

Columbia Office Building 1



2205 Columbia SE		Lease	
Airport		Min SF	15,488
\$ / SF Lease	\$11.50	Max SF	15,488
\$ / SF Sale		MinAcres	1.76
		MaxAcres	1.76
\$ / Acre			
Keith Bandoni			

Stand-alone, secure, single-level building includes fenced yard with storage building. Additional land for parking if needed. Available July 1, 2009. Great opportunity for school or Kirtland contractor. Fully sprinklered building.

totalPrice
Modified Gross (tenant pays gas, electric and janitorial)

Albuquerque **Beck Office Systems** 2



5300 Eagle Rock Ave NE		Sublease	
West Mesa		Min SF	10,000
\$ / SF Lease	\$6.50	Max SF	40,700
\$ / SF Sale		MinAcres	2.66
		MaxAcres	2.66
\$ / Acre			
Keith Bandoni			
Dave Hill			

Class A office/warehouse for sublease in North I-25 Corridor. Tilt-up construction, 4 dock doors, 1 drive-in door. Excellent location with easy access to I-25. Fully sprinkled, 3 phase 800 amps, radiant heat, air compressed lines. Large fenced yard to accommodate semi-truck trailers.

totalPrice
+ NNN

Albuquerque **The Summit** 3



4001 Indian School Rd NE			
Northeast Heights		Min SF	2,400
\$ / SF Lease	\$13.50	Max SF	2,400
\$ / SF Sale		MinAcres	
		MaxAcres	
\$ / Acre			
Martha Carpenter			
Keith Bandoni			

Well-maintained professional office building with views of the Sandia Mountains. 4 Offices, reception area, and break room. Attractive common area lobby. Easy access to I-40 and San Mateo Blvd. Centrally located with great visibility.

totalPrice
Gross

Albuquerque Paseo Nuevo Office Complex 4



8220 San Pedro NE		Lease	
North I-25		Min SF	2,000
\$ / SF Lease	\$22.50	Max SF	17,352
\$ / SF Sale			

\$ / Acre
Martha Carpenter
Keith Bandoni
Karen Hudson

MinAcres
MaxAcres

totalPrice

5-story Class A, Silver LEED Certified Building. Brand-new construction with beautiful 360 degree views of Albuquerque and the Sandias. Excellent access to I-25 and all parts of the City. Restaurants within walking distance. Private courtyards and outdoor balconies. Common area conference room. Underground and common surface parking. Incorporates environmentally sound standards such as water harvesting, shaded windows and recycled materials. Three suites left.

Lease rates range from \$19.50 FSG to \$23.50 FSG

Albuquerque Headline Pointe 5



7850 Jefferson NE		Lease	
Journal Center		Min SF	9,000
\$ / SF Lease	\$16.50	Max SF	19,581
\$ / SF Sale			

\$ / Acre
Keith Bandoni
Martha Carpenter
Karen Hudson

MinAcres
MaxAcres

totalPrice

Unit 300 for sublease. Located in the Journal Center, just south of Paseo del Norte.

Full-Service

Albuquerque 4421 Irving NW, Unit B 6



4421 Irving NW		Lease	
West Mesa		Min SF	2,373
\$ / SF Lease	\$20.50	Max SF	4,746
\$ / SF Sale			

\$ / Acre
Keith Bandoni
Martha Carpenter

MinAcres
MaxAcres

totalPrice

Beautiful office building with high quality exterior and interior Class "A" finishes. Water feature in lobby/entrance area. Common area conference room. Many windows and excellent views to the east. Space can be demised in half to 2,373 sf. Total building size: 9,445 sf. Ready for tenant buildout. Convenient access to Westside area and Rio Rancho.

\$20.50/sf Plus Janitorial

Albuquerque **Otoño Plaza, Suite B** **7**



4910 Alameda		Lease	
North I-25		Min SF	1,595
\$ / SF Lease	\$14.00	Max SF	1,595
\$ / SF Sale		MinAcres	
		MaxAcres	
\$ / Acre			
Keith Bandoni			
Martha Carpenter		totalPrice	

Beautiful new office building. Office Suite is ready for occupancy. The site is easily accessible to the Far Northeast Heights and Westside via Alameda.

+ NNN

Albuquerque **8080 Academy** **8**



8080 Academy NE		Lease	
Far NE Heights		Min SF	6,470
\$ / SF Lease	\$20.00	Max SF	12,941
\$ / SF Sale	\$215.98	MinAcres	1.376
		MaxAcres	1.376
\$ / Acre			
Keith Bandoni		totalPrice	\$2,795,000.00
Dave Hill			

MUST SELL. Available for lease or sale. Medical office building includes a pharmacy area. SWC of Academy & Moon, south of the Albuquerque Academy in a prominent NE heights location. Site includes 64 parking spaces, 4 handicap.

+ NNN. Financing made easy with existing loan being assumable at 6.062%. Principal and interest are amortized over 30 years with a ten-year term.

Albuquerque **2709 Vassar Place NE** **9**



2709 Vassar Place NE		Sale	
North I-25		Min SF	2,050
\$ / SF Lease		Max SF	4,100
\$ / SF Sale	\$140.00	MinAcres	
		MaxAcres	
\$ / Acre			
Keith Bandoni		totalPrice	\$575,000.00
Dave Hill			

Price Reduced! Secured office warehouse with a fenced yard for sale. Two contiguous units (2,050 sf each) with a drive-in door for each unit, totaling 4,100 sf. Approximately 40% office buildout. Central location with easy access to I-25 and frontage road.

Albuquerque

1100 2nd Street NW

10



1100 2nd Street NW		Lease	
Downtown		Min SF	7,834
\$ / SF Lease	\$10.00	Max SF	7,834
\$ / SF Sale			

\$ / Acre
Keith Bandoni
Martha Carpenter

MinAcres
MaxAcres

totalPrice

Storage rate: \$4.50/sf modified gross

Features include: 9 private offices, 3 conference rooms, 12 on-site parking spaces + indoor parking with overhead garage door. Lounge with kitchen facilities. Exercise room and showers, and garage storage. Office space: 5,471 sf. Indoor parking/storage = 2,363 sf.

Albuquerque

Jefferson Green Sublease

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7601 Jefferson NE		Sublease	
Journal Center		Min SF	17,558
\$ / SF Lease	\$19.00	Max SF	17,558
\$ / SF Sale			

\$ / Acre
Keith Bandoni
Martha Carpenter

MinAcres
MaxAcres

totalPrice

Full Service

Class A office building with sublease available. Master lease expires June 30, 2011. Built-out and furniture could be included. Modern access floor system to accommodate data and power. Close to all amenities such as Starbucks, restaurants, and banks.

Albuquerque

10501 Research Rd SE - SALE

12



10501 Research Rd SE		Sale	
SE Heights		Min SF	12,226
\$ / SF Lease		Max SF	12,226
\$ / SF Sale	\$205.00		

\$ / Acre
Dave Hill
Keith Bandoni

MinAcres 1.01
MaxAcres 1.01

totalPrice \$2,330,000.00

7.5% CAP / \$189,877 NOI

Located in the Sandia National Labs Science & Technology Park east of the Eubank Gate to Sandia National Labs. Features: 100% leased. Below replacement cost. Join the rapid growth in the emerging Science & Technology park in southeast Albuquerque. Conveniently located minutes away from I-40, restaurants, retail & a warm cup of coffee at Starbucks.

Albuquerque Altura Office Building 13



4101 Indian School Rd NE		Lease	
North I-25		Min SF	2,444
\$ / SF Lease	\$18.50	Max SF	10,740
\$ / SF Sale			

\$ / Acre
Keith Bandoni
Martha Carpenter

totalPrice

Full Service

Class A building located East of Carlisle Blvd with underground and common area parking. Magnificent views of the Sandias and within walking distance of several restaurants

Albuquerque 2121 Osuna NE 14



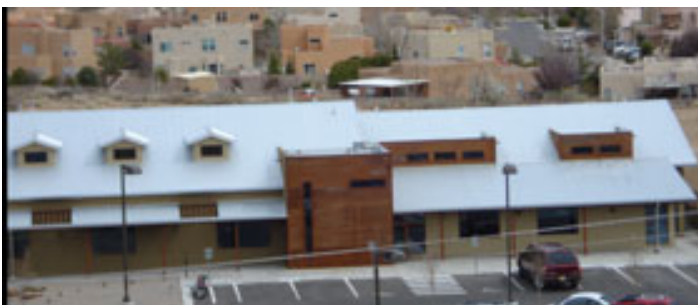
2121 Osuna NE		Sale	
North I-25		Min SF	14,630
\$ / SF Lease		Max SF	14,630
\$ / SF Sale	\$136.36		

\$ / Acre
Keith Bandoni
Karen Hudson

totalPrice \$1,995,000.00

Dense office buildout in a central location. Campus setting with mature trees, single-story. Occupancy available 1st quarter 2009. Excellent access to I-25, located in the North I-25 corridor. Property adjacent to bike path.

Albuquerque 4477 Irving 15



4477 Irving NW		Lease	
West Mesa		Min SF	2,373
\$ / SF Lease		Max SF	3,484
\$ / SF Sale	\$214.98		

\$ / Acre
Keith Bandoni
Martha Carpenter

totalPrice \$749,000.00

Office Condo For Sale. New construction. Class A finishes. Additional attic storage easily accessible. Convenient access to Westside area and Rio Rancho. Class A finishes include: Stained concrete, bullnose corners, upgraded cabinets, huge windows, and a covered patio. Large conference room with granite table, seven offices, break area, and work station.

Albuquerque 3908 Carlisle NE 16



3908 Carlisle NE **Lease**

Northeast Heights
\$ / SF Lease \$10.50
\$ / SF Sale

Min SF
Max SF 4,841

\$ / Acre
Martha Carpenter
Keith Bandoni

MinAcres
MaxAcres

totalPrice

Offers excellent access to I-25 and I-40. Ample parking available in front and back of the building. Building signage available. Excellent stand-alone building. Ideal for single user. Numerous offices, conference rooms, work stations and break room.

Modified Gross

Albuquerque Hope Plaza 17



8650 Alameda NE **Sale**

Far NE Heights
\$ / SF Lease
\$ / SF Sale \$160.00

Min SF 21,500
Max SF 21,500

\$ / Acre
Dave Hill
Keith Bandoni
Martha Carpenter

MinAcres
MaxAcres

totalPrice \$3,440,000.00

Green office building for sale. Freestanding office building. New construction. Ready for interior design & buildout. Building signage available. only 1.7 miles from I-25. Stunning mountain views.

Albuquerque 3846 Masthead NE 18



3846 Masthead NE **Sale**

North I-25
\$ / SF Lease \$17.50
\$ / SF Sale \$225.00

Min SF 2,389
Max SF 2,389

\$ / Acre
Martha Carpenter
Keith Bandoni

MinAcres
MaxAcres

totalPrice \$537,525.00

Located in Masthead Pointe office complex. Elegant, contemporary design. Medical buildout; can be converted for office use. Five offices, four exam rooms, reception area, and break room.

Albuquerque

Del Norte Office Park, Suite 300

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5310 Homestead NE		Sale	
North I-25		Min SF	2,221
\$ / SF Lease		Max SF	2,221
\$ / SF Sale	\$218.82		
		MinAcres	
\$ / Acre		MaxAcres	
Dave Hill			
Keith Bandoni		totalPrice	\$486,000.00

Centrally located office park. Join current occupants - Albuquerque Health Partners & Southwest Integrative Medicine Clinic. Very attractive finishes including water feature, wood floor, glass work, pendant lighting. Superb office for accountant, attorney or other professional office user. All offices have windows. Condo association professionally managed.

Albuquerque

Twohig Office Complex, Suite B

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7441 Alameda Blvd NE		Lease	
Far NE Heights		Min SF	2,670
\$ / SF Lease	\$19.00	Max SF	2,670
\$ / SF Sale			
		MinAcres	
\$ / Acre		MaxAcres	
Keith Bandoni			
Dave Hill		totalPrice	

Office space for lease. New construction to be completed September, 2009. Ready for space planning and tenant build-out. 4.8/1,000 Parking. Excellent views - lots of natural light.

\$19.00/sf Modified Gross. Tenant pays G, E, & J

Albuquerque

8908 Washington NE

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8908 Washington NE		Sale	
North I-25			
			4,800

Building: 4,350 sf Office (16 Private offices, 2 conference rooms, reception area) + 450 sf Storage Room. Drive-in door. j 3-Phase power. Fenced yard
Great location in North I-25 Corridor offering excellent access to I-25 and Albuquerque's Westside