

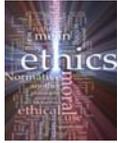
**Welcome
to
September LIN Meeting !**



Member Introductions

Announcements

Business Ethics in Real Estate



October 1, 2015
8:00 a.m. – 12:00 p.m.

\$60 members/\$75 non-member

4 CE Credits

Get the REALTOR® Code of Ethics requirement done early and register today!

CCIM CI 101 Financial Analysis for Commercial Investment Real Estate

October 12 – 15, 2015
8:00 a.m. – 5:00 p.m.

Fidelity National Title – 8500 Menaul Blvd NE

Register Online



CCIM New Mexico Celebration! “Ghouls, Ghosts & Gambling”

October 15, 2015

Marketing Deal of the Year Awarded!

Register by Oct 6 for Free Parking!



CCIM New Mexico Celebration “Deals of the Year”

- Over \$1,000,000
- Under \$1,000,000

**Application Deadline is Today
September 23!**

(Applications available at check-in.)

Submit your properties!



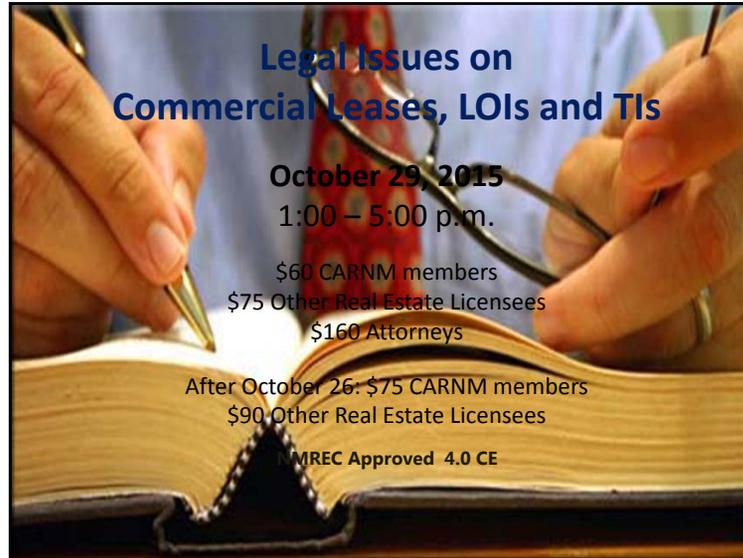
**Legal Issues on
Commercial Leases, LOIs and TIs**

October 29, 2015
1:00 – 5:00 p.m.

\$60 CARNM members
\$75 Other Real Estate Licensees
\$160 Attorneys

After October 26: \$75 CARNM members
\$90 Other Real Estate Licensees

MREC Approved 4.0 CE



**Celebrate CARNM's 20th Anniversary
at the 2015 Annual Meeting!**

Tuesday, November 17, 2015

12:00 - 2:00 p.m.

Albuquerque Marriott | 2101 Louisiana Blvd NE

Free for CARNM Members | \$20.00 Guest Fee

(Lunch Included)

**REALTOR® of the Year Award
Slate of Officers Presentation**



CARNM REALTOR® of the Year Award!

This award reflects the highest form of recognition for personal and professional achievement by a member of Commercial Association of REALTORS® New Mexico.

Submit your Nomination today!

**Applications deadline is 5:00 p.m.
October 16, 2015**



Next LIN Meeting – Roundtable

October 21, 2015

**Debbie Harms, CCIM
NAI Maestas & Ward**

Any Other Announcements?

4001 Jefferson Plaza NE

New Listings



FOR LEASE
4001 JEFFERSON PLAZA NE



40,000 SF
2.88 Acres
IP Zoning



\$13.50
NNN
Available
Now



- ✓ Location
- ✓ 5/1000
- ✓ Fiber (at the Street)
- ✓ Sprinkler
- ✓ Elevator
- ✓ Gated
- ✓ Ideal for office, school and lab

Happy Client!



FOR LEASE
4001 JEFFERSON PLAZA NE

 **PROPOSED ENTRY RELOCATION**



2nd Floor Plan



1st Floor Plan

Entry Study
4001 Jefferson Plaza



CBRE

FOR LEASE
4001 JEFFERSON PLAZA NE

 **FIRST FLOOR**



CBRE

FOR LEASE
4001 JEFFERSON PLAZA NE

SECOND FLOOR

TITAN **CBRE**

FOR LEASE
4001 JEFFERSON PLAZA NE

CONCEPTUAL SCHOOL LAYOUT - GROUND FLOOR

TITAN **CBRE**

FOR LEASE
4001 JEFFERSON PLAZA NE

CONCEPTUAL SCHOOL LAYOUT - SECOND FLOOR

TITAN **CBRE**

Located in the NE Heights
Sought after Office/Classroom Space

5916 Anaheim Ave.
Albuquerque, NM 87113

LEASE RATE:
\$12.00/SF Modified Gross +
(\$.45/SF for BOE including water,
sewer, and refuse)

AVAILABLE:
±2,790 SF - ±5,580 SF
Space A (±2,790 SF)
Space B (±1,790 SF)

LOT:
±.8864 Acres

BENEFITS:

- Beautifully finished space; 1st time on the market in 10 years
- Currently built out with (2) Classrooms, Break Room/Reception Area, and Open Office Architecture
- 1st time on the market in 10 years
- Conveniently located .3 miles from Paseo del Norte & .4 miles from Alameda Rd.
- Refrigerated Air & 10' Ceilings throughout

Maestas & Ward
505.878.0001

For more information contact:
TODD STRICKLAND
todd@highlightspaceusa.com

Located in the NE Heights
Sought after Office/Classroom Space

5916 Anaheim Ave.
 Albuquerque, NM 87113




Available
 ±1,790 SF – ±4,580 SF

NAI Maestas & Ward
 505.878.0001

For more information contact:
TODD STRICKLAND
 todd@gotspacousa.com

125 Candelaria Rd NW
 Albuquerque, NM 87107



HIGHLIGHTS

Lease Rate: \$6.72/SF
 Lease Type: Modified Gross
 Zoning: M-1
 Available Space: Unit A (+/- 2,450 SF)

Building Amenities:

- Building signage available
- 220 Volt / 3-Phase power
- Local, attentive owners
- Move-in ready
- Unit A build-out includes:
 - 3 offices
 - Reception area
 - Breakroom
 - Large storage area (25' x 67')
 - 2 ADA restrooms

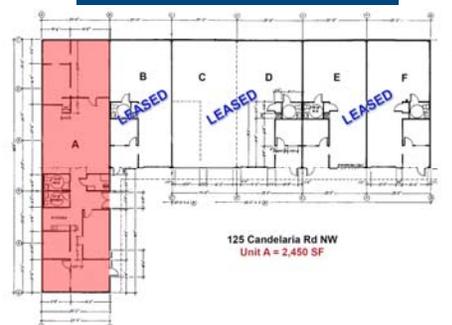
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 anne.apicella@colliers.com

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 2424 Louisiana Blvd NE, Suite
 300
 Albuquerque, NM 87110

125 Candelaria Rd NW
 Albuquerque, NM 87107



FLOOR PLAN



125 Candelaria Rd NW
 Unit A = 2,450 SF

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128 Jackson St NE
 Albuquerque, NM 87108




HIGHLIGHTS

Lease Rate: \$8.00/SF
 Lease Type: Modified Gross
 Zoning: CCR-3
 Available Space: +/- 7,850 SF

Building Amenities:

- Currently built out for a daycare/preschool
- Great University area location
- Former operator in business for many years
- Move-in ready
- Configuration includes:
 - 4 classrooms
 - Staff offices
 - 10 restrooms
 - Kitchen
 - Fenced outdoor play area
- Seller financing considered
- Pole signage
- FF&E available

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7600 Los Volcanes Rd NW
Albuquerque, NM 87121




HIGHLIGHTS

Lease Rate: \$12.00/SF
Lease Type: Modified Gross
Zoning: IP
Available Space: Suite D (±1,500 SF)

Building Amenities:

- Rare office space in popular industrial area
- Suite D is comprised of:
 - 4 offices
 - Reception area with service window
 - Break room area
 - 2 ADA restrooms
- Attentive on-site owner
- Easy access to I-40
- Expanding retail services nearby

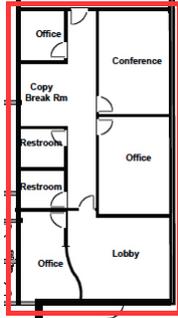
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FLOOR PLAN



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316 Central Ave SE
Albuquerque, NM 87102




HIGHLIGHTS

Lease Rate: \$12.00/SF
Lease Type: NNN
Zoning: SU-2 CRZ
Available Space: ± 2,500 SF (plus ± 460 SF basement)

Building Amenities:

- Beautiful retail/restaurant property in the Heart of East Downtown "EDo" next to Standard Diner and directly across from Innovate ABO
- City of Albuquerque zoning authorization allows a restaurant with small brewer's off-premise permit
- Demolition completed and building plans ready for final restaurant/tap room build-out
- Accents include brick walls, clerestory windows, and lots of glass; very modern and open space
- Parking availability includes 2 dedicated spaces and 40 shared spaces

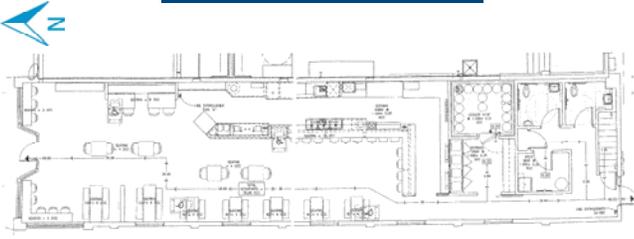
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FLOOR PLAN



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Albuquerque, NM 87110

2103-2105 Wyoming Blvd NE
Albuquerque, NM 87110




HIGHLIGHTS

Lease Rate: \$13.25/SF
 Lease Type: Modified Gross
 Zoning: O-1
 Available Space: 2103 Wyoming - ± 1,208 SF
 2105 Wyoming - ± 881 SF
 Total - ± 2,089 SF

Building Amenities:

- Well-maintained
- Move-in ready
- Great visibility
 - Monument signage
 - Located across from major Walmart shopping center
 - 37,600 VPD on Wyoming Blvd
- Close to all Uptown and Northeast Heights amenities
- Available as two suites or combined as one suite

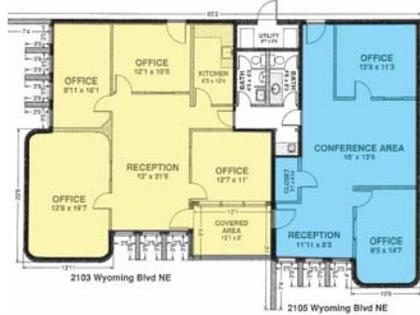
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2103-2105 Wyoming Blvd NE
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FLOOR PLAN



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Albuquerque, NM 87110

Excellent Freeway Visibility
±4 Acre Site in the Core of I-25 Area

Pan American Frwy. & Pan American Pl.
Albuquerque, NM 87113



Located at the South entrance to Journal Center

LEASE RATE:
See Advisor

LOT SIZE:
±4 Acres

ZONING:
±M-1, allows for retail/manufacturing use

BENEFITS:

- Great location for large retail or hospitality use
- Over 139,000 cars per day on I-25
- Direct access available off of Pan American Freeway
- ±3,000 SF office included in site
- All municipal utilities available
- Over 500 feet of freeway frontage

MAI Maestas & Ward
505.878.0001

For more information contact:
KEITH MEYER, CCIM, SIOR
keith.meyer@gotspacousa.com

JIM WIBLE, CCIM
jim.wible@gotspacousa.com

Excellent Freeway Visibility
±4 Acre Site in the Core of I-25 Area

Pan American Frwy. & Pan American Pl.
Albuquerque, NM 87113



DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
015 Population	6,231	91,717	217,918
015 Average HH Income	\$54,042	\$65,406	\$71,111
015 Daytime Employment	29,008	97,956	202,171

2015 Forecasted by Esri

MAI Maestas & Ward
505.878.0001

For more information contact:
KEITH MEYER, CCIM, SIOR
keith.meyer@gotspacousa.com

JIM WIBLE, CCIM
jim.wible@gotspacousa.com

FOR LEASE

CENTURY PLAZA

PREMIER CENTRAL BUSINESS DISTRICT OFFICE & RETAIL
400 TIJERAS AVE NW, ALBUQUERQUE, NM



AVAILABLE SUITES

- 4,069± - 60,573± RSF
- Up to 121,109 ± RSF contiguous

LEASE RATE

- \$15.75/RSF Plus Operating Expenses

BUILDING AMENITIES

- On-site building security
- Located in the heart of Downtown
- Multiple nearby amenities
- Direct access to Downtown transit
- Electrical service from two (2) substations with 6 on-site generators (6,000 kw capacity)
- Multiple fiber providers
- Access to UNM's "Gigapop" service that is the highest internet speed available in the city

CONTACT US
TOM JENKINS, CCIM, SIOR
First Vice President
Thomas.jenkins@cbre.com
+1 505 837 4901

www.cbre.com/abq **CBRE**

FOR LEASE

CENTURY PLAZA

400 TIJERAS AVE NW
ALBUQUERQUE, NM



www.cbre.com/abq **CBRE**

FOR LEASE

PASEO NUEVO

CLASS A NORTH I-25 OFFICE SPACE
8220 SAN PEDRO RD, ALBUQUERQUE, NM



AVAILABLE SUITES

- First Floor - 3,411± RSF
- Fifth Floor - 4,446± RSF

LEASE RATE

- \$20.50/RSF Full Service

BUILDING AMENITIES

- 5 Story Class A Building
- Spacious lobby
- Private outdoor balconies and patio
- Furnished building conference center
- Surface and garage parking
- Parking ratio 4/1,000
- Fabulous views of the Sandia Mountain
- Walking distance to several restaurants
- Excellent location and access to North 1-25

CONTACT US
TOM JENKINS, CCIM, SIOR
First Vice President
Thomas.jenkins@cbre.com
+1 505 837 4901

www.cbre.com/abq **CBRE**

Near I-25
Modern Office Building

8411 Firestone Lane, NE
Albuquerque, NM 87113



LEASE RATE:
\$15/SF
(Full Service - Excluding janitorial)

AVAILABLE:
±1,960 SF

BENEFITS:

- Located on Jefferson between Alameda and Paseo del Norte
- Open air concept
- North 1-25 convenience at a great lease rate
- Lots of windows provide natural light
- Contemporary exterior and interior design
- Enclosed outdoor patio with seating
- Close proximity to restaurants and gym

Maestas & Ward
505.878.0001

For more information contact:
CHERYL BONNER
cheryl@jgubspacousa.com

Near I-25
Modern Office Building

8411 Firestone Lane, NE
Albuquerque, NM 87113

MAI Maestas & Ward
505.878.0001

For more information contact:
CHERYL BONNER
cheryl@gotspacusa.com

Office Space at
Broadbent West

Suite A
2511 Broadbent Pkwy,
Albuquerque, NM 87107

LEASE RATE:

- \$11.50/SF
- \$2.51/SF Operating Expense

AVAILABLE:
±2,412 SF

ZONING:
M-1

BENEFITS:

- Easy access to I-25 & I-40
- Campus setting
- Efficient, professional office
- 5:1,000 Parking
- Convenient secondary delivery access
- Suite includes: 5 offices, 1 conference room, reception/waiting area & open work area

MAI Maestas & Ward
505.878.0001

For more information contact:
CHERYL BONNER **DEBBIE HARMS, CCIM, SIOR**
cheryl@gotspacusa.com debbie@gotspacusa.com
Owner/Broker

Office Space at
Broadbent West

Suite A
2511 Broadbent Pkwy,
Albuquerque, NM 87107

SUITE A:
±2,412 SF

MAI Maestas & Ward
505.878.0001

For more information contact:
CHERYL BONNER **DEBBIE HARMS, CCIM, SIOR**
cheryl@gotspacusa.com debbie@gotspacusa.com
Owner/Broker

Dynamic Downtown Condo
Unconventional Forward-Thinking Workspace

FOR LEASE

220 Copper Ave NW Suite 250 | Albuquerque, NM 87102

Building Details

- Available ± 1,200 SF
- Zoning SU-3
- Rate \$1,800/Mo
Modified Gross
- Parking 20 Spaces @
\$40/space/Mo
\$5.00 Validate
- Balcony with View of
First Plaza
- Near Rail Runner, ABQ
Ride, & Bus Stops
- Secured Elevator Entry

BERGER BRIGGS
REAL ESTATE & INSURANCE, INC.
www.bergerbriggs.com

PHONE (505) 247-9444
FAX (505) 243-1595
4223 PARK AMERICAN FRWY NE
P.O. DRAWER K
ALBUQUERQUE, NM 87113

Dave Vincioni
505 250 1277
vincioni@bergerbriggs.com

Tai Alley
505 980 6151
talley@bergerbriggs.com

Dynamic Downtown Condo

Unconventional Forward-Thinking Workspace
220 Copper Ave NW Suite 250 | Albuquerque, NM 87102

FOR LEASE

The floor plan diagram shows a layout with a Stairwell/Elevator, two Tables, a Bar, Kitchen, WC, and two Balconies. A Parking Garage is located adjacent to the building.

±1,200 SF

BERGER BRIGGS
REAL ESTATE & INSURANCE, INC.
www.bergerbriggs.com

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FAX (505) 243-1505
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vincioni@bergerbriggs.com

Tai Alley
505 980 6151
talley@bergerbriggs.com

Carlisle / I-40 Market

1816 Carlisle Blvd NE | Albuquerque, NM 87111

FOR LEASE

Building Details

- Available **±9,465 SF**
- Lot Size **±.66 Acres**
- Zoning **O-1**
- Parking **43 spaces**
4.7/1000sf
- Rate **\$8.75/SF/Yr**
Modified Gross
- High-speed computer networking throughout
- Less than .5 miles to I-40 and minutes to I-25 I-40 exchange

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talley@bergerbriggs.com

Carlisle / I-40 Market

1816 Carlisle Blvd NE | Albuquerque, NM 87111

FOR LEASE

The floor plan diagram shows a large room (±4,175 SF), a break area, and another room (±1,176 SF). The total area is ±9,465 SF.

±9,465 SF

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Tai Alley
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talley@bergerbriggs.com

Between Old Town & Downtown New Development Fronting Central

1433-1445 Central Ave.
Albuquerque, NM 87104

LEASE RATE:
\$28.50/SF + NNN

AVAILABLE:
±2,500 SF - ±5,000 SF

ZONING:
SU-2

BENEFITS:

- Courtyard for outdoor dining
- Pedestrian friendly
- Frontage and signage on Central Ave.
- On-site parking
- Full access from Central Ave.
- 1/4 Mile to Old Town, 1/2 Mile to Downtown
- Strong Daytime Population & Highly visible
- Great car counts on Central Ave: 16,300 CPD

Maestas & Ward
505.878.0001

For more information contact:
JIM HAKEEM
jim@jatspaceusa.com

Between Old Town & Downtown
New Development Fronting Central
 1433-1445 Central Ave.
 Albuquerque, NM 87104

AVAILABLE:
 ±2,500 SF - ±5,000 SF

For more information contact:
JIM HAKEEM
 jim@gotspacesusa.com

NAI Maestas & Ward
 505.878.0001

FOR LEASE
SCHOOL :: OFFICE :: FLEX
 PRIME NORTH I-25 PROPERTY
 3831 MIDWAY PLACE NE, ALBUQUERQUE, NM 87109

AVAILABLE

- 34,785± SF on 2.01± Acres
- Available June 2016

LEASE RATE

- \$13.50/SF NNN

BUILDING AMENITIES

- Excellent location in the highly desirable North I-25 corridor
- Ideal for school, office, flex
- Meets E-type occupancy requirements
- Fully sprinklered
- Basketball court on property
- Zoned IP
- *Currently occupied by a school*

CONTACT US

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CBRE

FOR LEASE
SCHOOL :: OFFICE :: FLEX
 3831 MIDWAY PLACE NE
 ALBUQUERQUE, NM

FLOOR PLAN

www.cbre.com/abq

CBRE

Any Other New Listings?

Changes

Wants & Needs

Thank You!



THANK YOU

Glenn Wright & Sperry van Ness



ADDRESS:
3201 Candelaria

LEASE TERM:
5 Years

TENANT:
Evolve Strong

TRANSACTION NOTES:
"No Pain – No Gain". It was a perfect space for their growing needs!

Maestas & Ward
505.878.0001

For more information contact:
TODD STRICKLAND
todd@rightspaceusa.com

THANK YOU PAUL COOK
SPERRY VAN NESS - WACB

**TERRI AND MARGUERITE
WOULD LIKE TO THANK
PAUL COOK WITH SPERRY VAN
NESS - WACB**

**BUILDING: COPPER POINTE
10500 COPPER AVE**

**TENANT: NORC, 15,000± SF
7 Year Lease**

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Any More Thank-You's?

