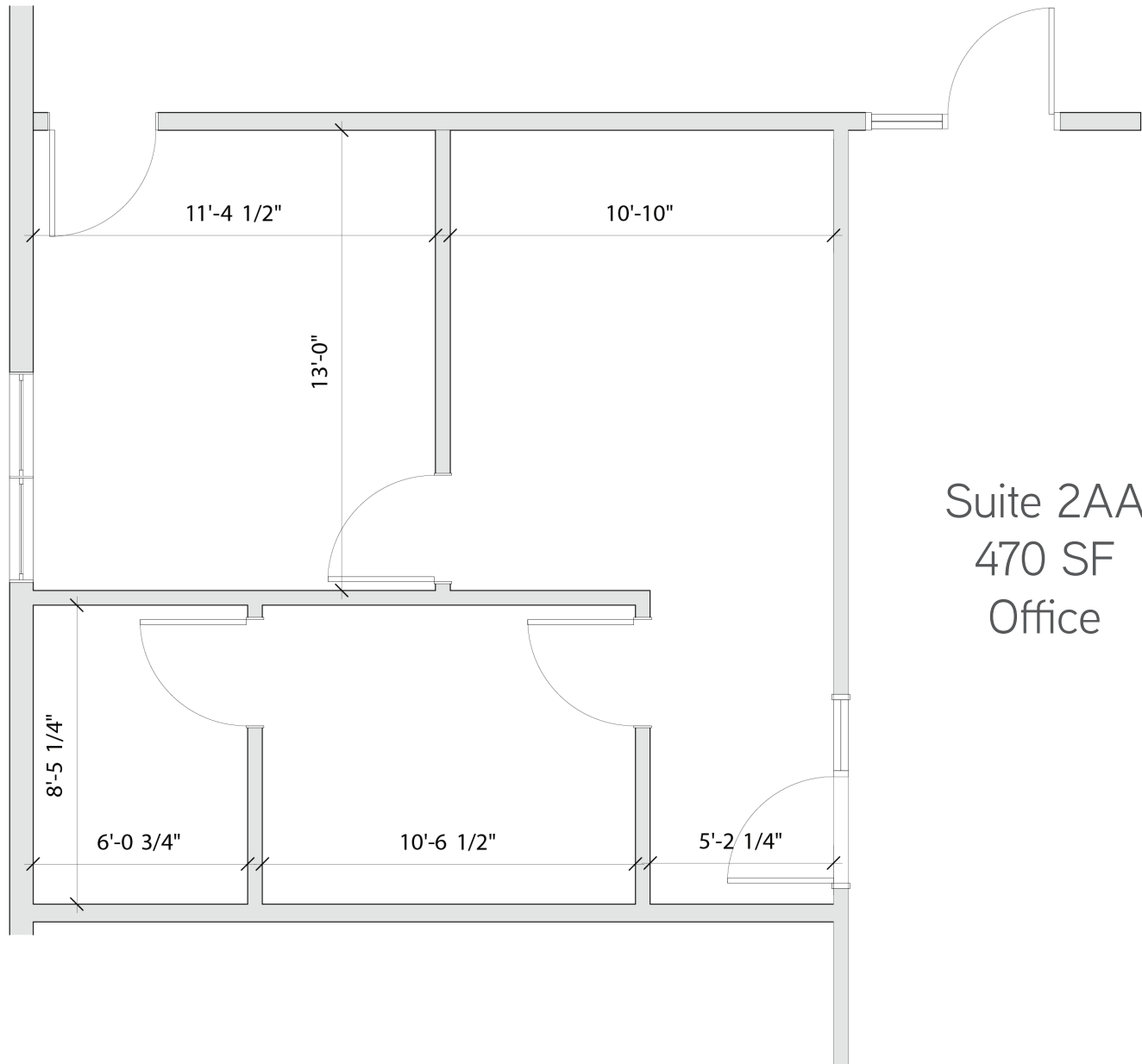
ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Floorplan - Suite 2AA

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Suite 2AA
470 SF
Office

Contact Us

ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

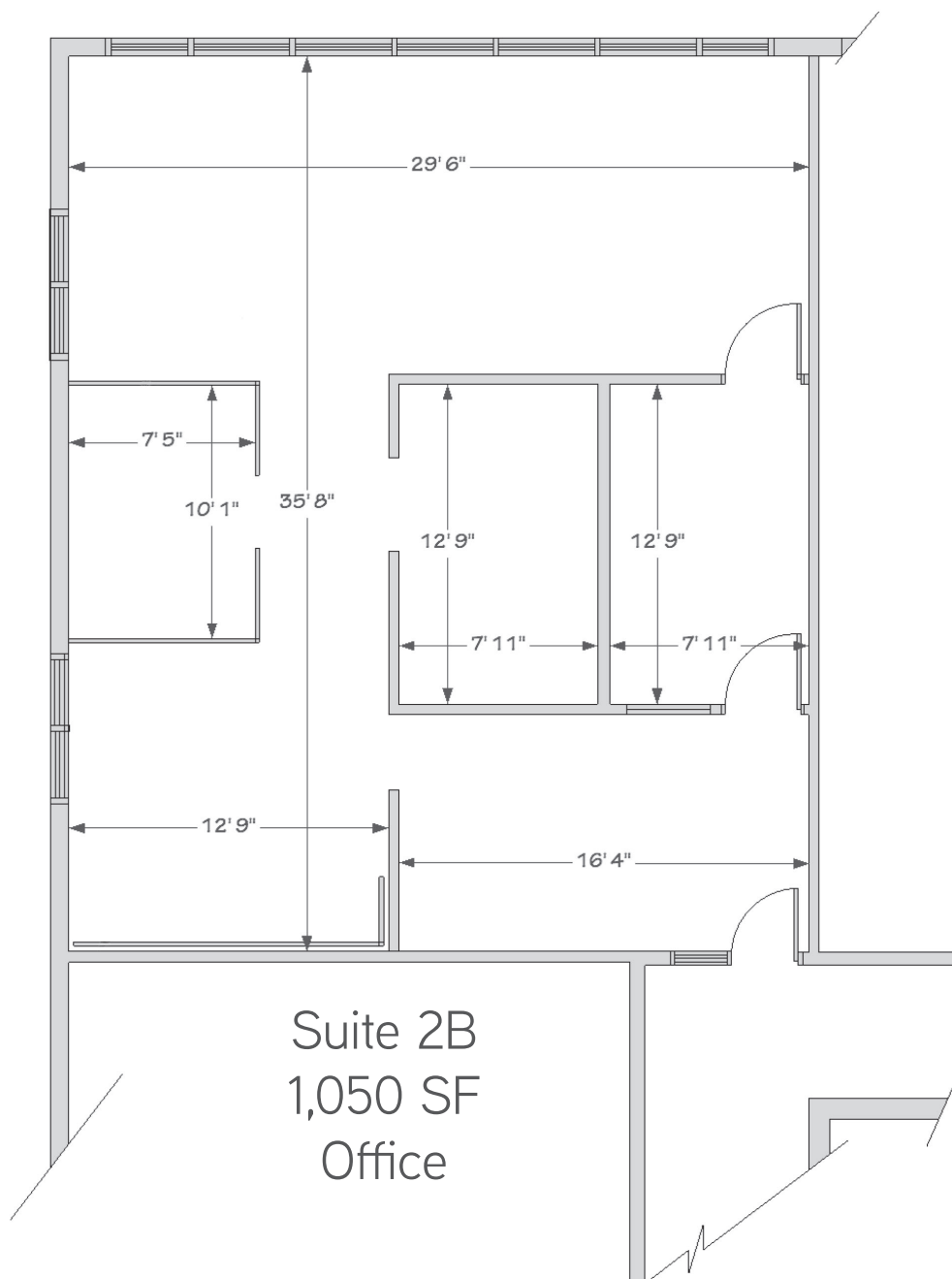
COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

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.

Floorplan - Suite 2B

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Contact Us

ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

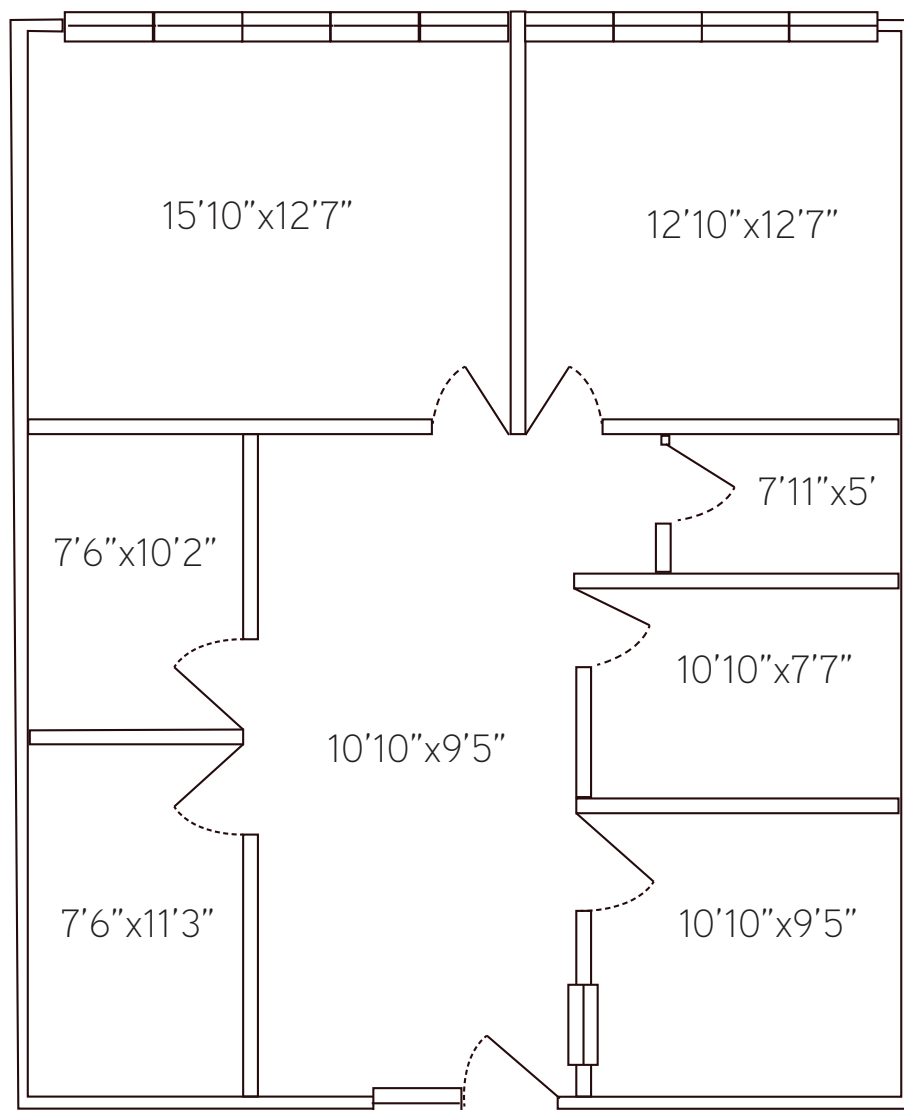
COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

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.

Floorplan - Suite 2C

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Suite 2C
1,100 SF
Office

Contact Us

ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

FOR LEASE > OFFICE AND RETAIL SPACE

Colliers
INTERNATIONAL

Photos

4100 MENAUL BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



Contact Us

ED ANLIAN, CCIM
SENIOR ASSOCIATE
+1 505 880 7069
ALBUQUERQUE, NM
LICENSE #14869
ed.anlian@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

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.