

# Abq Metro Multi-Tenant Commercial Market

Availability	Survey	5-Year Avg
Rent Per SF	\$12.06	\$11.75
Vacancy Rate	9.4%	13.2%
Vacant SF	5,363,241	7,538,759
Availability Rate	12.1%	15.6%
Available SF	6,958,958	8,887,866
Sublet SF	161,645	293,439
Months on Market	13.9	21.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,625	1,616
Existing SF	57,343,987	56,973,107
12 Mo. Const. Starts	18,000	109,104
Under Construction	0	69,501
12 Mo. Deliveries	123,326	121,226

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,490,865	734,540
12 Mo. Leasing SF	3,310,101	2,520,538

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$57	\$77
Asking Price Per SF	\$123	\$119
Sales Volume (Mil.)	\$51	\$101
Cap Rate	8.7%	8.1%

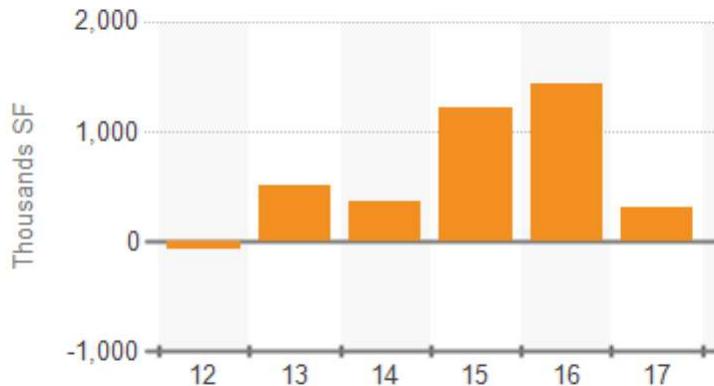
### Vacancy Rate



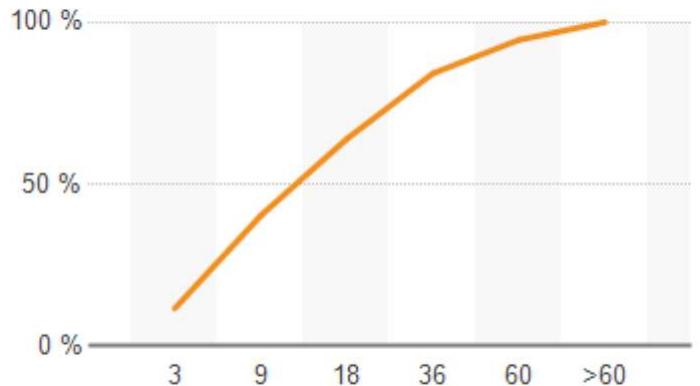
### Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



# Abq Metro Multi-Tenant Commercial 75k+

Availability	Survey	5-Year Avg
Rent Per SF	\$12.61	\$12.40
Vacancy Rate	11.0%	15.6%
Vacant SF	2,461,661	3,472,504
Availability Rate	13.5%	17.3%
Available SF	3,031,646	3,873,321
Sublet SF	72,928	125,543
Months on Market	21.4	26.1

Inventory	Survey	5-Year Avg
Existing Buildings	144	143
Existing SF	22,428,522	22,315,814
12 Mo. Const. Starts	0	72,480
Under Construction	0	36,240
12 Mo. Deliveries	0	93,189

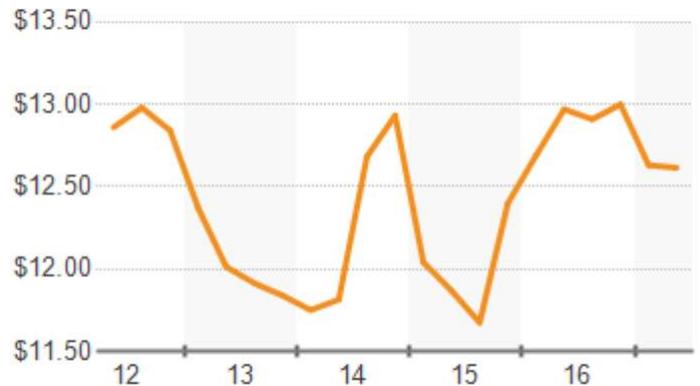
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	696,002	251,184
12 Mo. Leasing SF	1,243,281	1,074,554

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$19	\$65
Asking Price Per SF	\$90	\$96
Sales Volume (Mil.)	\$7.9	\$43
Cap Rate	7.2%	7.6%

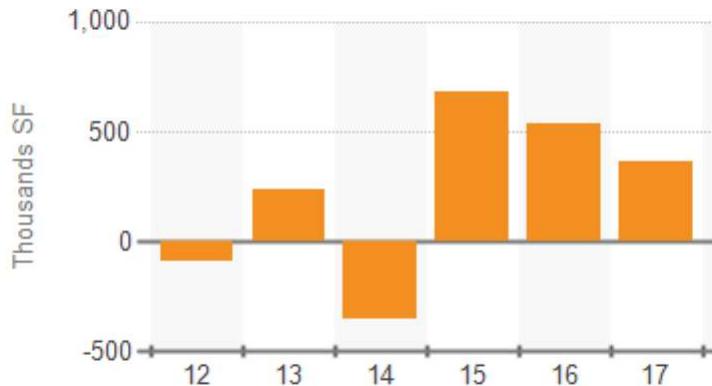
### Vacancy Rate



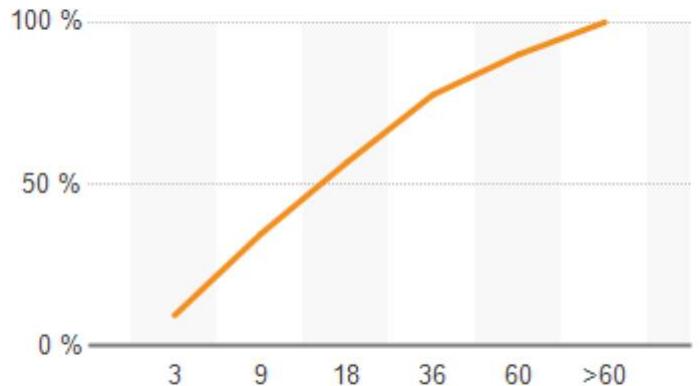
### Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



# Office - Abq Metro Multi-Tenant

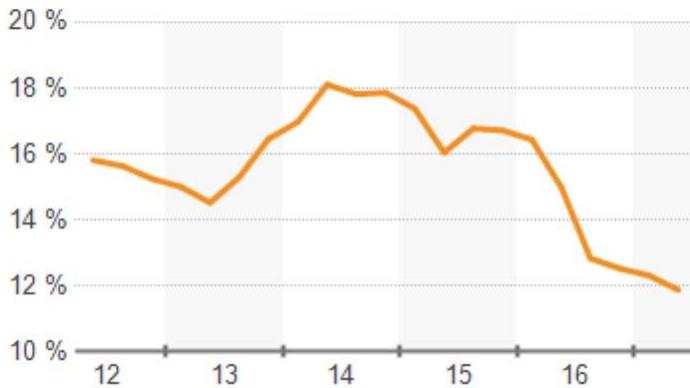
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$16.06	\$15.61
Vacancy Rate	11.9%	15.7%
Vacant SF	2,358,523	3,114,470
Availability Rate	14.7%	18.5%
Available SF	2,914,450	3,671,647
Sublet SF	22,754	165,286
Months on Market	14.2	22.3

Inventory	Survey	5-Year Avg
Existing Buildings	545	542
Existing SF	19,870,745	19,812,360
12 Mo. Const. Starts	18,000	19,333
Under Construction	0	13,553
12 Mo. Deliveries	35,753	22,958

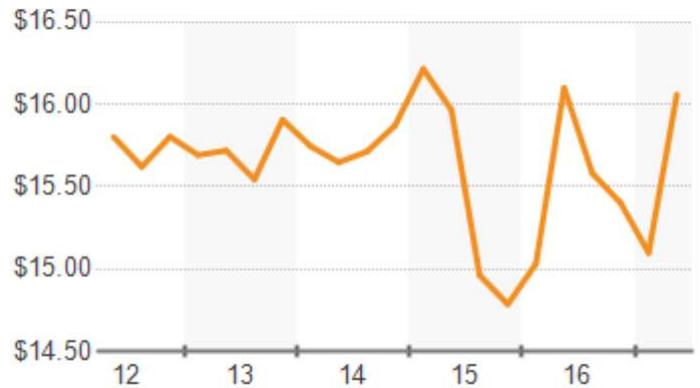
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	935,642	146,846
12 Mo. Leasing SF	1,235,861	847,122

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$31	\$63
Asking Price Per SF	\$114	\$109
Sales Volume (Mil.)	\$14	\$45
Cap Rate	-	8.2%

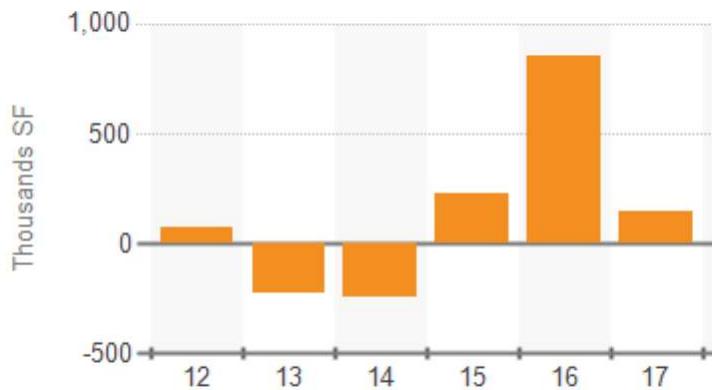
Vacancy Rate



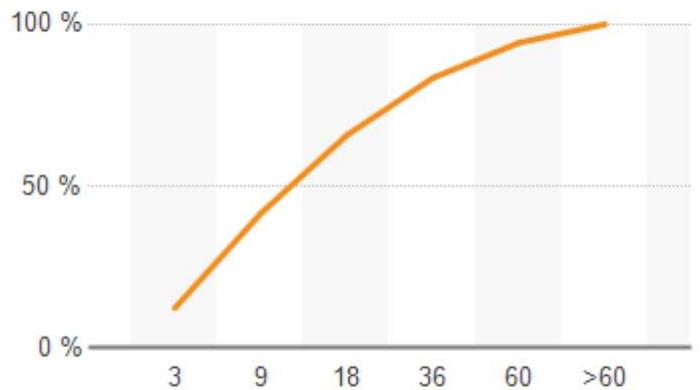
Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



## Office - Abq Metro Multi-Tenant over 75k

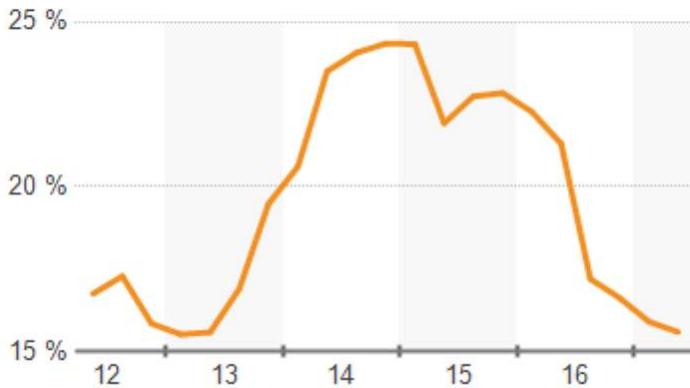
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$17.32	\$17.15
Vacancy Rate	15.6%	19.8%
Vacant SF	1,300,128	1,647,716
Availability Rate	18.2%	22.8%
Available SF	1,521,467	1,902,417
Sublet SF	5,728	102,461
Months on Market	24.0	28.0

Inventory	Survey	5-Year Avg
Existing Buildings	51	51
Existing SF	8,342,315	8,339,707
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	557,808	7,725
12 Mo. Leasing SF	497,443	383,193

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$16	\$59
Asking Price Per SF	\$65	\$62
Sales Volume (Mil.)	\$5.2	\$24
Cap Rate	-	6.8%

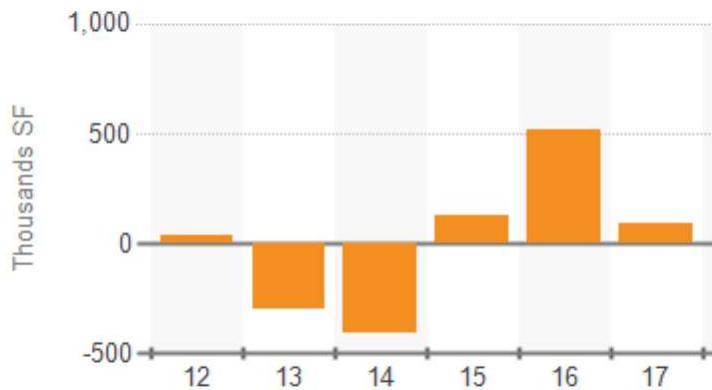
### Vacancy Rate



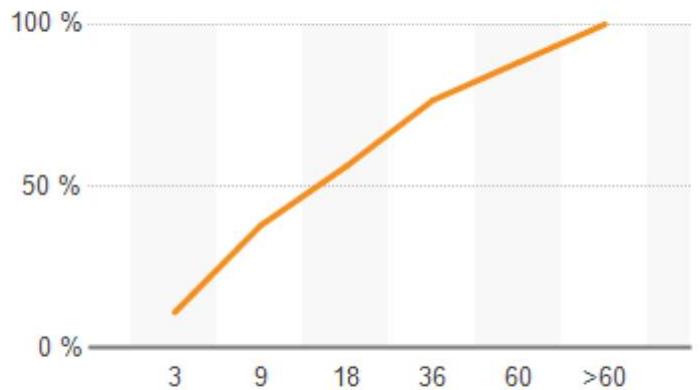
### Gross Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



# Industrial - Abq Metro

Availability	Survey	5-Year Avg
Rent Per SF	\$7.29	\$6.25
Vacancy Rate	3.6%	6.6%
Vacant SF	1,621,179	2,923,202
Availability Rate	6.0%	8.3%
Available SF	2,703,273	3,702,401
Sublet SF	177,140	123,812
Months on Market	10.8	18.8

Inventory	Survey	5-Year Avg
Existing Buildings	1,172	1,168
Existing SF	44,956,104	44,649,920
12 Mo. Const. Starts	0	135,297
Under Construction	0	127,561
12 Mo. Deliveries	42,510	152,552

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	525,219	476,268
12 Mo. Leasing SF	1,319,384	1,278,029

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$62	\$58
Asking Price Per SF	\$104	\$97
Sales Volume (Mil.)	\$46	\$31
Cap Rate	7.8%	8.3%

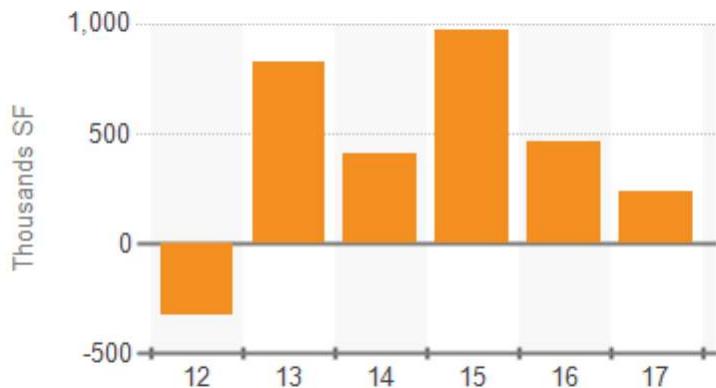
Vacancy Rate



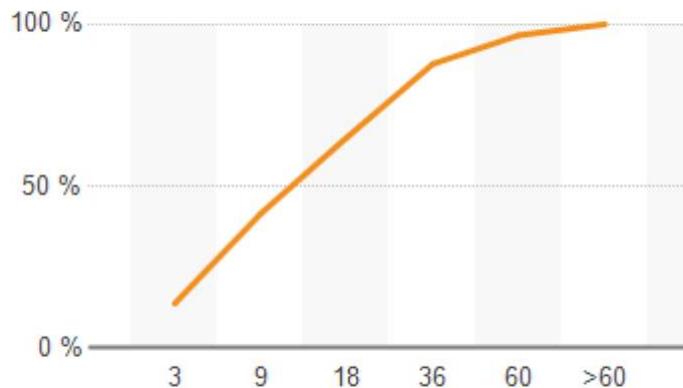
Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



## Industrial - Abq Metro 75k+

Availability	Survey	5-Year Avg
Rent Per SF	\$6.14	\$6.13
Vacancy Rate	2.6%	5.7%
Vacant SF	479,074	1,058,193
Availability Rate	4.6%	6.3%
Available SF	865,019	1,165,061
Sublet SF	65,600	17,760
Months on Market	11.0	21.2

Inventory	Survey	5-Year Avg
Existing Buildings	90	89
Existing SF	18,750,818	18,543,801
12 Mo. Const. Starts	0	99,205
Under Construction	0	105,055
12 Mo. Deliveries	0	132,274

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	296,021	187,397
12 Mo. Leasing SF	464,674	505,599

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$71	\$52
Asking Price Per SF	\$91	\$91
Sales Volume (Mil.)	\$25	\$9.3
Cap Rate	6.6%	7.8%

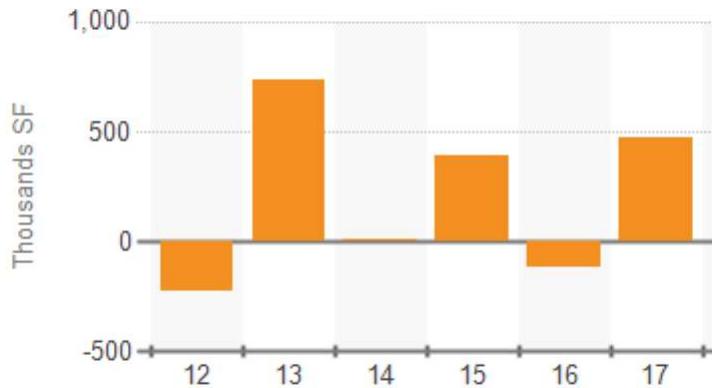
### Vacancy Rate



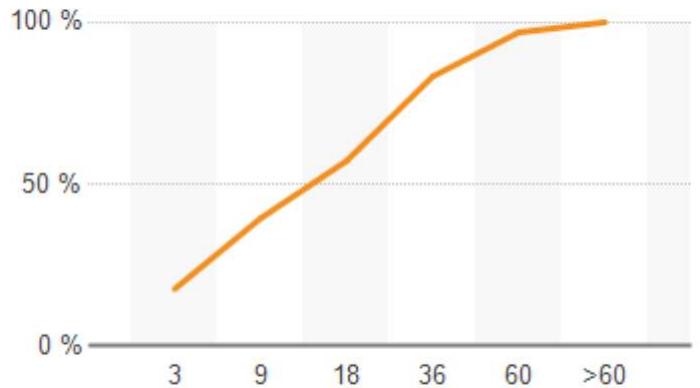
### Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



## Retail - Abq Metro Mult-Tenant Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$13.71	\$12.95
Vacancy Rate	7.8%	10.2%
Vacant SF	1,682,581	2,174,767
Availability Rate	10.5%	11.8%
Available SF	2,267,448	2,521,646
Sublet SF	17,741	46,671
Months on Market	14.1	21.2

Inventory	Survey	5-Year Avg
Existing Buildings	596	590
Existing SF	21,552,501	21,239,171
12 Mo. Const. Starts	0	90,737
Under Construction	0	56,626
12 Mo. Deliveries	87,573	100,819

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	258,460	294,074
12 Mo. Leasing SF	854,729	680,187

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$176	\$129
Asking Price Per SF	\$150	\$147
Sales Volume (Mil.)	\$25	\$42
Cap Rate	9.9%	8.0%

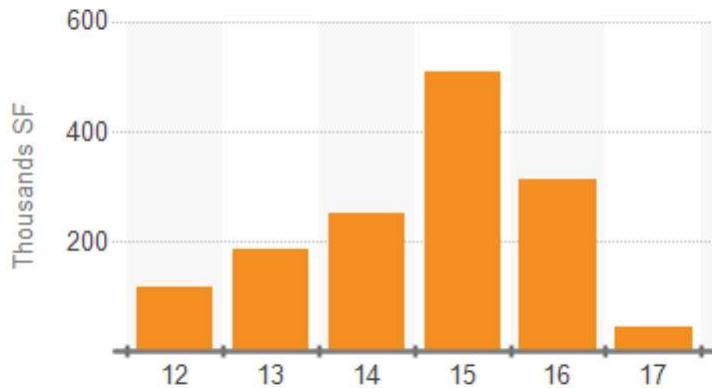
### Vacancy Rate



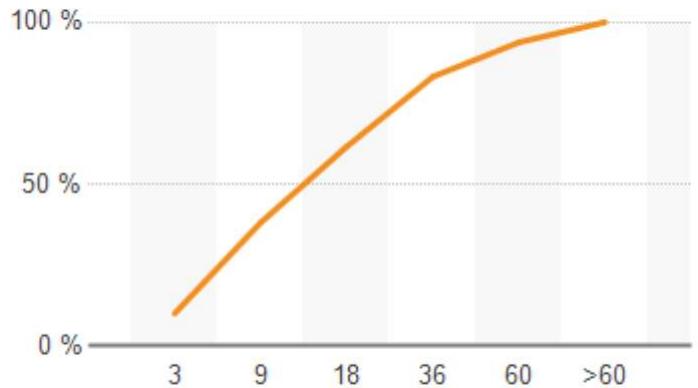
### NNN Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



## Retail - Abq Metro 75k+

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$13.25	\$11.69
Vacancy Rate	5.2%	7.1%
Vacant SF	682,459	922,672
Availability Rate	6.2%	7.8%
Available SF	825,640	1,012,033
Sublet SF	1,600	8,657
Months on Market	18.8	24.8

Inventory	Survey	5-Year Avg
Existing Buildings	95	93
Existing SF	13,232,921	13,017,075
12 Mo. Const. Starts	117,496	124,701
Under Construction	0	49,295
12 Mo. Deliveries	117,496	160,330

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	207,685	137,773
12 Mo. Leasing SF	281,164	271,673

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	\$109
Asking Price Per SF	\$160	\$166
Sales Volume (Mil.)	\$0.0	\$18
Cap Rate	-	7.2%

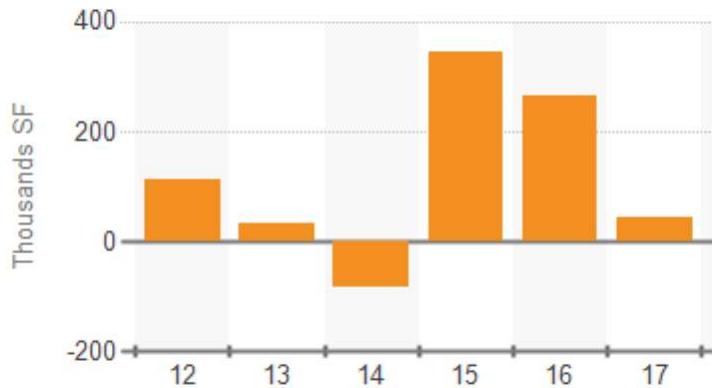
### Vacancy Rate



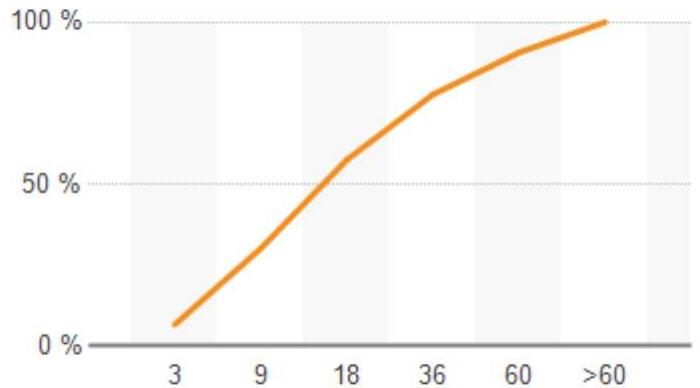
### NNN Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months



## List of Available Large, Functional Buildings

Building Name	Address	Total Square Feet	Vacant Square Feet	Price	Price Per Square Foot	Comments
Aputure Center	5700 University	81,095	81,095			
First Plaza	200 3rd Street NW	323,000	147,001	\$ 13,000,000.00	\$ 40.25	Currently in negotiations with Bernalillo County. Available space primarily open design. Will require parking structure on adjacent included land
1601 Commercial St NE	1601 Commercial St NE	83,016	75,158			
Carpenters Training Center	3900 Pan American	160,000	Negotiable	Negotiable		Building was constructed for Carpenters Training Center. Building is significantly under utilized and Owner needs to lease out a substantial portion or sell the property
Express Scripts	4500 Alexander	100,346	71,211	\$ 7,950,000.00	\$ 79.23	Express Scripts occupies 35k w/ 3 yrs remaining. Site is expandable
Indian Health Services	5300 Homestead Rd NE	64,744	64,744	\$ 5,400,000.00	\$ 83.41	3 story building that does not have expansion capabilities
NorthPointe 25	9201 Pan American Fwy	275,000	275,000	\$ 20,000,000.00	\$ 72.73	Price is on an "as-is" basis. Seller estimates it will take another 18 million to build out for an office user.
Pinetree	4501-4801 Indian School Rd NW	203,223	89,871	\$ 8,000,000.00	\$ 39.37	Project is 40% occupied with all existing leases expiring at various intervals over the next 3 years with t longer term tenants.
Albuquerque Office Complex	Buena Vista and Randolph	326080	326,080	\$ 8,400,000.00	\$ 25.76	Current owner purchased the property for \$6 million. Assuming they would sell if they could double their money
Gibson Medical Center	5400 Gibson Blvd SE	559,045	134,968	\$ 16,000,000.00		



PREPARED FOR:

Architectural Research  
Consultants

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# For Lease - Large Office Buildings

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6/7/2017

PREPARED BY:

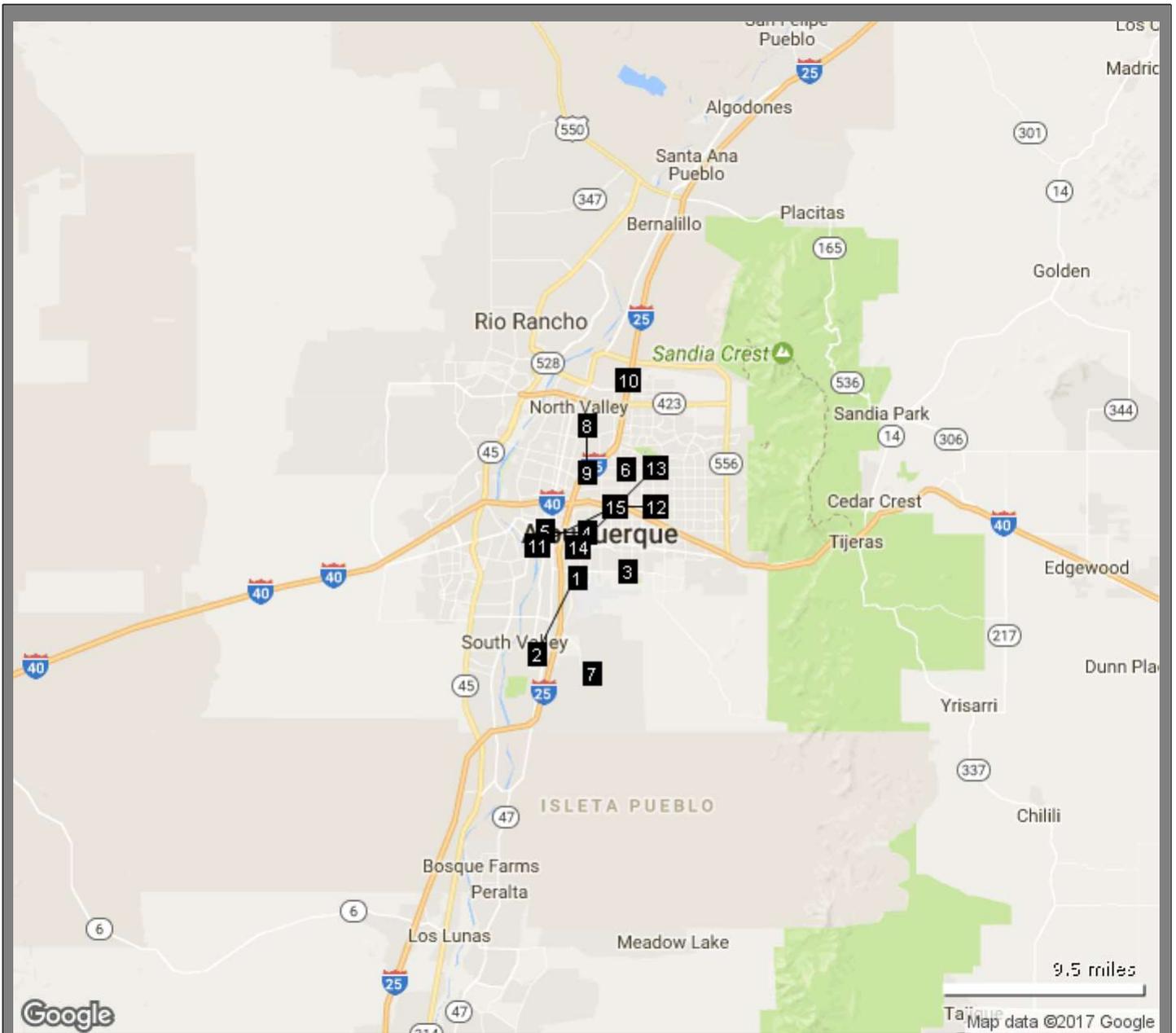
**CBRE**

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	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	2501 Buena Vista SE	Albuquerque	Class B Office/Medical	72,977 SF	72,977 SF	\$5.50
2	2301 Buena Vista Dr SE	Albuquerque	Class B Office/Medical	161,040 SF	145,377 SF	\$6.50
3	5400 Gibson Blvd SE	Albuquerque	Class B Office/Medical	559,054 SF	134,968 SF	\$9.00-\$15.00
4	200 3rd St NW	Albuquerque	Class B Office	323,000 SF	144,292 SF	\$14.50-\$17.50
5	400 Tijeras Ave NW	Albuquerque	Class A Office	420,290 SF	135,236 SF	\$15.00-\$19.00
6	5300 Homestead Rd NE	Albuquerque	Class B Office	64,744 SF	64,000 SF	For Sale Only
7	5700 W University Blvd SE	Albuquerque	Class A Office	80,195 SF	70,615 SF	\$15.50
8	4500 Alexander Blvd NE	Albuquerque	Class B Flex/(Neighborhood Center)	103,808 SF	71,211 SF	\$7.75-\$12.50
9	3900 Pan American Fwy NE	Albuquerque	Class B Office	160,000 SF	22,388 SF	\$17.50

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
10	9201 S Pan American Fwy NE	Albuquerque	Class B Industrial/Manufacturing	502,614 SF	0 SF	-
11	4665 Indian School Rd NE	Albuquerque	Class B Office	32,724 SF	16,238 SF	\$13.25
12	4725 Indian School Rd NE	Albuquerque	Retail/Freestanding	8,193 SF	1,278 SF	\$13.25
13	4775 Indian School Rd NE	Albuquerque	Class B Office	62,647 SF	14,649 SF	\$13.25
14	4801 Indian School Rd NE	Albuquerque	Class B Office	54,079 SF	21,143 SF	\$13.25
15	4501 Indian School Rd NE	Albuquerque	Class C Office	62,066 SF	52,577 SF	\$13.25



**2501 Buena Vista SE**  
**Sandia Vista**  
**Albuquerque, NM 87106**  
**Bernalillo County**  
**Albuquerque Int'l Airport,**  
**close to UNM, T-VI, I-2**

Building Type: Class B Office/Medical  
 Status: Built 1983, Renov 1998  
 Building Size: 72,977 SF  
 Typical Floor Size: 18,244 SF  
 Stories: 4  
 Expenses: 2011 Tax @ \$2.37/sf  
 Parking: 237 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Space Avail: 72,977 SF  
 Max Contig: 72,977 SF  
 Smallest Space: 11,060 SF  
 Rent/SF/Yr: \$5.50  
 % Leased: 0%



**2301 Buena Vista Dr SE**  
**Albuquerque, NM 87106**  
**Bernalillo County**

Building Type: Class B Office/Medical  
 Status: Built 1988  
 Building Size: 161,040 SF  
 Typical Floor Size: 53,680 SF  
 Stories: 3  
 Expenses: 2011 Tax @ \$1.07/sf  
 Parking: 588 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Space Avail: 145,377 SF  
 Max Contig: 145,377 SF  
 Smallest Space: 3,459 SF  
 Rent/SF/Yr: \$6.50  
 % Leased: 9.7%



**5400 Gibson Blvd SE**  
**Gibson Medical Center**  
**Albuquerque, NM 87108**  
**Bernalillo County**

Building Type: Class B Office/Medical  
 Status: Built 1980  
 Building Size: 559,054 SF  
 Typical Floor Size: 85,579 SF  
 Stories: 4  
 Parking: 2,184 free Surface Spaces are available; Ratio of 3.19/1,000 SF

Space Avail: 134,968 SF  
 Max Contig: 134,968 SF  
 Smallest Space: 1,020 SF  
 Rent/SF/Yr: \$9.00-\$15.00  
 % Leased: 75.9%



**200 3rd St NW**  
**First Plaza Galleria**  
**Albuquerque, NM 87102**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Built 1985, Renov 1992  
 Building Size: 323,000 SF  
 Typical Floor Size: 46,142 SF  
 Stories: 7  
 Expenses: 2016 Tax @ \$0.62/sf

Space Avail: 144,292 SF  
 Max Contig: 90,800 SF  
 Smallest Space: 419 SF  
 Rent/SF/Yr: \$14.50-\$17.50  
 % Leased: 55.3%



**400 Tijeras Ave NW**  
**Century Plaza**  
**Albuquerque, NM 87102**  
**Bernalillo County**  
**4th & Tijeras, NW**

Building Type: Class A Office  
 Status: Built 1980  
 Building Size: 420,290 SF  
 Typical Floor Size: 60,041 SF  
 Stories: 7  
 Expenses: 2014 Tax @ \$0.57/sf  
 Parking: 356 free Covered Spaces are available; 38 free Surface Spaces are available; Ratio of 0.94/1,000 SF

Space Avail: 135,236 SF  
 Max Contig: 60,573 SF  
 Smallest Space: 8,500 SF  
 Rent/SF/Yr: \$15.00-\$19.00  
 % Leased: 98.0%



**5300 Homestead Rd NE**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Built 1993  
 Building Size: 64,744 SF  
 Typical Floor Size: 20,000 SF  
 Stories: 3  
 Expenses: 2016 Tax @ \$1.49/sf  
 Parking: 251 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Space Avail: 64,000 SF  
 Max Contig: 64,000 SF  
 Smallest Space: 64,000 SF  
 Rent/SF/Yr: For Sale Only  
 % Leased: 100%



**5700 W University Blvd SE**  
**Aperture Center**  
**Albuquerque, NM 87106**  
**Bernalillo County**

Building Type: Class A Office  
 Status: Built Jun 2009  
 Building Size: 80,195 SF  
 Typical Floor Size: 26,000 SF  
 Stories: 3  
 Expenses: 2016 Combined Tax/Ops @ \$4.86/sf  
 Parking: 118 free Surface Spaces are available; Ratio of 8.00/1,000 SF

Space Avail: 70,615 SF  
 Max Contig: 70,615 SF  
 Smallest Space: 4,264 SF  
 Rent/SF/Yr: \$15.50  
 % Leased: 12.0%



**4500 Alexander Blvd NE**  
**Express Scripts**  
**Albuquerque, NM 87107**  
**Bernalillo County**

Building Type: Class B Flex/(Neighborhood Ctr)  
 Status: Renov 1995  
 Building Size: 103,808 SF  
 Land Area: 7.82 AC  
 Stories: 2  
 Expenses: 2011 Tax @ \$0.50/sf; 2007 Ops @ \$1.87/sf  
 Parking: 670 free Surface Spaces are available; Ratio of 6.67/1,000 SF

Space Avail: 71,211 SF  
 Max Contig: 71,211 SF  
 Smallest Space: 26,644 SF  
 Rent/SF/Yr: \$7.75-\$12.50  
 % Leased: 31.4%



**3900 Pan American Fwy NE**  
**Albuquerque, NM 87107**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Built 2010  
 Building Size: 160,000 SF  
 Typical Floor Size: 86,494 SF  
 Stories: 2  
 Expenses: 2014 Tax @ \$0.95/sf  
 Parking: 226 free Surface Spaces are available; Ratio of 2.40/1,000 SF

Space Avail: 22,388 SF  
 Max Contig: 13,129 SF  
 Smallest Space: 9,259 SF  
 Rent/SF/Yr: \$17.50  
 % Leased: 100%



**9201 S Pan American Fwy NE**  
**Data Center**  
**Albuquerque, NM 87113**  
**Bernalillo County**

Building Type: Class B Manufacturing  
 Status: Built 1982, Renov 2006  
 Building Size: 502,614 SF  
 Land Area: 59.82 AC  
 Stories: 2  
 Expenses: 2015 Tax @ \$0.27/sf  
 Parking: 159 free Surface Spaces are available

Space Avail: 0 SF  
 Max Contig: 0 SF  
 Smallest Space: -  
 Rent/SF/Yr: -  
 % Leased: 100%



**4665 Indian School Rd NE**  
**Bldg 1**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Existing  
 Building Size: 32,724 SF  
 Typical Floor Size: 16,362 SF  
 Stories: 2  
 Expenses: 2012 Tax @ \$0.92/sf  
 Parking: 145 free Surface Spaces are available; Ratio of 4.43/1,000 SF

Space Avail: 16,238 SF  
 Max Contig: 12,543 SF  
 Smallest Space: 3,695 SF  
 Rent/SF/Yr: \$13.25  
 % Leased: 50.4%



**4725 Indian School Rd NE**  
**Bldg 5**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Retail/Freestanding  
 Status: Existing  
 Building Size: 8,193 SF  
 Land Area: 0.21 AC  
 Stories: 1  
 Expenses: 2012 Tax @ \$0.92/sf  
 Parking: 34 free Surface Spaces are available; Ratio of 4.15/1,000 SF

Space Avail: 1,278 SF  
 Max Contig: 1,278 SF  
 Smallest Space: 1,278 SF  
 Rent/SF/YR: \$13.25  
 % Leased: 84.4%



**4775 Indian School Rd NE**  
**Bldg 4**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Built 1997  
 Building Size: 62,647 SF  
 Typical Floor Size: 20,882 SF  
 Stories: 3  
 Expenses: 2016 Tax @ \$0.63/sf  
 Parking: 222 free Surface Spaces are available; Ratio of 3.54/1,000 SF

Space Avail: 14,649 SF  
 Max Contig: 5,359 SF  
 Smallest Space: 1,792 SF  
 Rent/SF/YR: \$13.25  
 % Leased: 76.6%



**4801 Indian School Rd NE**  
**Bld 2**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Class B Office  
 Status: Existing  
 Building Size: 54,079 SF  
 Typical Floor Size: 27,040 SF  
 Stories: 2  
 Expenses: 2012 Tax @ \$0.82/sf  
 Parking: 133 free Surface Spaces are available; Ratio of 5.50/1,000 SF

Space Avail: 21,143 SF  
 Max Contig: 21,143 SF  
 Smallest Space: 10,560 SF  
 Rent/SF/YR: \$13.25  
 % Leased: 60.9%



**4501 Indian School Rd NE**  
**Bldg 3**  
**Albuquerque, NM 87110**  
**Bernalillo County**

Building Type: Class C Office  
 Status: Existing  
 Building Size: 62,066 SF  
 Typical Floor Size: 20,689 SF  
 Stories: 3  
 Expenses: 2012 Tax @ \$0.81/sf  
 Parking: 133 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 52,577 SF  
 Max Contig: 40,448 SF  
 Smallest Space: 1,392 SF  
 Rent/SF/YR: \$13.25  
 % Leased: 86.4%

# 2501 Buena Vista SE - Sandia Vista - Albuquerque Office Complex



Location: Sandia Vista  
 Albuquerque Int'l Airport, close to UNM, T-VI, I-2  
 Airport Cluster  
 Airport Submarket  
 Bernalillo County  
 Albuquerque, NM 87106

Building Type: Class B Office/Medical

Status: Built 1983, Renov 1998

Stories: 4

RBA: 72,977 SF

Typical Floor: 18,244 SF

Total Avail: 72,977 SF

% Leased: 0%

Developer: -  
 Management: -  
 Recorded Owner: AOC New Mexico LLC

Expenses: 2011 Tax @ \$2.37/sf

Parcel Number: 1-015-055-391404-1-04-08

Parking: 237 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Amenities: Courtyard, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	11,060	11,060	72,977	\$5.50/nnn	Vacant	Negotiable	Direct
E 2nd	20,682	20,682	72,977	\$5.50/nnn	Vacant	Negotiable	Direct
E 3rd	20,660	20,660	72,977	\$5.50/nnn	Vacant	Negotiable	Direct
E 4th	20,575	20,575	72,977	\$5.50/nnn	Vacant	Negotiable	Direct

# 2301 Buena Vista Dr SE - Albuquerque Office Complex



Location: Airport Cluster  
 Airport Submarket  
 Bernalillo County  
 Albuquerque, NM 87106

Building Type: Class B Office/Medical

Status: Built 1988

Stories: 3

RBA: 161,040 SF

Typical Floor: 53,680 SF

Total Avail: 145,377 SF

% Leased: 9.7%

Developer: -  
 Management: REIT Management & Research LLC  
 Recorded Owner: Snh Medical Office Props Trust

Expenses: 2011 Tax @ \$1.07/sf  
 Parcel Number: 1-015-055-391404-1-04-08  
 Parking: 588 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	48,459	48,459	145,377	\$6.50/nnn	Vacant	Negotiable	Direct
E 2nd	3,459 - 48,459	48,459	145,377	\$6.50/nnn	Vacant	Negotiable	Direct
E 3rd	48,459	48,459	145,377	\$6.50/nnn	Vacant	Negotiable	Direct

# 5400 Gibson Blvd SE - Gibson Medical Center



Location: Gibson Medical Center  
 Airport Cluster  
 Airport Submarket  
 Bernalillo County  
 Albuquerque, NM 87108

Building Type: Class B Office/Medical

Status: Built 1980

Stories: 4

RBA: 559,054 SF

Typical Floor: 85,579 SF

Total Avail: 134,968 SF

% Leased: 75.9%

Developer: -

Management: -

Recorded Owner: Gibson Medical Center

Parcel Number: 1-018-055-041515-2-01-02, 1-018-055-132500-2-01-14

Parking: 2,184 free Surface Spaces are available; Ratio of 3.19/1,000 SF

Amenities: Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000 - 30,025	30,025	134,968	\$9.00-\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd	4,180 - 58,796	58,796	134,968	\$9.00-\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd	5,307 - 42,413	42,413	134,968	\$9.00-\$15.00/nnn	Vacant	Negotiable	Direct
P 4th	1,020 - 3,734	3,734	134,968	\$9.00-\$15.00/nnn	Vacant	Negotiable	Direct

## 200 3rd St NW - First Plaza Galleria - The Galleria



Location: First Plaza Galleria  
 Downtown Cluster  
 Downtown Submarket  
 Bernalillo County  
 Albuquerque, NM 87102

Building Type: Class B Office

Status: Built 1985, Renov 1992

Stories: 7

RBA: 323,000 SF

Typical Floor: 46,142 SF

Total Avail: 144,292 SF

% Leased: 55.3%

Developer: -  
 Management: Gemini Rosemont  
 Recorded Owner: -

Expenses: 2016 Tax @ \$0.62/sf  
 Parcel Number: 1-014-057-231480-2-50-07

Amenities: 24 Hour Availability, Air Conditioning, Balcony, Banking, Restaurant, Security System, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	39,148	39,148	90,800	\$14.50-\$17.50/fs	Vacant	Negotiable	Direct
P 3rd / Suite 300	11,912	11,912	90,800	\$14.50/fs	Vacant	Negotiable	Direct
P 4th / Suite 400	12,989	12,989	90,800	\$14.50/fs	Vacant	Negotiable	Direct
P 5th / Suite 500	26,751	26,751	90,800	\$14.50/fs	Vacant	Negotiable	Direct

## 400 Tijeras Ave NW - Century Plaza



**Location:** Century Plaza  
 4th & Tijeras, NW  
 Downtown Cluster  
 Downtown Submarket  
 Bernalillo County  
 Albuquerque, NM 87102

**Developer:** -  
**Management:** Omninet Capital  
**Recorded Owner:** Omninet Tijeras LLC

**Building Type:** Class A Office

**Status:** Built 1980  
**Stories:** 7  
**RBA:** 420,290 SF  
**Typical Floor:** 60,041 SF  
**Total Avail:** 135,236 SF  
**% Leased:** 98.0%

**Expenses:** 2014 Tax @ \$0.57/sf

**Parking:** 356 free Covered Spaces are available; 38 free Surface Spaces are available; Ratio of 0.94/1,000 SF

**Amenities:** Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 600	29,304	60,573	60,573	\$19.00/fs	30 Days	Negotiable	Direct
P 6th / Suite 620	13,244	60,573	60,573	\$19.00/fs	30 Days	Negotiable	Direct
P 6th / Suite 650	18,025	60,573	60,573	\$19.00/fs	30 Days	Negotiable	Direct

# 5300 Homestead Rd NE



Location: Far Northeast Heights Cluster  
 Far Northeast Heights Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Class B Office

Status: Built 1993

Stories: 3

RBA: 64,744 SF

Typical Floor: 20,000 SF

Total Avail: 64,000 SF

% Leased: 100%

Developer: -  
 Management: The Dominion Group  
 Recorded Owner: Uirc-gsa Albuquerque Nm Llc

Expenses: 2016 Tax @ \$1.49/sf  
 Parcel Number: 1-018-060-100465-2-10-70  
 Parking: 251 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	64,000	64,000	64,000	Withheld	30 Days	TBD	Direct

# 5700 W University Blvd SE - Aperture Center



Location: Aperture Center  
 Mesa Del Sol Cluster  
 Mesa Del Sol Submarket  
 Bernalillo County  
 Albuquerque, NM 87106

Building Type: Class A Office

Status: Built Jun 2009

Stories: 3

RBA: 80,195 SF

Typical Floor: 26,000 SF

Total Avail: 70,615 SF

% Leased: 12.0%

Developer: Forest City - Mesa Del Sol

Management: -

Recorded Owner: Aperture Center Investment LLC

Expenses: 2016 Combined Tax/Ops @ \$4.86/sf

Parcel Number: 1-016-051-249030-3-06-05

Parking: 118 free Surface Spaces are available; Ratio of 8.00/1,000 SF

Amenities: Property Manager on Site, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	4,264	19,739	70,615	\$15.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite B	9,628	19,739	70,615	\$15.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite C	5,847	19,739	70,615	\$15.50/nnn	Vacant	Negotiable	Direct
E 2nd	30,228	30,228	70,615	\$15.50/nnn	Vacant	Negotiable	Direct
E 3rd	20,648	20,648	70,615	\$15.50/nnn	Vacant	Negotiable	Direct

# 4500 Alexander Blvd NE - Express Scripts - Market Center



Location: Express Scripts  
 North I-25 Cluster  
 North I-25 Submarket  
 Bernalillo County  
 Albuquerque, NM 87107

Building Type: Class B Flex/(Neighborhood Center)

Status: Renov 1995  
 Tenancy: Multiple Tenant

Land Area: 7.82 AC  
 Stories: 2  
 RBA: 103,808 SF

Management: Express Scripts Holding Company  
 Recorded Owner: Washington/Sawtelle Partners LLC

Total Avail: 71,211 SF  
 % Leased: 31.4%

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: Masonry  
 Utilities: -

Expenses: 2011 Tax @ \$0.50/sf; 2007 Ops @ \$1.87/sf  
 Parcel Number: 1-016-061-145094-3-01-14  
 Parking: 670 free Surface Spaces are available; Ratio of 6.67/1,000 SF  
 Amenities: Fenced Lot, Signage

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 2nd	26,644	71,211	\$12.50/nnn	Vacant	5-10 yrs	Direct

# 3900 Pan American Fwy NE



Location: North I-25 Cluster  
 North I-25 Submarket  
 Bernalillo County  
 Albuquerque, NM 87107

Building Type: Class B Office

Status: Built 2010

Stories: 2

RBA: 160,000 SF

Typical Floor: 86,494 SF

Total Avail: 22,388 SF

% Leased: 100%

Developer: -

Management: -

Recorded Owner: Southwest Regional Council Of

Expenses: 2014 Tax @ \$0.95/sf

Parcel Number: 1-016-060-149365-2-06-61

Parking: 226 free Surface Spaces are available; Ratio of 2.40/1,000 SF

Amenities: Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite A	9,259	9,259	9,259	\$17.50/fs	30 Days	3-5 yrs	Direct
P 2nd / Suite B	13,129	13,129	13,129	\$17.50/fs	30 Days	3-5 yrs	Direct

## 9201 S Pan American Fwy NE - Data Center



Location: Data Center  
North I-25 Cluster  
North I-25 Submarket  
Bernalillo County  
Albuquerque, NM 87113

Building Type: Class B Manufacturing

Status: Built 1982, Renov 2006

Tenancy: Multiple Tenant

Land Area: 59.82 AC

Stories: 2

RBA: 502,614 SF

Management: -

Recorded Owner: North I-25 Corporate Center LI

Total Avail: No Spaces Currently Available

% Leased: 100%

Ceiling Height: 20'0"

Column Spacing: -

Drive Ins: 4 - 8'0" w x 10'0" h

Loading Docks: 4 ext

Power: -

Crane: -

Rail Line: -

Cross Docks: -

Const Mat: Reinforced Concrete

Utilities: -

Expenses: 2015 Tax @ \$0.27/sf

Parcel Number: 1-018-065-075081-3-01-10

Parking: 159 free Surface Spaces are available

Amenities: Fenced Lot, Shallow Bay, Signage

# 4665 Indian School Rd NE - Bldg 1 - Pinetree Corporate Center



Location: Bldg 1  
 University Cluster  
 University Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Class B Office

Status: Existing

Stories: 2

RBA: 32,724 SF

Typical Floor: 16,362 SF

Total Avail: 16,238 SF

% Leased: 50.4%

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2012 Tax @ \$0.92/sf

Parcel Number: 1-017-059-337023-4-01-09

Parking: 145 free Surface Spaces are available; Ratio of 4.43/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1-101	12,543	12,543	12,543	\$13.25/fs	Vacant	Negotiable	Direct
P 1st / Suite 1-102	3,695	3,695	3,695	\$13.25/fs	Vacant	3-5 yrs	Direct

# 4725 Indian School Rd NE - Bldg 5 - Pinetree Corporate Center



Location: Bldg 5  
 University Cluster  
 University Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Retail/Freestanding  
 Bldg Status: Existing  
 Building Size: 8,193 SF  
 Typical Floor Size: 8,193 SF  
 Stories: 1  
 Land Area: 0.21 AC  
 Total Avail: 1,278 SF  
 % Leased: 84.4%  
 Total Spaces Avail: 1  
 Smallest Space: 1,278 SF  
 Bldg Vacant: 1278

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2012 Tax @ \$0.92/sf

Parcel Number: 1-017-059-337023-4-01-09

Amenities: Pylon Sign, Signage

Street Frontage: 201 feet on Indian School Rd(with 1 curb cut)

Parking: 34 free Surface Spaces are available; Ratio of 4.15/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,278	1,278	1,278	\$13.25/mg	Vacant	Negotiable	Direct

# 4775 Indian School Rd NE - Bldg 4 - Pinetree Corporate Center



Location: Bldg 4  
 University Cluster  
 University Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Class B Office

Status: Built 1997

Stories: 3

RBA: 62,647 SF

Typical Floor: 20,882 SF

Total Avail: 14,649 SF

% Leased: 76.6%

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2016 Tax @ \$0.63/sf

Parcel Number: 1-017-059-380031-4-01-10

Parking: 222 free Surface Spaces are available; Ratio of 3.54/1,000 SF

Amenities: Fitness Center, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	3,190	3,190	3,190	\$13.25/fs	Vacant	1-5 yrs	Direct
P 1st / Suite 105A	2,062	4,308	4,308	\$13.25/fs	Vacant	1-5 yrs	Direct
P 1st / Suite 105B	2,246	4,308	4,308	\$13.25/fs	Vacant	1-5 yrs	Direct
P 1st / Suite 110	1,792	1,792	1,792	\$13.25/fs	Vacant	1-5 yrs	Direct
P 3rd / Suite 325	5,359	5,359	5,359	\$13.25/fs	Vacant	1-5 yrs	Direct

# 4801 Indian School Rd NE - Bld 2 - Pinetree Corporate Center



Location: Bld 2  
 University Cluster  
 University Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Class B Office

Status: Existing

Stories: 2

RBA: 54,079 SF

Typical Floor: 27,040 SF

Total Avail: 21,143 SF

% Leased: 60.9%

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2012 Tax @ \$0.82/sf

Parcel Number: 1-017-059-337023-4-01-09

Parking: 133 free Surface Spaces are available; Ratio of 5.50/1,000 SF

Amenities: Fitness Center, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	10,560	21,143	21,143	\$13.25/fs	Vacant	Negotiable	Direct
P 2nd / Suite 204	10,583	21,143	21,143	\$13.25/fs	Vacant	Negotiable	Direct

# 4501 Indian School Rd NE - Bldg 3 - Pinetree Corporate Center



Location: Bldg 3  
 University Cluster  
 University Submarket  
 Bernalillo County  
 Albuquerque, NM 87110

Building Type: Class C Office

Status: Existing

Stories: 3

RBA: 62,066 SF

Typical Floor: 20,689 SF

Total Avail: 52,577 SF

% Leased: 86.4%

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2012 Tax @ \$0.81/sf

Parcel Number: 1-017-059-337023-4-01-09

Parking: 133 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100-1	20,224	20,224	40,448	\$13.25/fs	Negotiable	Negotiable	Direct
P 1st / Suite 101	7,052	7,052	7,052	\$13.25/fs	Vacant	Negotiable	Direct
P 2nd / Suite 100-2	20,224	20,224	40,448	\$13.25/fs	Negotiable	Negotiable	Direct
P 2nd / Suite 201	3,685	3,685	3,685	\$13.25/fs	30 Days	Negotiable	Direct
P 2nd / Suite 203	1,392	1,392	1,392	\$13.25/fs	Vacant	Negotiable	Direct