

# The Cascada Professional Suites

11930 Menaul NE, Albuquerque, NM 87112

Visit [www.CascadaSuites.com](http://www.CascadaSuites.com) for more info or to take a Virtual Tour.



All-inclusive, utility-paid leases—no “CAM charges” or other added fees.  
Modern central gas heat & refrigerated air at all offices and suites.

TO SCHEDULE A SHOWING, please call:

Diane Fehrenbach, Owner-Broker, at (505) 301-8352, or email her at [Diane@JoeRealtor.org](mailto:Diane@JoeRealtor.org)

ALL CURRENTLY AVAILABLE SPACE (Run Date: 28 December 2011):



## Suite 114 Westside: 2-story Suite of Private Offices

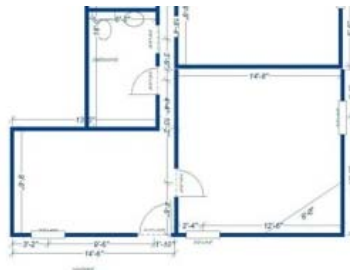
Front & Back (Courtyard & Parking Lot) Entrances

Approximately 1,140 Useable Sq. Ft./Private Offices

Over 300 additional sq. ft. of well furnished common area

~~\$2,225.00~~/Month (First month FREE with 12-months or longer

**REDUCED to \$1700/month**



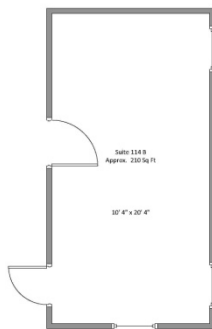
## Suite 101A (1<sup>st</sup> Floor, Westside)

Courtyard views, wood-burning fireplace, beamed ceilings

Private bathroom, ceiling fan, northernmost suite

Approximately 389 Useable Square Feet

\$595.00/Month (First month FREE with 12-months or longer lease)



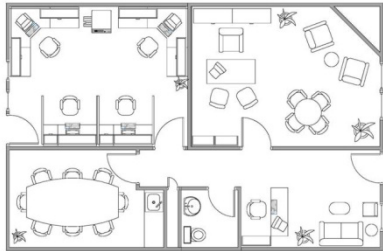
## Suite 114B (1<sup>st</sup> Floor, Eastside)

Front & Back (Courtyard & Parking Lot) Entrances

Approximately 210 Useable Square Feet

Over 300 additional sq. ft. of well furnished common area

\$375.00/Month (First month FREE with 12-months or longer lease)



**Suite 105 (1<sup>st</sup> Floor, Westside)** Both Courtyard & Parking Lot Access  
Courtyard views, wood-burning fireplace, beamed ceilings  
Approximately 973 Useable Square Feet  
Suite amenities: kitchenette, waiting room, restroom and more  
\$1,150.00/Month (First month FREE with 12-months or longer lease)



**NOT SHOWN ABOVE (Floor Plans Not Currently Available):**

→**Suite 106A:** \$350/month (First month FREE with 12-months or longer lease.)

- Approximately 160 sq ft (16'x10')
- Well furnished common reception area with restroom, beamed ceilings
- **West side, 1<sup>st</sup> floor,** courtyard entrance and courtyard views

**Limited Time FALL & WINTER SPECIAL (offer expires soon):**

**TWO MONTHS FREE (with 12 months or longer lease) for:**

→**Suite 104B:** \$295/month (**First AND Last months' FREE** with 12-months or longer lease.)

- Approximately 180 sq ft; pass through lovely French doors to access office.
- Well furnished common reception area with restroom, beamed ceilings
- **West side, 1<sup>st</sup> floor,** courtyard entrance (\*no windows).

→**Suite 224A:** \$325/month (First month FREE with 12-months or longer lease.)

- Approximately 203 sq ft (14.5'x14')
- Well furnished common reception area with restroom, conference room, break room and kitchenette, beamed ceilings
- **Eastside, 2<sup>nd</sup> floor,** courtyard entrance and courtyard views

→**Suite 224C:** \$495/month (First month FREE with 12-months or longer lease.)

- Approximately 225 sq ft (15'x15')
- Well furnished common reception area with restroom, conference room, break room and kitchenette, beamed ceilings
- Eastside, 2<sup>nd</sup> floor, courtyard entrance and mountain views

→ Suite 103D: \$350/month (First month FREE with 12-months or longer lease.)

- Approximately 176 sq ft (16'x11')
- Well furnished common reception area with restroom, conference room, break room and kitchenette, beamed ceilings
- Eastside, 2<sup>nd</sup> floor, courtyard entrance and mountain views

