

Albuquerque West Bluff Business Center Land 1



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 Journal Center Land 2



Bartlett & Masthead		Sale	
North I-25		Min SF	
\$ / SF Lease		Max SF	
\$ / SF Sale	\$13.50		
		MinAcres	1
\$ / Acre		MaxAcres	5
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 Paseo Nuevo Office Complex 3



8220 San Pedro NE		Lease	
North I-25		Min SF	2,000
\$ / SF Lease	\$22.50	Max SF	17,352
\$ / SF Sale			
		MinAcres	
\$ / Acre		MaxAcres	
Martha Carpenter			
Keith Bandoni			
Karen Hudson		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

Jefferson Green

4



7601 Jefferson NE		Lease	
Journal Center			
\$ / SF Lease	\$20.00	Min SF	2,000
\$ / SF Sale		Max SF	6,337

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

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

5



3721 Rutledge		Lease	
Journal Center			
\$ / SF Lease	\$15.75	Min SF	12,188
\$ / SF Sale	\$190.00	Max SF	12,188

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

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

6



2155 Louisiana Blvd NE		Lease	
Uptown			
\$ / SF Lease	\$20.50	Min SF	2,550
\$ / SF Sale		Max SF	14,509

\$ / Acre
Dave Hill
Karen Hudson

MinAcres
MaxAcres

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 7



10501 Research Rd SE		Lease	
SE Heights		Min SF	825
\$ / SF Lease	\$19.50	Max SF	825
\$ / SF Sale			
		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 8



1700 Louisiana Blvd NE		Lease	
Uptown		Min SF	1,927
\$ / SF Lease	\$18.50	Max SF	12,902
\$ / SF Sale			
		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 Uptown Office 9



8200 Mountain Road		Lease	
Uptown		Min SF	1,818
\$ / SF Lease	\$13.50	Max SF	9,482
\$ / SF Sale	\$98.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson		totalPrice	\$930,000.00

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

Lease is Full Service.

Albuquerque One Towne Centre 10



6121 Indian School Rd NE		Lease	
Uptown		Min SF	933
\$ / SF Lease	\$17.00	Max SF	1,485
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Karen Hudson			
		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 11



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

\$20.00 Full Service

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.

Albuquerque Headline Pointe 12



7850 Jefferson NE		Lease	
Journal Center		Min SF	9,000
\$ / SF Lease	\$16.50	Max SF	19,581
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Keith Bandoni			
Martha Carpenter			
Karen Hudson			
		totalPrice	

Full-Service

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

Albuquerque Jefferson Place North, Building A 13



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 Jefferson Place North, Building B 14



8801 Jefferson NE		Sale	
North I-25		Min SF	8,423
\$ / SF Lease		Max SF	8,423
\$ / SF Sale	\$212.00		
		MinAcres	
\$ / Acre		MaxAcres	
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 2121 Osuna NE 15



2121 Osuna NE		Sale	
North I-25		Min SF	14,630
\$ / SF Lease		Max SF	14,630
\$ / SF Sale	\$136.36		
		MinAcres	1.62
\$ / Acre		MaxAcres	1.62
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 Jefferson Place North Sublease 16



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 6801 Jefferson NE SALE 17



6801 Jefferson NE		Sale	
North I-25		Min SF	862
\$ / SF Lease	\$14.50	Max SF	11,708
\$ / SF Sale	\$199.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Martha Carpenter			
Karen Hudson			
		totalPrice	

Single story contemporary office buildings for sale in the North I-25 corridor near Journal Center. 5,854 sf to 11,708 sf available. Flexible floor plates in warm shell condition ready for your design buildout. Great curb appeal and visibility. EXCELLENT access to I-25 and plenty of visibility from Jefferson Street. Contemporary common areas. Building and monument signage available.

14.50 + NNN for lease rate

Albuquerque Hope Plaza 18



8650 Alameda NE		Sale	
Far NE Heights		Min SF	21,500
\$ / SF Lease		Max SF	21,500
\$ / SF Sale	\$160.00		
		MinAcres	
		MaxAcres	
\$ / Acre			
Dave Hill			
Keith Bandoni			
Martha Carpenter			
		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 2400 Wellesley NE 19



2400 Wellesley NE		Sale	
North I-25		Min SF	58,500
\$ / SF Lease		Max SF	58,500
\$ / SF Sale	\$68.29		
		MinAcres	2.44
\$ / Acre		MaxAcres	2.44
Karen Hudson			
		totalPrice	\$3,999,000.00

Located in the heart of Albuquerque, with easy access to all parts of the City and easy access to I-40. Numerous, large windows. Within walking distance of City bus lines and restaurants. Built-out with large conference room, data control room, private offices, and large open space plan. Break room with outdoor patio

Albuquerque Plaza North @ Journal Center 20



5160 San Francisco NE		Lease	
Journal Center		Min SF	3,149
\$ / SF Lease	\$14.50	Max SF	3,149
\$ / SF Sale	\$215.00		
		MinAcres	
\$ / Acre		MaxAcres	
Dave Hill			
Karen Hudson		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 Aperture Center 21



5700 University West Blvd SE		Lease	
Mesa del Sol		Min SF	2,000
\$ / SF Lease	\$21.00	Max SF	53,210
\$ / SF Sale			
		MinAcres	
\$ / Acre		MaxAcres	
Martha Carpenter			
Karen Hudson		totalPrice	
Trudy Jones			

Location Highlights: 5 minutes from Albuquerque Int'l Sunport. 10 minutes from downtown Albuquerque and UNM. Near intersection of I-25 and I-40. Designed by Antoine Predock, Aperture Center offers stunning views and unique opportunities in office and retail. 1,100 platted home sites. Planned community swimming pool, gymnasium, restaurants, coffee shops, a dry cleaner and more. Bicycle storage as well as showers/ dressing rooms on ea floor.

Rio Rancho 28th Street Land 22



1018-1030 28th Street SE		Lease	
\$ / SF Lease	\$10.00	Min SF	
\$ / SF Sale		Max SF	
\$ / Acre		MinAcres	1.96
		MaxAcres	1.96
Karen Hudson		totalPrice	\$853,780.00

All utilities to property. 7 contiguous parcels for development off Southern & 28th Street between Unser & Golf Course. Direct access to Cabezon.

Price is \$435,600/acre

Rio Rancho 2103 Golf Course SE 23



2103 Golf Course SE			
\$ / SF Lease		Min SF	
\$ / SF Sale	\$9.25	Max SF	
\$ / Acre		MinAcres	0.46
		MaxAcres	0.46
Karen Hudson		totalPrice	

Small, vacant Rio Rancho land parcel for sale. Approximately 0.47 Acres located at the SWC of Golf Course Road and 21st Street in Rio Rancho. Utilities to property. Great visibility. Excellent site for small user. Close proximity to new Presbyterian Hospital, scheduled to start construction Summer 2009.

Rio Rancho 2011 Golf Course SE 24



2011 Golf Course SE			
\$ / SF Lease		Min SF	
\$ / SF Sale	\$9.25	Max SF	
\$ / Acre		MinAcres	.041
		MaxAcres	0.41
Karen Hudson		totalPrice	

Vacant land for sale near Cabezon Communities & Westside Blvd. Westside Blvd will extend from NM 528 to Unser Blvd. Close proximity to new Presbyterian Hospital, scheduled to start construction Summer 2009.

Rio Rancho

Southern Blvd Office Bldg

25



3900 Southern Boulevard SE Lease

\$ / SF Lease	\$19.50	Min SF	1,000
\$ / SF Sale		Max SF	31,680

\$ / Acre
Karen Hudson
Martha Carpenter

MinAcres
MaxAcres

totalPrice

Full Service

Two-story building completely refurbished in a superb location at Hwy 528 and Southern Blvd. Great opportunity for Rio Rancho business: close to all amenities: Walgreens, Target, Presbyterian Urgent Care, etc. Several restaurants and banks nearby.