

Albuquerque **McLeod Showroom/Warehouse** **1**



5101 McLeod NE		Sale	
North I-25		Min SF	19,610
\$ / SF Lease		Max SF	19,610
\$ / SF Sale	\$99.44		
		MinAcres	1.16
\$ / Acre		MaxAcres	1.16
Jim Hakeem			
Dave Hill		totalPrice	\$1,950,000.00

Awesome retail showroom/ warehouse in a great NE location off McLeod and San Mateo. 17,000 sf of warehouse and 2,500 showroom/office. Cash to Seller.

Albuquerque **7001 Bluewater NW** **2**



7001 Bluewater NW		Sale	
West Mesa		Min SF	26,885
\$ / SF Lease		Max SF	26,885
\$ / SF Sale	\$89.27		
		MinAcres	2.9
\$ / Acre		MaxAcres	2.9
Dave Hill			
Brett Hills		totalPrice	\$2,400,000.00

Easy access to/from I-40. 20' clear-height ceilings. 480/277 3-phase, 4-wire power. Fully sprinklered. 4 dock-high doors and one grade level ramp. Next to Meridian Business Center. Extra fenced yard space. Existing office space built out. Zone IP.

Albuquerque **Beck Office Systems** **3**



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
\$ / Acre		MaxAcres	2.66
Keith Bandoni			
Dave Hill		totalPrice	

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.

+ NNN

Albuquerque West Bluff Business Center Land 4



Coors Blvd & I-40		Sale	
West Mesa		Min SF	
\$ / SF Lease		Max SF	
\$ / SF Sale	\$12.00		
		MinAcres	5.4
\$ / Acre	522,720	MaxAcres	5.4
Dave Hill			
Karen Hudson		totalPrice	\$2,825,000.00

Vacant land zoned for office/warehouse. Ready for development. Great I-40 visibility. Near Walmart and West Bluff shopping center.

Albuquerque Paseo Business Park - Vacant Land 5



3601 Paseo Del Norte NE		Sale	
North I-25		Min SF	196,891
\$ / SF Lease		Max SF	196,891
\$ / SF Sale	\$10.00		
		MinAcres	4.52
\$ / Acre	436947	MaxAcres	4.52
Dave Hill			
Jim Hakeem		totalPrice	\$1,975,000.00

Great Paseo del Norte visibility with easy access to I-25. Level land site. Utilities to the site. Billboard sign income included. Cash to Seller.

Albuquerque Las Lomitas, Tract 8 6



Jefferson St & Paseo del Norte		Sale	
North I-25		Min SF	
\$ / SF Lease		Max SF	
\$ / SF Sale	\$7.50		
		MinAcres	1.4865
\$ / Acre		MaxAcres	1.4865
Brett Hills			
Dave Hill		totalPrice	\$485,500.00

Best price in North I-25 Corridor! Small, fully developed lot ready to build. All utilities ready to go! Easy access to all parts of the city via Paseo del Norte & I-25. Located off of Paseo del Norte in Las Lomitas Business Park.

Cash to Seller

Albuquerque Journal Center Land 7



Bartlett & Masthead		Sale	
North I-25		Min SF	
\$ / SF Lease		Max SF	
\$ / SF Sale	\$13.50		
		MinAcres	1
		MaxAcres	5
\$ / Acre			
Dave Hill			
Karen Hudson			
	totalPrice		

Five contiguous 1-acre lots available for sale in the Journal Center. Buy all or part. Fully entitled land ready for development. Master-planned subdivision. Centrally located with easy access to I-25 and Paseo del Norte. IP zoning.

Albuquerque Jefferson Green 8



7601 Jefferson NE		Lease	
Journal Center		Min SF	2,000
\$ / SF Lease	\$20.00	Max SF	6,337
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
	totalPrice		

Class A office building in the Journal Center with fantastic views of the Sandias. Third Floor and Ground Floor space available.

Full Service. Gound floor lease \$20.00/sf. Third floor lease: \$22.50/sf

Albuquerque Journal Center Phase II-Journal West 9



3721 Rutledge		Lease	
Journal Center		Min SF	12,188
\$ / SF Lease	\$15.75	Max SF	12,188
\$ / SF Sale	\$190.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
	totalPrice	\$2,316,000.00	

Single-story office flex building-- 12,189 sf still available and for occupancy. Located in Journal Center. Site provides easy access to I-25 and the City. Great back office facility

+NNN

Albuquerque City Place 10



2155 Louisiana Blvd NE		Lease	
Uptown			
\$ / SF Lease	\$20.50	Min SF	2,550
\$ / SF Sale		Max SF	14,509
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
		totalPrice	

Class A building located in the heart of Uptown. Across the street from restaurants, banks and hotels. Available: 3rd Floor - 2,550 sf. 4th Floor - 7,000-14,509 sf. 6th Floor - 3,281 sf. 10th Floor - 3,470 sf. Easy access to I-40 & Uptown services. Recently remodeled lobby.

Full Service

Albuquerque 10501 Research Rd SE - LEASE 11



10501 Research Rd SE		Lease	
SE Heights			
\$ / SF Lease	\$19.50	Min SF	825
\$ / SF Sale		Max SF	825
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
		totalPrice	

For lease - \$19.50/sf/year + janitorial. Located in the Sandia National Labs Science Technology Park just east of the Eubank gate to Kirtland Air Force Base. New construction, built-out and ready for occupancy. Move in tomorrow!

+ janitorial

Albuquerque Louisiana Place 12



1700 Louisiana Blvd NE		Lease	
Uptown			
\$ / SF Lease	\$18.50	Min SF	1,927
\$ / SF Sale		Max SF	12,902
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
		totalPrice	

Convenient Uptown location, close to restaurants and services including easy access to I-40. Great hard-to-find small space in Uptown. Recently remodeled lobby & all common areas

Full Service Gross

Albuquerque

Sedona Pointe, Suite C

13



8224 Louisiana NE		Sale	
Far NE Heights			
\$ / SF Lease	\$15.50	Min SF	1,833
\$ / SF Sale	\$185.00	Max SF	1,833

\$ / Acre
Martha Carpenter
Dave Hill

MinAcres
MaxAcres

totalPrice

\$15.50/sq ft NNN Lease
or \$185.00/sq ft Sale.
Cash to Seller.

Great location in North I-25 corridor with easy access to I-25 and many restaurants. Campus atmosphere. Flexible floor plan. Lease, lease-to-own, or purchase this great office condominium. Cash to Seller.

Albuquerque

Uptown Office

14



8200 Mountain Road		Lease	
Uptown			
\$ / SF Lease	\$13.50	Min SF	1,818
\$ / SF Sale	\$98.00	Max SF	9,482

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

totalPrice \$930,000.00

Lease is Full Service.

Best value in town! Great owner/user opportunity, convenient to Uptown amenities and I-40. Two-story, free standing office building.

Albuquerque

One Towne Centre

15



6121 Indian School Rd NE		Lease	
Uptown			
\$ / SF Lease	\$17.00	Min SF	933
\$ / SF Sale		Max SF	1,485

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

totalPrice

Features: Great value in the Uptown market with strong parking ratio and underground parking. Monument signage available. Central location to the Uptown market; only minutes from ABQ Uptown, Coronado, Winrock and other amenities.

Albuquerque University of Phoenix 16



5130 Masthead		Lease	
Journal Center		Min SF	3,349
\$ / SF Lease	\$20.00	Max SF	3,349
\$ / SF Sale			
		MinAcres	
\$ / Acre		MaxAcres	
Dave Hill			
Karen Hudson			
		totalPrice	

One suite left! Excellent visibility from I-25. 4.5:1,000 parking ratio. Easy access to mass transit, bus and Rail Runner. Located in heart of Journal Center and walking distance to restaurants, banks, and hotels.

\$20.00 Full Service

Albuquerque Jefferson Place North, Building A 17



8801 Jefferson NE		Sale	
North I-25		Min SF	12,000
\$ / SF Lease		Max SF	12,000
\$ / SF Sale	\$175.00		
		MinAcres	
\$ / Acre		MaxAcres	
Dave Hill			
Karen Hudson			
		totalPrice	\$2,100,000.00

Investor Opportunity. 12,999 sf office building for sale. New construction completed in 2006, office space facing Jefferson and easy access to I-25 and the west side. Cash to Seller.

Albuquerque Sedona Pointe 18



8212 Louisiana NE		Lease	
Far NE Heights		Min SF	7,551
\$ / SF Lease	\$16.50	Max SF	7,551
\$ / SF Sale	\$210.00		
		MinAcres	
\$ / Acre		MaxAcres	
Dave Hill			
Martha Carpenter			
		totalPrice	

Fully developed office space in campus atmosphere for sale or lease. Great location in North I-25 corridor with easy access to I-25, and many restaurants. Available February 2010.

**Lease Rate: \$16.50/sf
+NNN. Sale Price:
\$1,585,710.00
(210.00/sf).**

Albuquerque

8080 Academy

19



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			
Dave Hill			
		totalPrice	\$2,795,000.00

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-

Albuquerque

2709 Vassar Place NE

20



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			
Dave Hill			
		totalPrice	\$575,000.00

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

10501 Research Rd SE - SALE

21



10501 Research Rd SE		Sale	
SE Heights		Min SF	12,226
\$ / SF Lease		Max SF	12,226
\$ / SF Sale	\$205.00		
		MinAcres	1.01
		MaxAcres	1.01
\$ / Acre			
Dave Hill			
Keith Bandoni			
		totalPrice	\$2,330,000.00

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.

7.5% CAP / \$189,877 NOI

Albuquerque Jefferson Place North, Building B 22



8801 Jefferson NE		Sale	
North I-25		Min SF	8,423
\$ / SF Lease		Max SF	8,423
\$ / SF Sale	\$212.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
		totalPrice	\$1,786,000.00

Owner/User Opportunity. Contemporary, freestanding, two-story building that is built-out and ready for occupancy. Beautiful interior, great office space including courtyards and balconies. New construction completed in 2006. Easy access to I-25 and west side.

Albuquerque Jefferson Place North Sublease 23



8801 Jefferson NE		Sublease	
North I-25		Min SF	8,423
\$ / SF Lease	\$17.50	Max SF	8,423
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Karen Hudson			
Dave Hill			
		totalPrice	

Freestanding office building for sublease. Contemporary, freestanding, two-story building. Built-out, ready for occupancy with beautiful interior, great office space. Building includes courtyards and balconies. New construction completed in 2006. Easy access to I-25 and Westside.

Master lease expires 9/30/2011

Albuquerque Gold Ave Lofts, Suite 200 24



100 Gold Ave SW		Lease	
Downtown		Min SF	1,255
\$ / SF Lease	\$20.00	Max SF	1,255
\$ / SF Sale	\$239.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
		totalPrice	\$300,000.00

Hard to find Downtown office ready for occupancy. Contemporary build out. Seller will offer lease with option to buy. Ample parking in attached garage. Great location for small office user.

Sale Price: \$300,000 (\$239.00/sf). Lease Rate: \$2,090/month Modified Gross.

Albuquerque

Sedona Pointe, Suite C

25



8208 Louisiana NE		Lease	
Far NE Heights		Min SF	2,716
\$ / SF Lease	\$17.50	Max SF	2,716
\$ / SF Sale		MinAcres	
		MaxAcres	
\$ / Acre		totalPrice	
Martha Carpenter			
Dave Hill			

Located on Louisiana, just north of Paseo del Norte in the highly desirable Paseo del Norte Corridor, Sedona Pointe offers built out, with several offices, ready to occupy. Each suite has its own private restrooms. Close to all amenities such as Kohl's, Starbucks, Flying Star, and several other restaurants.

+ Modified Gross (gas, electrical and janitorial)

Albuquerque

Hope Plaza

26



8650 Alameda NE		Sale	
Far NE Heights		Min SF	21,500
\$ / SF Lease		Max SF	21,500
\$ / SF Sale	\$160.00	MinAcres	
		MaxAcres	
\$ / Acre		totalPrice \$3,440,000.00	
Dave Hill			
Keith Bandoni			
Martha Carpenter			

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

Del Norte Office Park, Suite 300

27



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

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** **28**



7441 Alameda Blvd NE		Lease	
Far NE Heights			
\$ / SF Lease	\$19.00	Min SF	2,670
\$ / SF Sale		Max SF	2,670

\$ / Acre
Keith Bandoni
Dave Hill

MinAcres
MaxAcres

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 **Plaza North @ Journal Center** **29**



5160 San Francisco NE		Lease	
Journal Center			
\$ / SF Lease	\$14.50	Min SF	3,149
\$ / SF Sale	\$215.00	Max SF	3,149

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

totalPrice

Suite has reception area, offices, conference room and break area. Suite signage available. Beautiful office building offering excellent access to I-25, restaurants, hotels and services in Jefferson Center and the North I-25 Corridor

+NNN

Albuquerque **Sedona Pointe Sale** **30**



8200 Louisiana NE		Lease	
Far NE Heights			
\$ / SF Lease	\$14.50	Min SF	4,011
\$ / SF Sale	\$215.00	Max SF	4,011

\$ / Acre
Keith Bandoni
Martha Carpenter
Dave Hill

MinAcres
MaxAcres

totalPrice **\$862,000.00**

Office condominium for sale or lease. Freestanding building. Highly functional floor plan. Suite signage available. Rapidly growing Far Northeast area. Beautiful office building offering excellent access to I-25, restaurants, hotels and services in Journal Center and the North I-25 Corridor.

Lease Rate: \$14.50
+NNN

Rio Rancho

Colores de Cabezón

31



2401 Cabezón Lease

\$ / SF Lease	\$15.00	Min SF	2,000
\$ / SF Sale		Max SF	7,500

\$ / Acre
Martha Carpenter
Dave Hill

MinAcres
MaxAcres

totalPrice

Starting at \$15.00 sq ft lease

Colorful business condos ranging in size from 2,000 sf to 7,500 sf. Excellent access from Unser, Southern Blvd. or Golf Course Blvd.