

Albuquerque

3009 Aztec NE

1



3009 Aztec NE		Lease	
North I-25		Min SF	2,106
\$ / SF Lease	\$6.50	Max SF	2,106
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Trudy Jones			
		totalPrice	

2,106 SF total - 506 SF in Office. 14' Clear height in warehouse. One dock high door. Excellent North I-25 location! New combo refrigerated air/heat in office area.

\$6.50/sf G, E, & J

Albuquerque

3411 Bryn Mawr

2



3411 Bryn Mawr NE		Lease	
North I-25		Min SF	3,026
\$ / SF Lease	\$6.50	Max SF	3,026
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Trudy Jones			
		totalPrice	

3,026 SF total - 575 SF in Office. One dock high door. 3-Phase power. 14' Clear height in warehouse. Attractive office space. Excellent North I-25 location! Directly off Comanche off-ramp!

\$6.50/sf G, E, & J

Albuquerque

3425 Bryn Mawr NE

3



3425 Bryn Mawr NE		Lease	
North I-25		Min SF	3,542
\$ / SF Lease	\$6.50	Max SF	3,524
\$ / SF Sale			
		MinAcres	
		MaxAcres	
\$ / Acre			
Trudy Jones			
		totalPrice	

3,524 SF total - 605 SF in Office. One dock high door. 3-Phase power. 14' Clear height. Direct access to Comanche Rd on-ramp!

\$6.50/sf G, E, & J

Albuquerque

120 Vassar Dr SE

4



120 Vassar Dr SE		Lease	
University		Min SF	12,380
\$ / SF Lease	\$9.70	Max SF	12,380
\$ / SF Sale	\$96.93		
		MinAcres	.652
\$ / Acre		MaxAcres	.652
John Henderson			
Trudy Jones			
		totalPrice	\$1,200,000.00

Office building on .65 acres. 1 Block from UNM! Ideal for architects, engineers, charter schools, etc. Proximity to Nob Hill. Priced well below replacement!

\$9.70+ NNN. CAP Rate 8.40% at List Price

Albuquerque

1600 San Pedro NE

5



1600 San Pedro NE		Lease	
Uptown		Min SF	2,379
\$ / SF Lease	\$10.50	Max SF	2,379
\$ / SF Sale			
		MinAcres	.21921682
\$ / Acre		MaxAcres	.22
D'Nette Wood			
Trudy Jones			
		totalPrice	

Located near Uptown and available immediately. Signage available and great parking, too!

Tenant pays utilities and interior maintenance only

Albuquerque

7500 Montgomery

6



7500 Montgomery Blvd NE		Lease	
Far NE Heights		Min SF	11,323
\$ / SF Lease	\$14.50	Max SF	11,323
\$ / SF Sale			
		MinAcres	1.453
\$ / Acre		MaxAcres	1.453
Trudy Jones			
		totalPrice	

Freestanding building, with newly renovated exterior that includes updated facade and additional windows offering incredible views of the Sandias.

- Fronts on Montgomery Blvd., west of Pennsylvania with excellent building signage .Great Northeast Heights location only 3.2 miles from I-25 and on the City bus route.

+NNN

Albuquerque 2305 Renard SE 7



2305 Renard Place SE Lease

Airport		Min SF	1,047
\$ / SF Lease	\$13.50	Max SF	24,445
\$ / SF Sale	\$85.91		

	MinAcres	1.67
	MaxAcres	1.68

\$ / Acre
John Henderson
Trudy Jones

totalPrice \$2,100,000.00

95.7% Occupied. Only 6 suites. 133 Parking spaces on-site (5.3:1,000 parking ratio). Great Location, Good Condition!

Sale Price: \$2,100,000
 (\$85.91/SF) 8.44% CAP
 Rate
 Lease Price: \$13.50/SF
 Full Service

Albuquerque 4601 Columbine NE 8



4601 Columbine NE Lease

Airport		Min SF	2,046
\$ / SF Lease	\$17.00	Max SF	2,046
\$ / SF Sale			

	MinAcres	1.0718
	MaxAcres	1.0718

\$ / Acre
Trudy Jones

totalPrice

Available immediately! Video surveillance. Badge access system. Lease rate includes telephone and computer wiring. Telephone equipment available. Building signage. Shared kitchen. Shared conference room.

Albuquerque Leslie Plaza 9



5600 Eubank NE Lease

Far NE Heights		Min SF	822
\$ / SF Lease	\$23.00	Max SF	2,500
\$ / SF Sale			

	MinAcres	
	MaxAcres	

\$ / Acre
Trudy Jones
Martha Carpenter

totalPrice

Suites from 822 to 2,500 RSF available. Total building size: 20,000 RSF. Brand-new two-story office building at lighted intersection of Eubank and Layton offering fabulous Sandia Mountain views. Features: Covered parking, shared building conference room at no charge.

Full Service

Albuquerque 2900 Louisiana NE 10



2900 Louisiana NE		Lease	
Northeast Heights			
\$ / SF Lease	\$14.00	Min SF	138
\$ / SF Sale		Max SF	2,984
\$ / Acre		MinAcres	
Trudy Jones		MaxAcres	
Martha Carpenter		totalPrice	

Great Uptown location! (SEC Louisiana & Candelaria) -Security Patrol (evenings) . DSL available to both buildings Signage also available.
 South Building: Suites from 138 Rsf to 2,984 Rsf
 North Building: 1,541 SF Available

Full Service

Albuquerque Tanoan Office Plaza 11



10400 Academy NE		Lease	
Far NE Heights			
\$ / SF Lease	\$19.00	Min SF	1,631
\$ / SF Sale		Max SF	2,879
\$ / Acre		MinAcres	
Trudy Jones		MaxAcres	
Martha Carpenter		totalPrice	

Awarded the 2009 Energy Star certificate as being one of the most energy-efficient buildings in the country. Stunning mesa and mountain views. 3-story office building located at the corner of Eubank and Academy. Multiple suites available.

Full Service

Albuquerque Conejos Office Park 12



6700 Jefferson NE		Lease	
North I-25			
\$ / SF Lease	\$16.50	Min SF	8,872
\$ / SF Sale		Max SF	8,872
\$ / Acre		MinAcres	
Trudy Jones		MaxAcres	
Martha Carpenter		totalPrice	

Located just south of the Journal Center on the corner of Jefferson and Osuna. Easy access to I-25.
 Great curb appeal and visibility
 Building and monument signage available. Convenient to both USPS and FedEx offices.

+NNN

Albuquerque 4601 Columbine NE 13



4601 Columbine NE		Lease	
North I-25		Min SF	2,046
\$ / SF Lease	\$17.00	Max SF	2,046
\$ / SF Sale		MinAcres	1.0718
		MaxAcres	1.0718
\$ / Acre			
Trudy Jones			
		totalPrice	

Available immediately! Video surveillance. Badge access system. Lease rate includes telephone and computer wiring. Telephone equipment available. Building signage. Shared kitchen. Shared conference room.

Albuquerque Aperture Center 14



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

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,

Albuquerque Broadbent Business Park - Suite A 15



1001 Menaul NE		Lease	
North I-25		Min SF	10,914
\$ / SF Lease	\$11.00	Max SF	10,914
\$ / SF Sale		MinAcres	
		MaxAcres	
\$ / Acre			
Trudy Jones			
Martha Carpenter		totalPrice	

Located minutes from I-25 and I-40, this centrally located property also has a fenced back yard with fiber optics in place. Parking is 3:1,000 with reciprocal parking available. Zoned M-1

+ NNN

Albuquerque 2105 Aztec Rd 16



2105 Aztec Rd. NE		Lease	
North I-25		Min SF	6,000
\$ / SF Lease	\$7.00	Max SF	12,000
\$ / SF Sale			
		MinAcres	
\$ / Acre		MaxAcres	
Trudy Jones			
		totalPrice	

Two buildings, 12,000 SF each. Can be divided as small as 6,000 SF. 18' Clear height. Fenced yard. Great access to I-25.

Albuquerque Copeland's Restaurant Building 17



10051 Coors Blvd. NW		Sale	
Cottonwood		Min SF	7,775
\$ / SF Lease		Max SF	7,775
\$ / SF Sale			
		MinAcres	2.66
\$ / Acre		MaxAcres	2.66
Trudy Jones			
John Henderson		totalPrice	\$2,800,000.00

Full-service restaurant in a great location on the Albuquerque's West Side adjacent Cottonwood Mall. Built in 2001, on 2.66 acres, Copeland's is in excellent condition and has abundant parking with 98 parking spaces. FF&E: Not Included.

Cash to Seller

Bernalillo 560 S. Camino del Pueblo 18



560 S. Camino del Pueblo		Sale	
		Min SF	15,472
\$ / SF Lease		Max SF	15,472
\$ / SF Sale	\$89.84		
		MinAcres	1
\$ / Acre		MaxAcres	1.5
John Henderson			
Trudy Jones		totalPrice	\$1,390,000.00

Office Building and Adjacent 1-AC Lot For Sale. 3-Phase (600 Amps/240V). Situated on 1.5 acres (pending replat). Only 12 years new! 68 parks (4.4:1,000). Excellent condition. Proximity to Railrunner Depot. 1/2 Mile south of Hwy 550.