

OFFICE FOR SALE OR LEASE

2240, 2300 & 2340 MENAUL BLVD. NE | ALBUQUERQUE, NM 87107



www.mcrnm.com

MULTIPLE SIZE CONFIGURATIONS

For Sale: 29,814 ± to 59,628± sf (*separately platted*).

For Lease: 7,500± sf floor-plate up to 29,814 ± sf (*1 building*), up to 59,628 ± sf (*2 buildings*).

MIDTOWN CENTER OFFICE

Incredible opportunity to acquire or lease an office building with unparalleled visibility and access.



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BOB ARGUELLES | (505) 263-7063 | bob@mcrnm.com
(505) 858-1444 | 1503 Central Avenue NW, Suite 101 | Albuquerque, NM 87104

Metro Commercial
REALTY.LLC

OFFICE FOR SALE OR LEASE

PROPERTY DETAILS:

PRICE: \$4,300,000 or \$72 ± /sf

RATE: \$17.00/sf Full – service (7,500± sf to 59,628± sf)

SIZE: 29,814 to 59,628 ± sf (2 buildings – owner will consider the sale of one building, separately platted)

PARKING: 5.5:1,000 sf – 329 ± (30 ± covered)

ACREAGE: 4.8915 ± acres (3 separately platted lots)

ZONING: NR-C (Non – Residential Commercial) City of Albuquerque

BILLBOARD INCOME: Long term lease to Clear Channel Outdoor included with the sale, providing reliable passive income (ROFR - see broker for details)

PROPERTY HIGHLIGHTS:

- Professional office park property with incredible visibility and access.
- Current configuration consists of medical exam/clinic rooms 7-8, private office 80±, multiple conference rooms, 2 classrooms (seating for 30 & 70), large open work areas (115 to 135± work-stations), and multiple kitchen/break areas.
- Professionally maintained buildings with common courtyard and covered parking.
- Excess land of approximately 1.67 ± acres with potential for an additional 20,000 ± sf of improvements. Buyer to confirm use potential with the City of Albuquerque.
- Currently leased to UNM, tenant is in the process of relocating, with an anticipated move out date of July/August.

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BUILDING SUMMARY:

Concrete slab on grade, concrete exterior walls, rooftop mounted HVAC (heat pump system) and boiler, suspended florescent lighting, secure entry; keypad and badge, fire alarm systems; smoke detectors, and extinguishers, elevator in each building, central core bathrooms on each floor, two stairwells and elevator in each building.

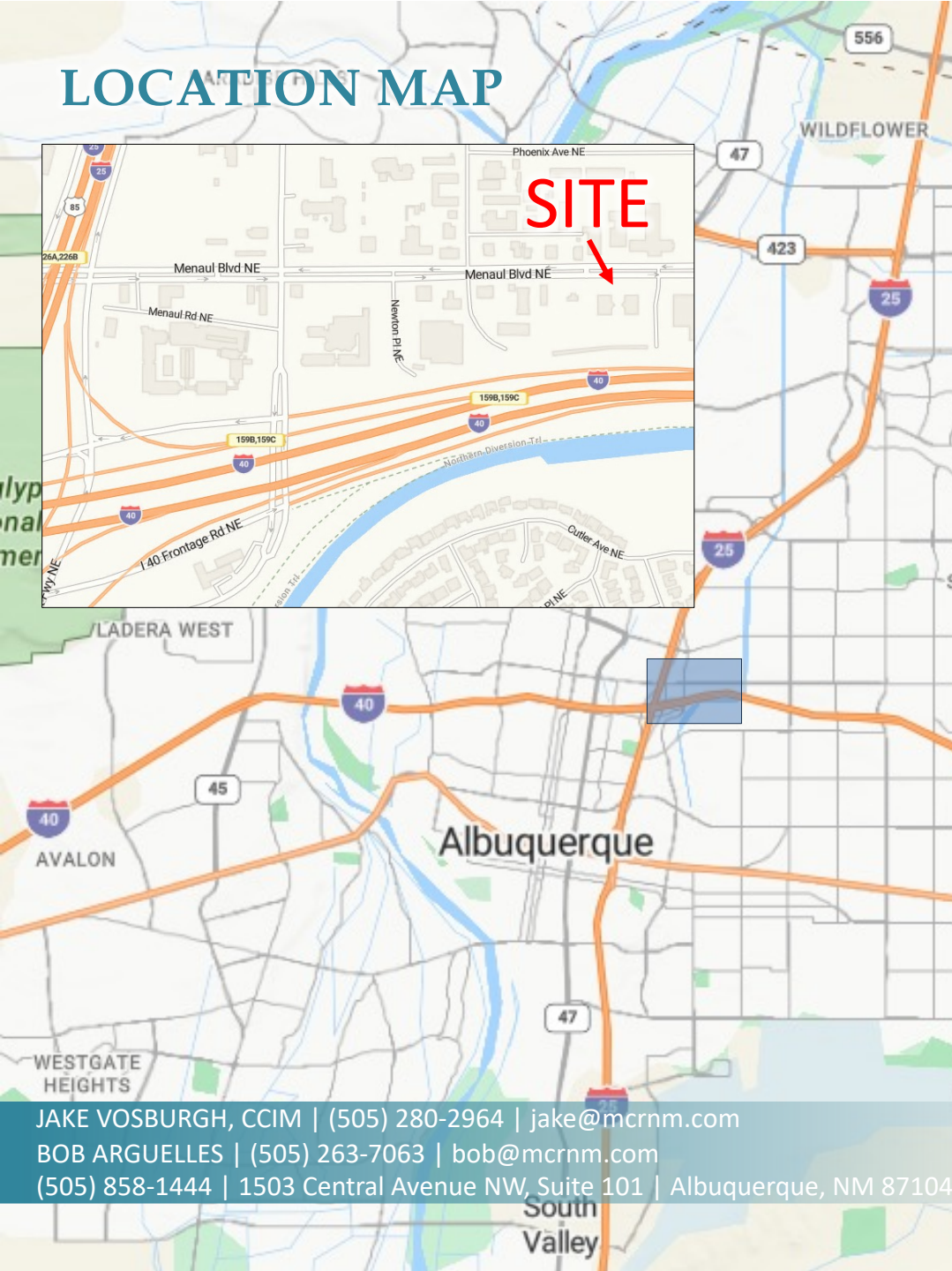
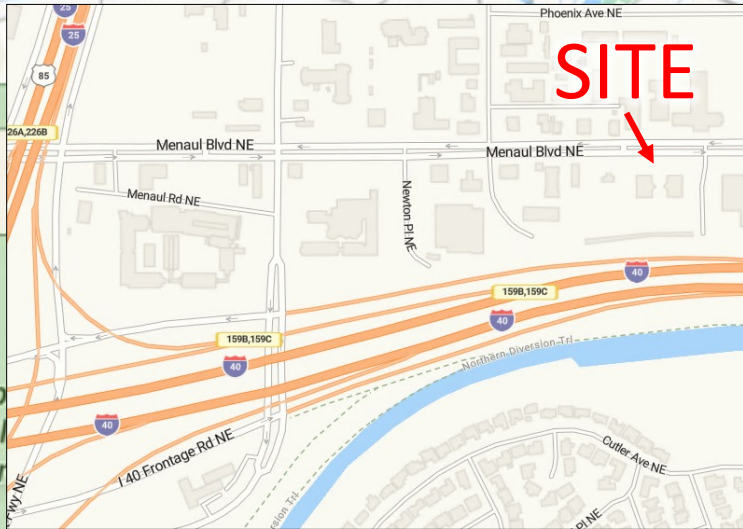
RECENT IMPROVEMENTS:

- Elevator hydraulics replaced and relocated.
- Roof replacement 2023 (East) and 2019 (West).

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LOCATION MAP



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PROPERTY PHOTOS



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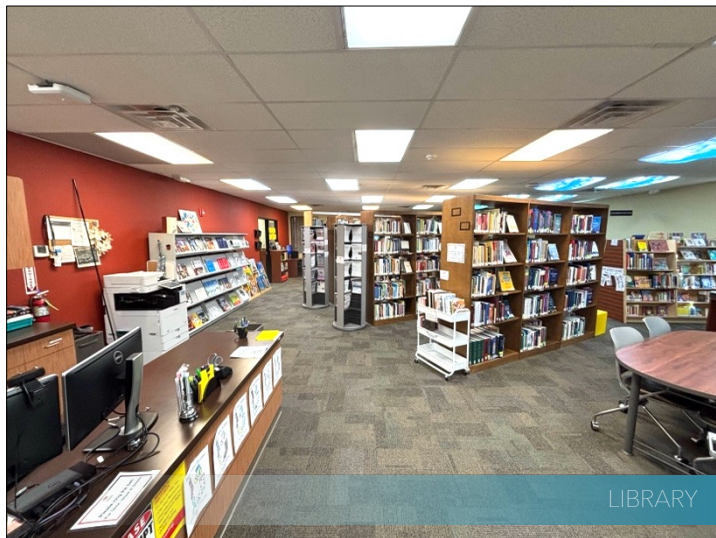
OPEN WORK AREA



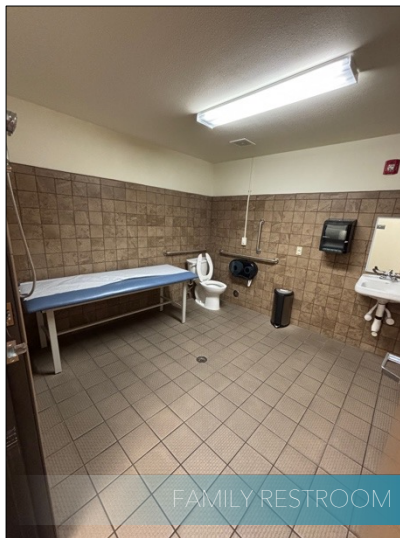
EXAM ROOMS



ELEVATORS IN BOTH BUILDINGS



LIBRARY



FAMILY RESTROOM



BATHROOMS

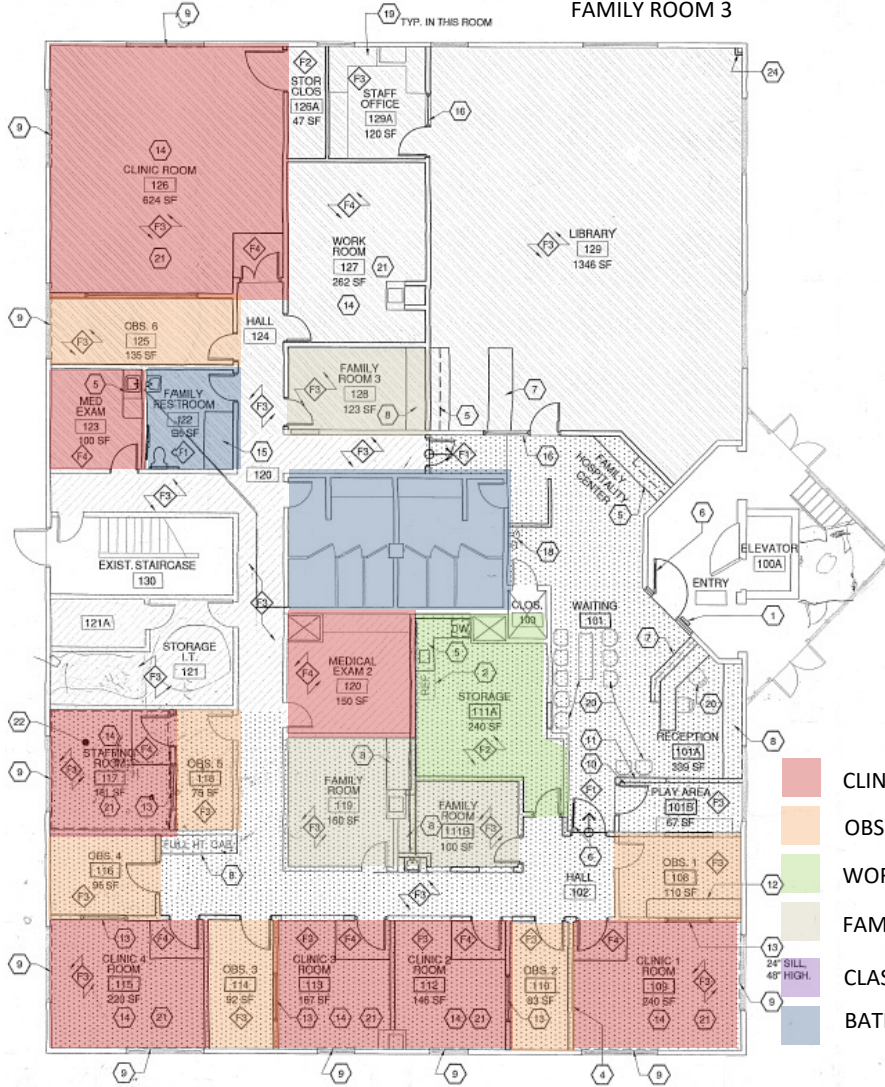
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FLOORPLAN

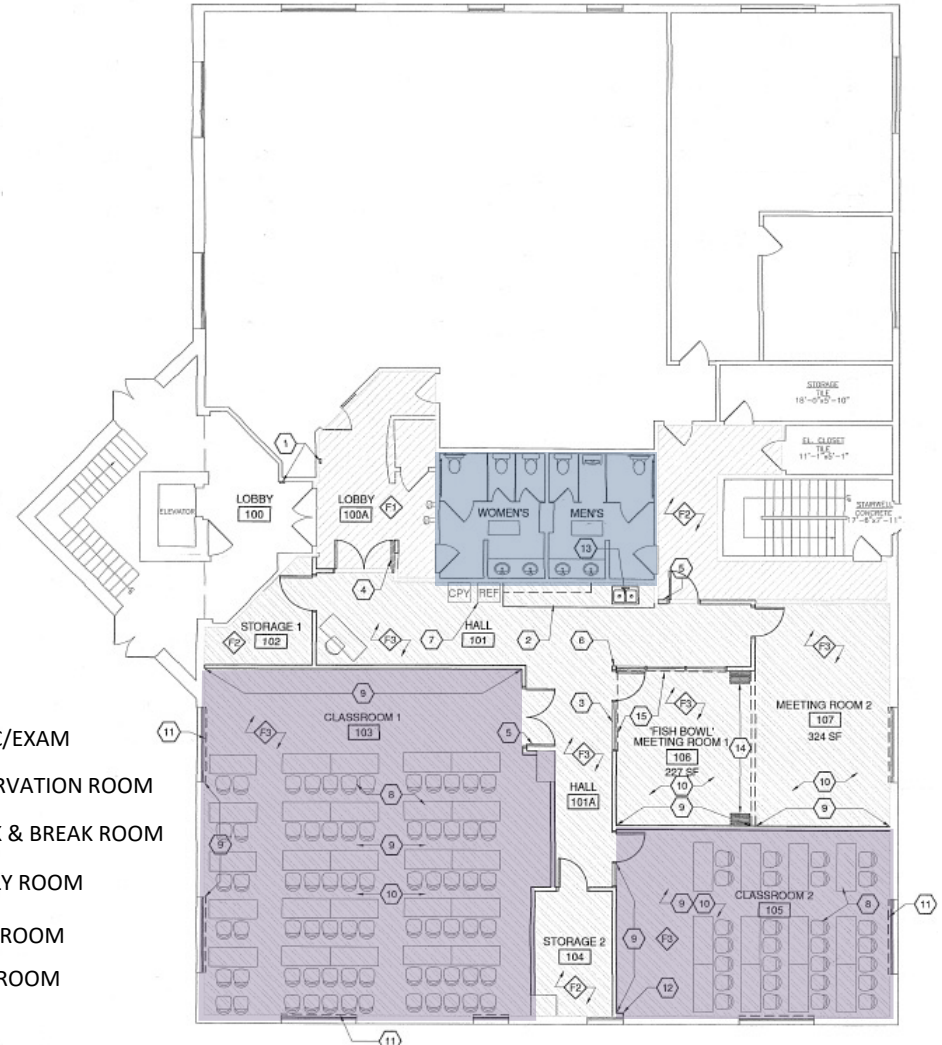
CLINIC/EXAM 7-8
FAMILY ROOM 3

CLASSROOM SEATING 70 to 100



- CLINIC/EXAM
- OBSERVATION ROOM
- WORK & BREAK ROOM
- FAMILY ROOM
- CLASSROOM
- BATHROOM

1st FLOOR WEST



1st FLOOR EAST

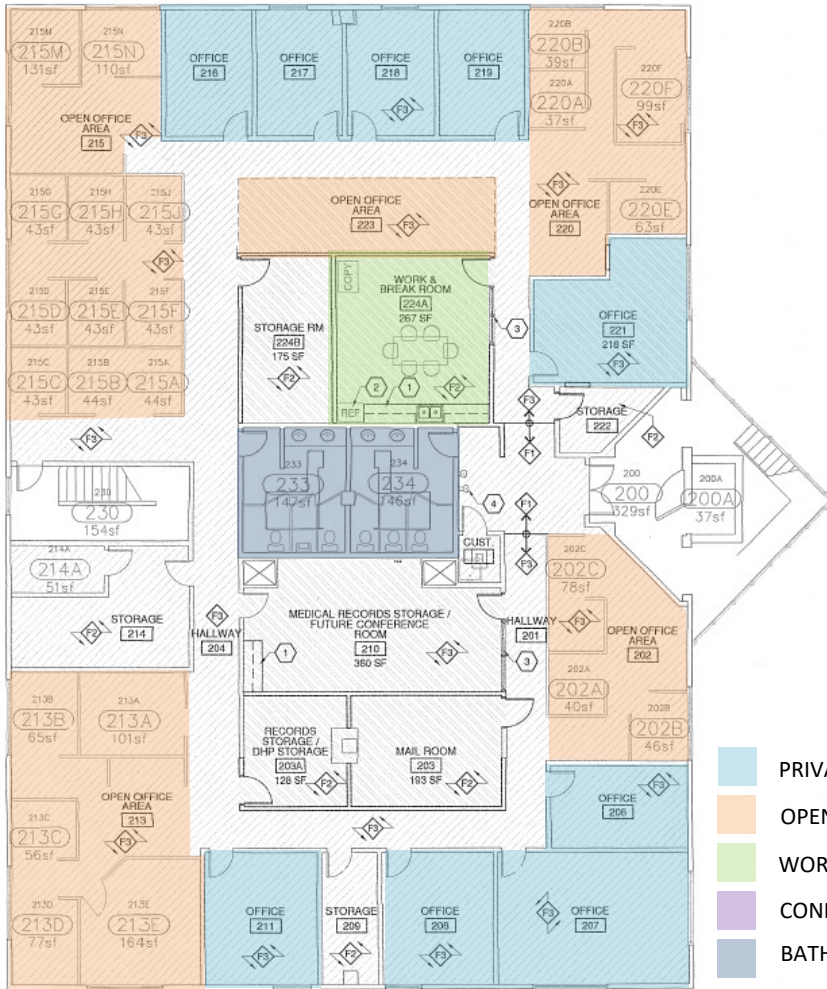
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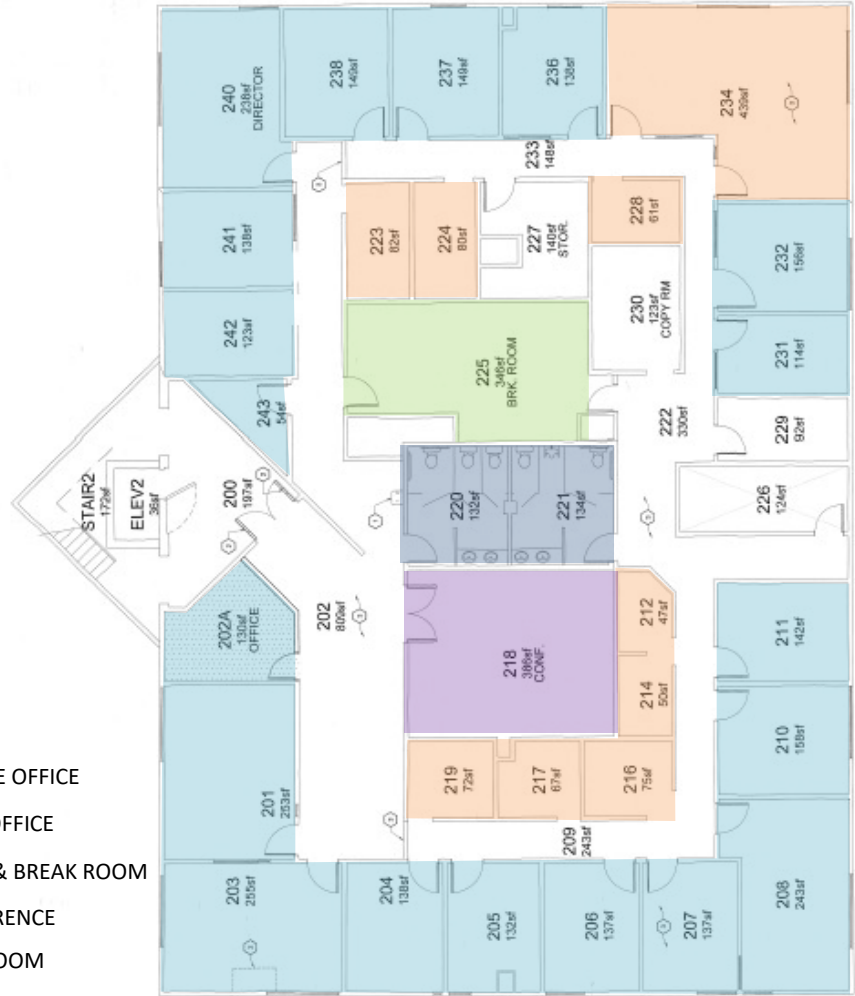
FLOORPLAN

PRIVATE OFFICE 9
OPEN OFFICE 30 -32

PRIVATE OFFICE 18 - 19
OPEN OFFICE 10 - 14



2nd FLOOR WEST



2nd FLOOR EAST

- PRIVATE OFFICE
- OPEN OFFICE
- WORK & BREAK ROOM
- CONFERENCE
- BATHROOM

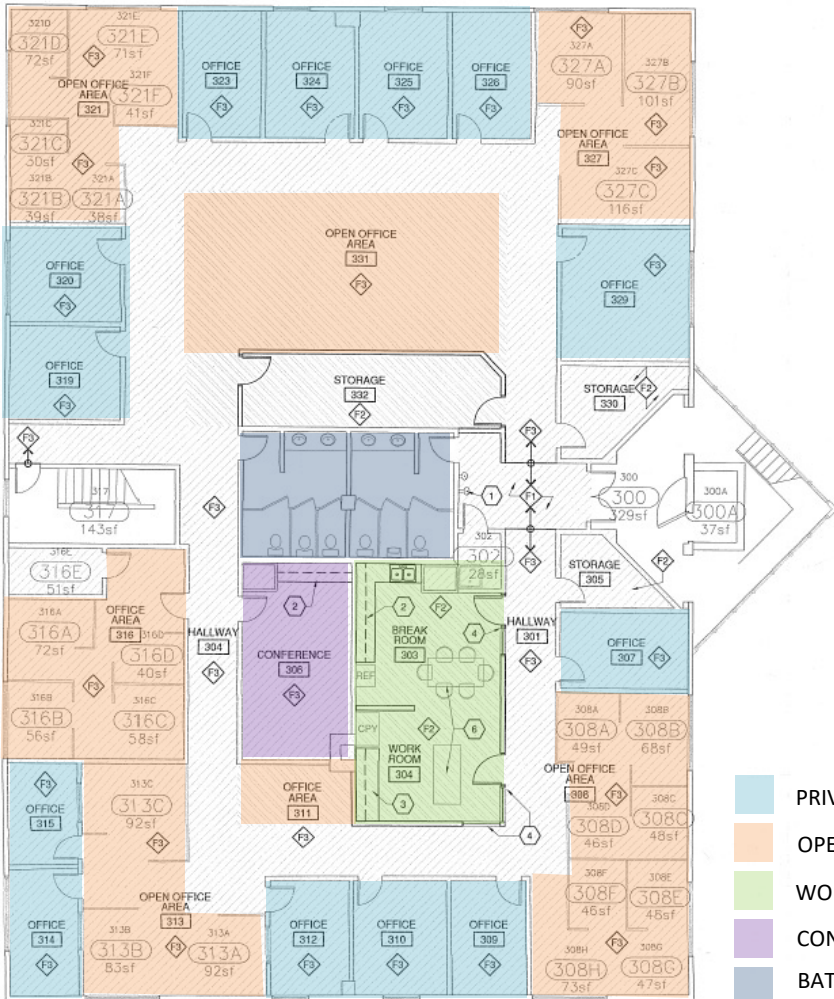
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FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 22 - 24

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



3rd FLOOR WEST



3rd FLOOR EAST

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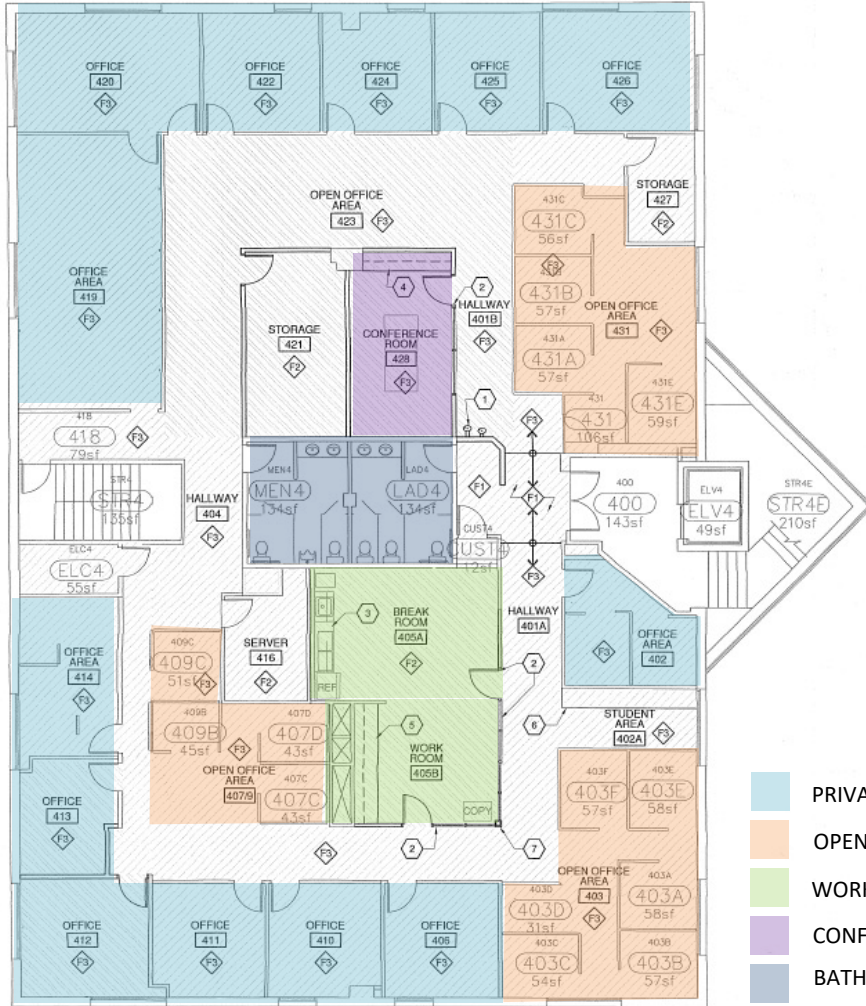
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FLOORPLAN

PRIVATE OFFICE 13
OPEN OFFICE 15

PRIVATE OFFICE 13
OPEN OFFICE 20 - 25



4th FLOOR WEST



4th FLOOR EAST

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AERIAL

CANDELARIA BLVD



JONES INDUSTRIAL PARK



UNIVERSITY BLVD



MENAU BLVD



CARLISLE BLVD NE



SITE



200,600 CPD 2018



NETHERWOOD PARK



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FOR MORE INFORMATION:

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