

**Welcome**

**to**

**March LIN Meeting !**

# 2018 CARNM/CCIM SPONSORS

## PLATINUM



## GOLD



## SILVER



First American Title™ **stewart title**



# Member Introductions

# ANNOUNCEMENTS

## CARNM and CCIM Education

- NMREC Core Course | April 12, 2018  
8:00 a.m. – 12:00 p.m. | 4 CE Credits
- Business Ethics | April 26, 2018  
8:00 a.m. – 12:00 p.m. | 4 CE Ethics Credits
- Integrated Development Ordinance (IDO)  
May 10, 2018 8:30-10:30 a.m. | 2 CE Training  
Credits (pending)



# ANNOUNCEMENTS

## **CARNM and CCIM Education**

- Advanced Real Estate Tax Planning Considerations June 6, 2018 | 9:15 a.m. – 11:15 a.m. | 2 CE Credits (pending)
- NAR REALTOR Code of Ethics  
Due December 31, 2018

**Any Other Announcements?**

**Hope Plaza**

# READY WHEN YOU ARE

RARE SMALL SUITES IN THREE DIFFERENT STAGES OF READINESS

## HOPE PLAZA



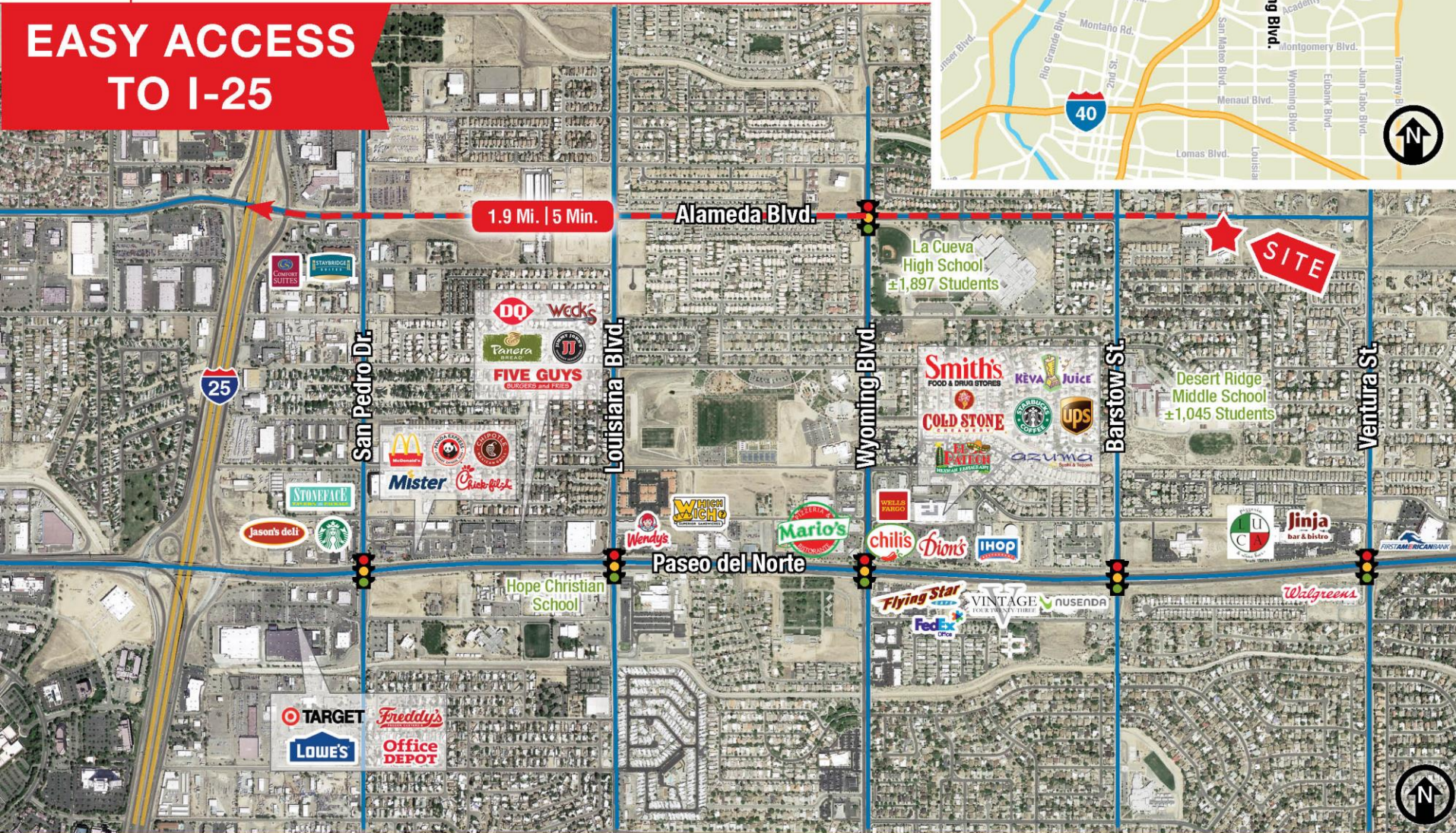
**Ground Floor**  
**Second Floor**

**\$19.50/SF Full Service**  
**\$20.00/SF Full Service**



# Location

EASY ACCESS  
TO I-25



Hope Plaza | Albuquerque

**NAI** Maestas & Ward  
Presented by: Dave Hill, CCIM



# Site

- Parking Ratio: 4.1:1,000
- Easy access to Alameda







## GROUND FLOOR | **READY TO OCCUPY**

- Suite 101E ±1,007 RSF
- Suite 102E ±1,788 RSF
- Suites combined ±2,795 RSF

**\$19.50/SF**  
**FULL SERVICE**



# Ground Floor **READY...**

2 Suites Combined  $\pm 2,795$  RSF

**READY TO OCCUPY**  
**\$19.50/SF Full Service**

Suite 102E  
 $\pm 1,788$  RSF

Suite 101E  
 $\pm 1,007$  RSF





## SECOND FLOOR | BUILT-OUT TENANTS **CHOOSE PAINT & CARPET**

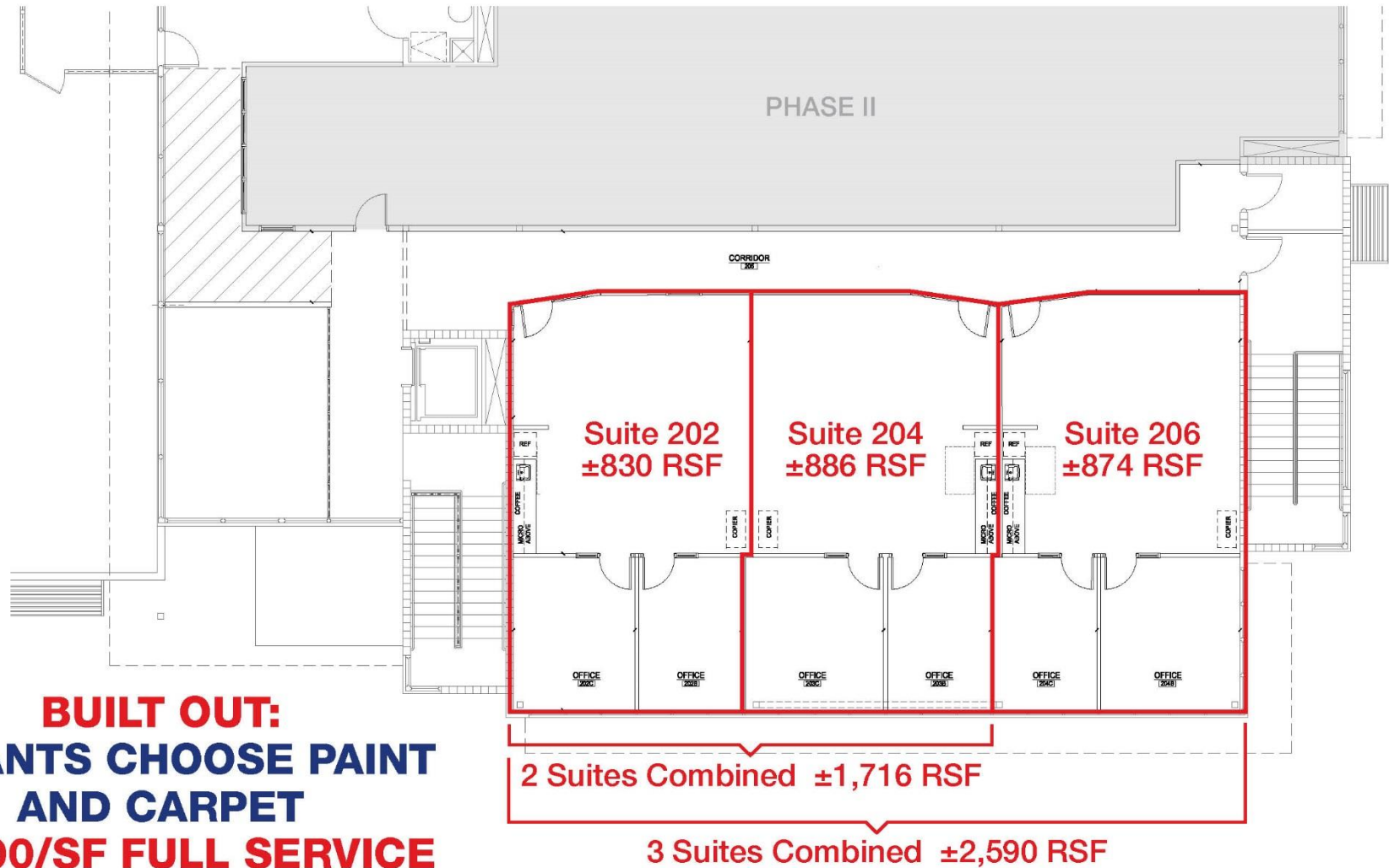
- Suite 202 ±830 RSF
- Suite 204 ±886 RSF
- Suite 206 ±874 RSF
- 2 suites combined ±1,716 RSF
- 3 suites combined ±2,590 RSF

**\$20.00/SF  
FULL SERVICE**



# Second Floor

# SET...







## SECOND FLOOR | OPEN SPACE **READY FOR TENANT IMPROVEMENTS**

▪ Suite 201    ±3,636 RSF    **\$20.00/SF Full Service**



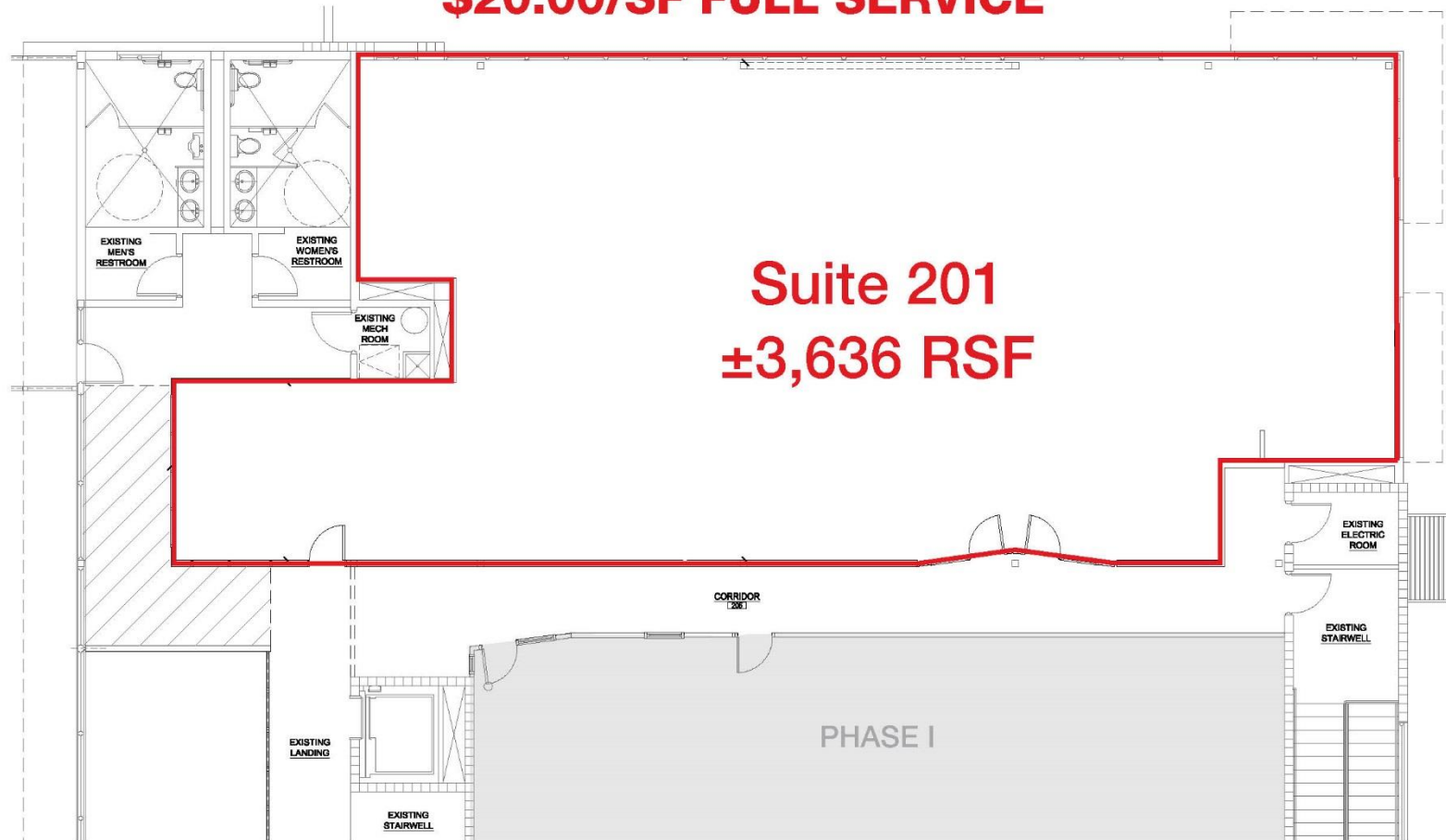
Hope Plaza | Albuquerque

**NAI** Maestas & Ward  
Presented by: **Dave Hill, CCIM**

# Second Floor

# GO...

**±3,636 SF**  
**READY FOR TENANT IMPROVEMENT**  
**\$20.00/SF FULL SERVICE**





# READY WHEN YOU ARE

RARE SMALL SUITES IN THREE DIFFERENT STAGES OF READINESS

## HOPE PLAZA



# READY... SET...

**\$19/SF**

Suite 101E  
±1,007 RSF

Suite 102E  
±1,788 RSF

# GO...

**\$20/SF**

Suite 202  
±830 RSF

Suite 204  
±886 RSF

Suite 206  
±874 RSF

**\$20/SF**

Suite 201  
±3,636 RSF

What do you want?

...for immediate occupancy on the ground floor level: 2 suites ready.

...for your client to customize with paint and carpet: 3 suites ready.

...all out with your imagination and create a specific buildout with this open space.



# PLUG & PLAY SCHOOL

**PLUG AND PLAY ELEMENTARY SCHOOL AVAILABLE JULY 1, 2019**

**HOPE PLAZA**

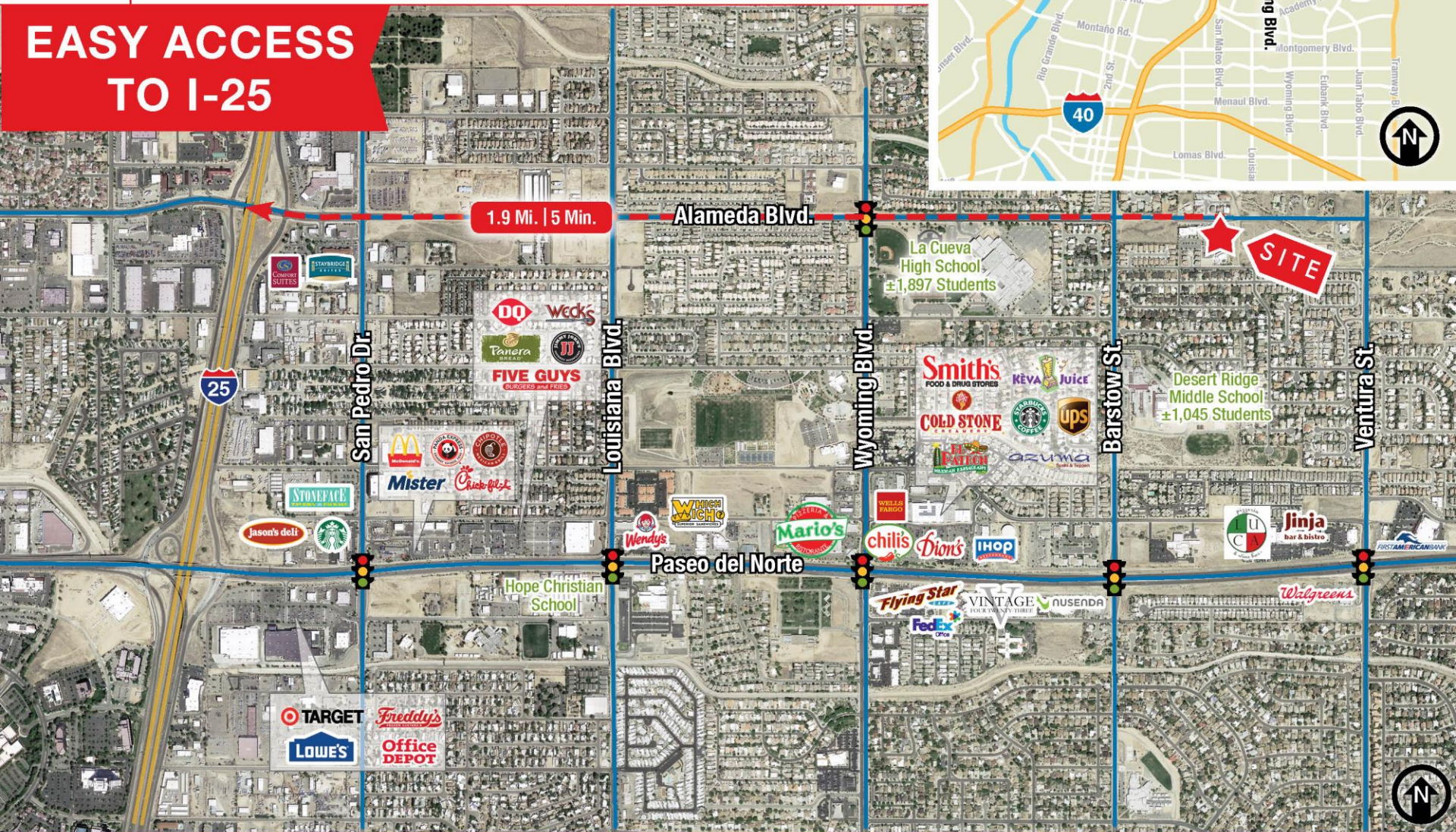


**±21,557 SF**



# Location

EASY ACCESS  
TO I-25



8750 Alameda Blvd. NE | Albuquerque

**NAI Maestas & Ward**  
Presented by: Dave Hill, CCIM



# Site

- Outdoor activity area
- 70 parking spaces
- Easy ingress and egress

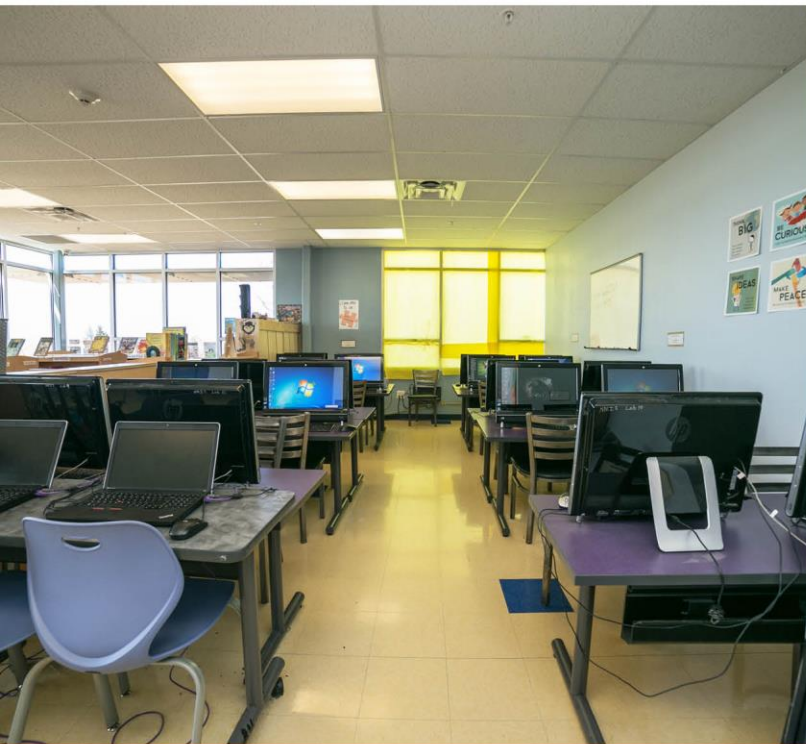


8750 Alameda Blvd. NE | Albuquerque

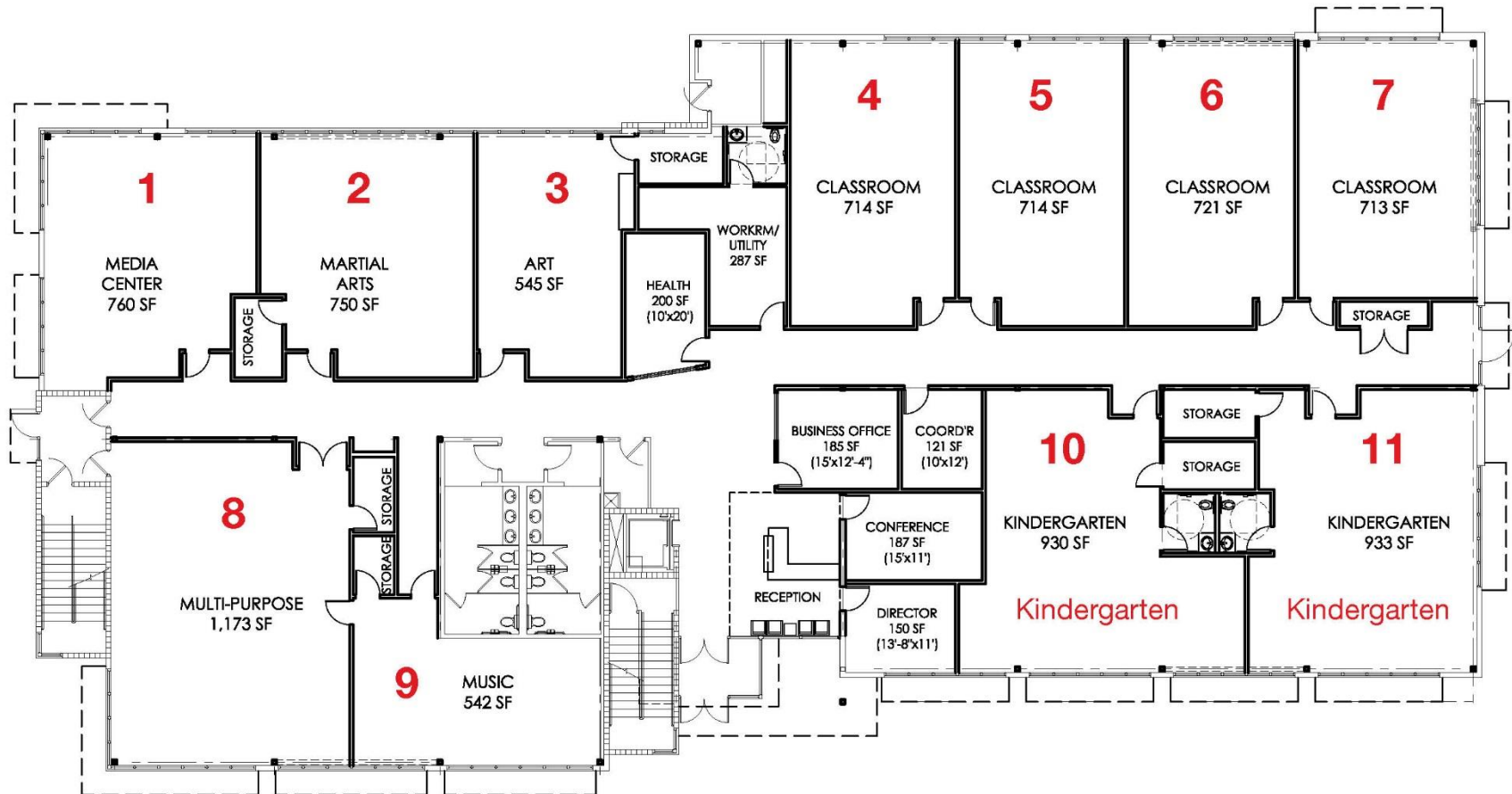


# FIRST FLOOR

- 11 classrooms (2 for kindergarten)
- Reception & Business Office
- Teacher's Lounge, Workroom & Health Room



# First Floor



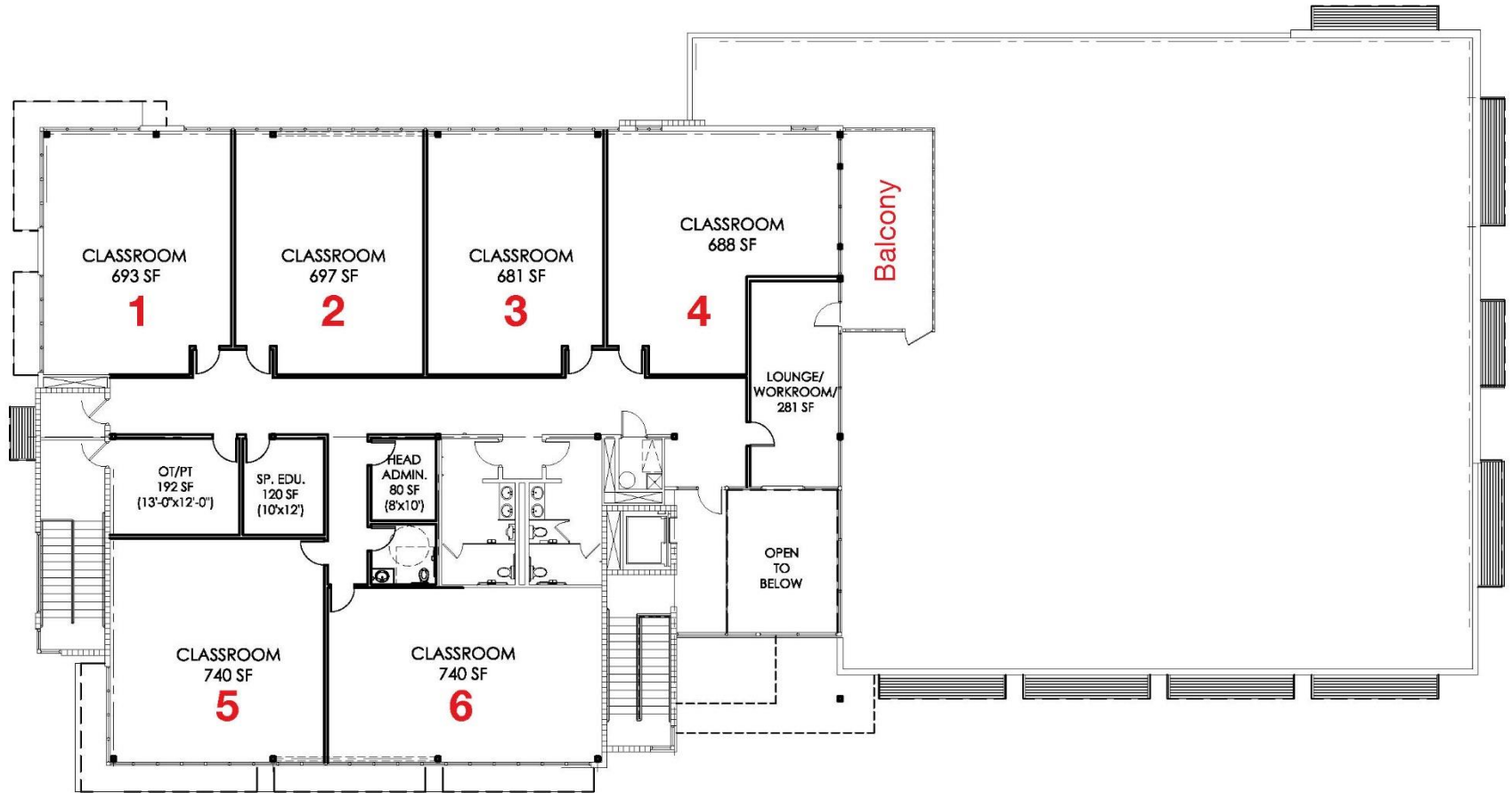


# SECOND FLOOR

- 6 classrooms
- Admin Office, OT/PT & Sp. Ed. Rooms
- Teacher's Lounge, Workroom & Balcony



# Second Floor





# PLUG & PLAY SCHOOL

**PLUG AND PLAY ELEMENTARY SCHOOL AVAILABLE JULY 1, 2019**

**HOPE PLAZA**



**±21,557 SF**

# New Listings

# 3777 The American Rd. NW, Suite 100 Albuquerque, NM 87114



**Lease Rate:** \$15.50/SF  
**Lease Type:** NNN  
**Zoning:** SU-1  
**Available Space:** ±3,648 SF

## **Building Amenities:**

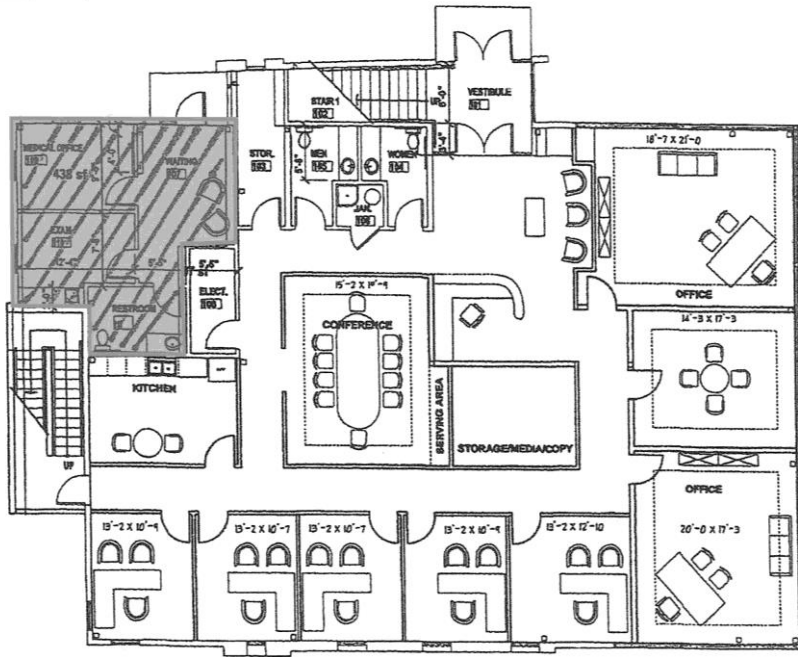
- > Class A office for lease in desirable Cottonwood submarket
- > Beautiful mountain views
- > Highest quality, elegant interior finishes
- > Plenty of parking: 4.5/1,000
- > Suite 100 buildout includes:
  - 8 office (2 are executive size)
  - Reception area
  - Cooled server closet
  - Conference room
  - Kitchen
- > Available May, 2018



# 3777 The American Rd. NW, Suite 100 Albuquerque, NM 87114



Not a part



ANNE APICELLA  
+1 505 880 7059  
anne.apicella@colliers.com



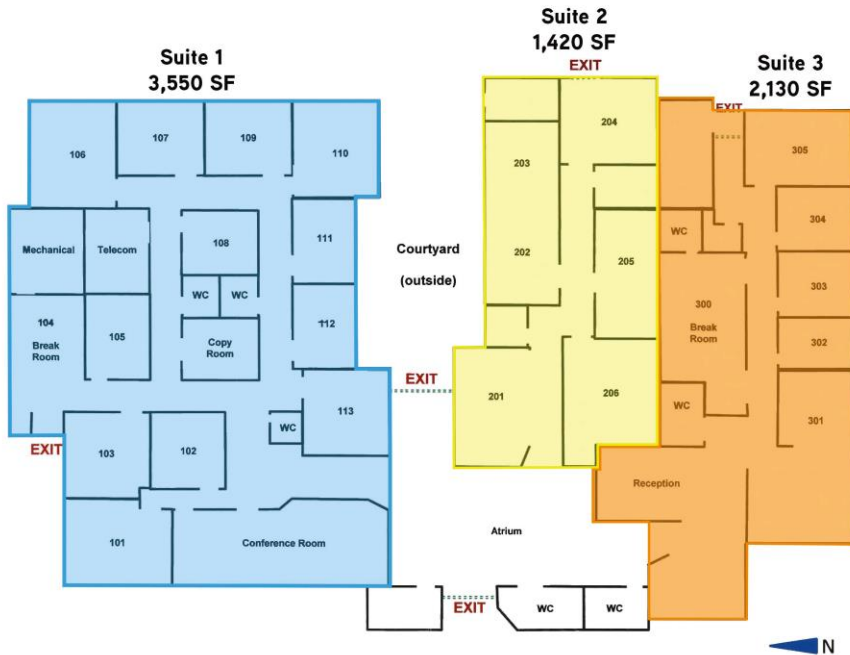
# 1101 Medical Ave. NE Albuquerque, NM 87102



**Lease Rate:** \$12.00/SF  
**Lease Type:** Modified Gross  
**Zoning:** SU-1  
**Available Space:** ±7,100 SF  
**Building Amenities:**

- > Located in popular University-Area Complex
- > Can be a single tenant or three separate suites
- > Common area lobby and ADA restrooms
- > Suite 1 - ±3,550 SF contains:
  - 14 offices, Conference room, Break room, 3 restrooms
- > Suite 2 - ±1,420 SF contains:
  - 5 offices, Break room, 2 restrooms
- Suite 3 - ±2,130 SF Contains
  - 6 offices, Reception area, Break room, 2 restrooms
- > Parking ratio: 5.5/1,000

# 1101 Medical Arts Ave. NE Albuquerque, NM 87102





**FOR LEASE**  
**\$12.75/SF**  
**MODIFIED GROSS**

LOCATED IN THE NORTH I-25 AREA

# Renovated, Affordable Office Space

6610 Gulton Ct. NE | Albuquerque, NM 87109

## Available

- Building: ±5,727 SF

## Zoning IP

- IDO: NR-BP (Business Park)  
Sector: N/A

## Property Highlights

- Parking Ratio: 4.8:1,000
- Brand new refrigerated air system
- Convenient North I-25 location
- 8' x 8' roll up door
- Updated restrooms
- New stucco



**NAI Maestas & Ward**  
**505.878.0001**

For more information contact:

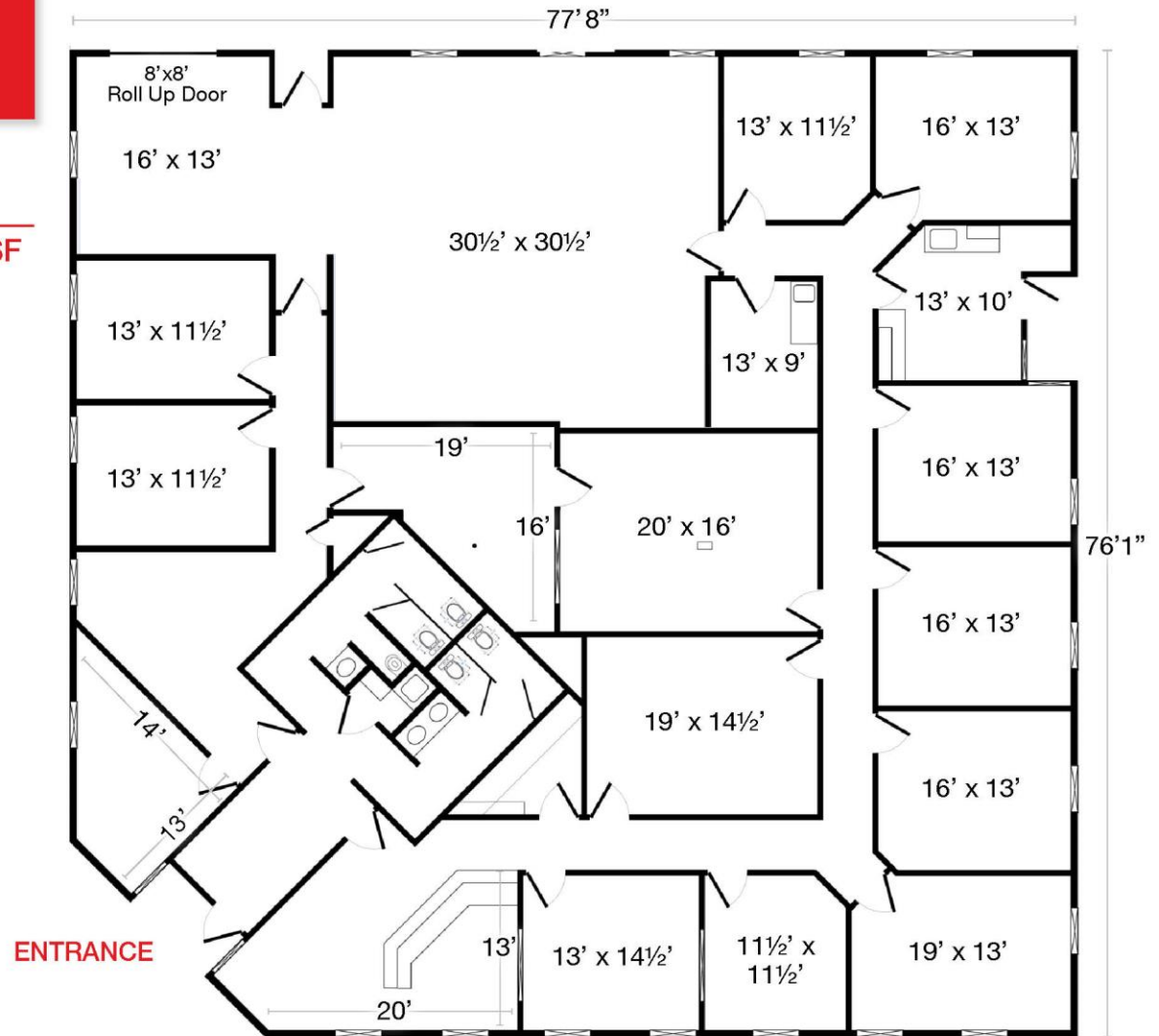
**Steve Kraemer, CCIM**  
skraemer@gotspaceusa.com

FOR LEASE  
**\$12.75/SF**  
MODIFIED GROSS

6610 Gulton Ct. NE | Albuquerque, NM 87109

AVAILABLE

Building: ±5,727 SF





AVAILABLE

# CLASS A OFFICE BUILDING

3401 E 30<sup>TH</sup> ST | FARMINGTON, NM 87401



## AVAILABLE

- 114,535 ± RSF
- Lease Rate: \$14.50/RSF NNN
- Sale Price: \$7,000,000



(\$61.12/SF)

## PROPERTY FEATURES

- Floor plates 28,000 ± SF
- Well located in the heart of Farmington commercial center
- 402 parking spaces (3.74/1,000)
- Class A interior finishes with large atrium and partial glass ceiling
- 24X7 controlled access system
- Building fully furnished, furniture available for sale or lease.



## CONTACT US

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### BARBARA CUOCO

Associate  
Barbara.cuoco@cbre.com  
+1 505 837 4919

[www.3401E30.com](http://www.3401E30.com)

**CBRE**

# 3401 E 30<sup>TH</sup> STREET

FARMINGTON, NM

AVAILABLE



[www.3401E30.com](http://www.3401E30.com)

**CBRE**



**FOR LEASE**  
**\$6.50-\$12/SF**  
**(\$1,800-\$7,500/mo.)**

HIGH TRAFFIC, HIGH VISIBILITY ON CENTRAL AVENUE  
**Ultimate UNM Location**

**1700-1706 Central Ave. SE | Albuquerque, NM 87106**

**Lease Rate**

- Suite A: ±2,980 SF  
\$3,000/mo.
- Suite B: ±2,166 SF  
\$1,800/mo.
- Suite C: ±5,479 SF  
\$3,000/mo.
- Suite A+B: ±5,146 SF  
\$4,800/mo.
- Suite A+B+C: ±10,625 SF  
\$7,500/mo.

**Zoning:**

- SU-2MC (IDO: MX-M, Moderate)  
Sector: Intensity

**Property Highlights**

- Iconic building across from UNM
- Great location for coffee shop, cafe or brewery
- Ideal space for gym or yoga studio
- Operating dance studio space available in September (±15,479 SF)
- Tenant improvements available



**NAI Maestas & Ward**  
**505.878.0001**

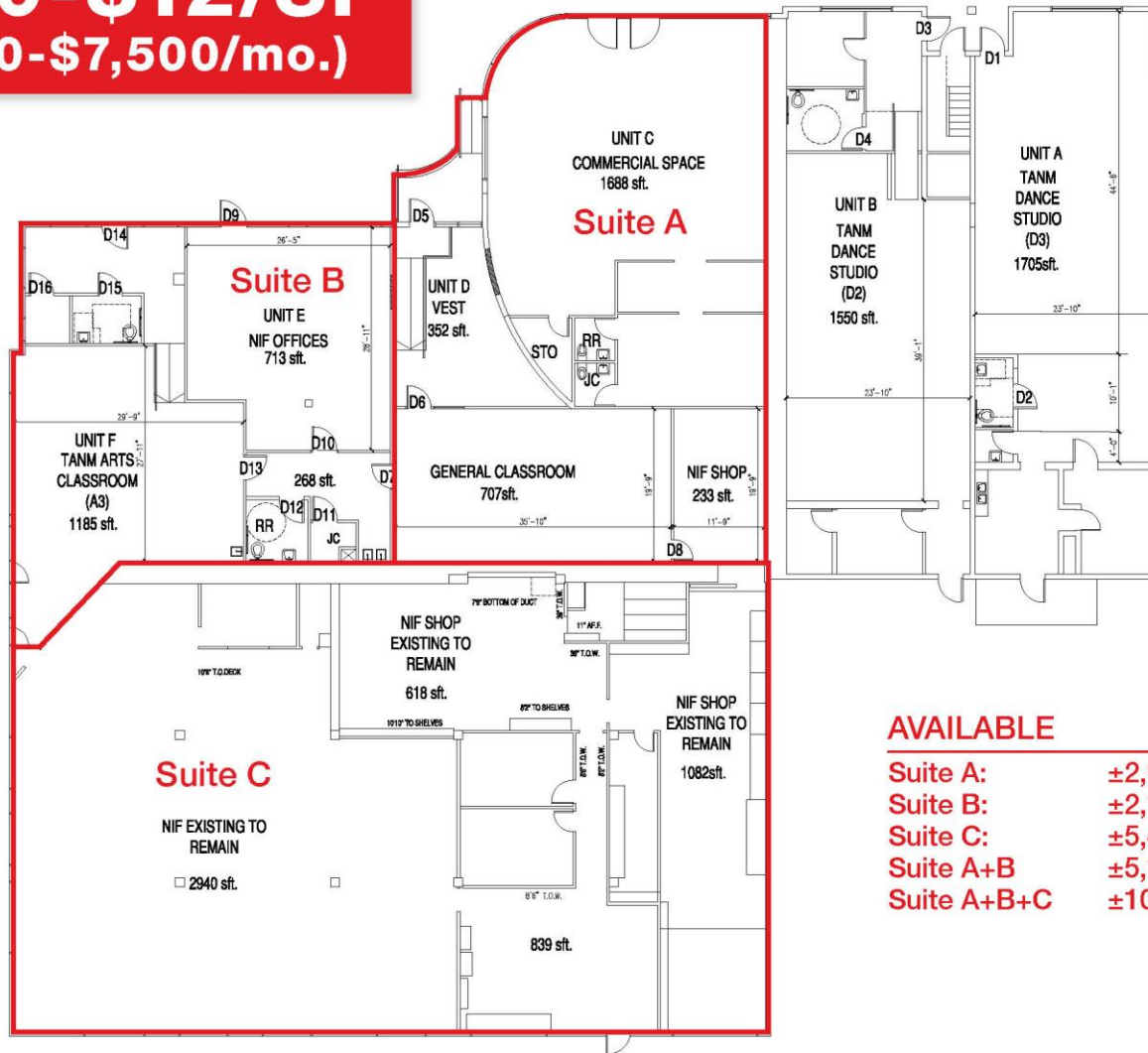
**Earl Henson**  
earl@gotspaceusa.com

For more information contact:

**Eddie Costello**  
eddie@gotspaceusa.com

**FOR LEASE**  
**\$6.50-\$12/SF**  
 (\$1,800-\$7,500/mo.)

**1700-1706 Central Ave. SE | Albuquerque, NM**



### AVAILABLE

Suite A:	±2,980 SF	\$3,000/Mo. (\$12/SF)
Suite B:	±2,166 SF	\$1,800/Mo. (\$10/SF)
Suite C:	±5,479 SF	\$3,000/Mo. (\$6.50/SF)
Suite A+B	±5,146 SF	\$4,800/Mo. (\$11/SF)
Suite A+B+C	±10,625 SF	\$7,500/Mo. (\$8.50/SF)



**FOR LEASE**  
**\$3,000/mo.**  
**(\$7.06/SF + NNN)**

FOOTHILLS LOCATION FOR UNDER \$8.00/SF

# Prime Commercial Space

12701 Candelaria Rd. NE | Albuquerque, NM 87112

## Available

- Building: ±5,096 SF
- Land: ±0.42 Acres

## Zoning

- C-1 (IDO: MX-L) Sector: N/A

## Property Highlights

- ±2,548 SF main level plus ±2,548 SF basement
- Great views – 4 drive-thru bays with 8 large glass roll up doors
- Building has 3-phase power
- Lots of possibilities – bring your ideas!



**NAI Maestas & Ward**  
**505.878.0001**

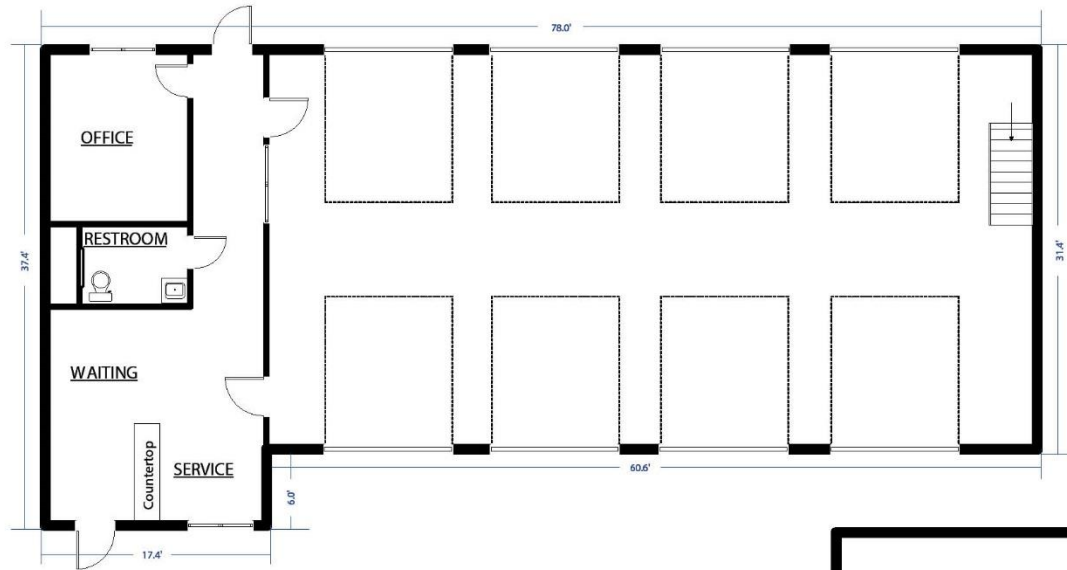
For more information contact:

**Earl Henson**  
earl@gotspaceusa.com

**Eddie Costello**  
eddie@gotspaceusa.com

**\$3,000/mo.**  
**(\$7.06/SF + NNN)**

**12701 Candelaria Rd. NE | Albuquerque, NM 87112**



**AVAILABLE**

**Main Level: ±2,548 SF**



**AVAILABLE**

**Basement: ±2,548 SF**





# 8801 Horizon Blvd NE - Horizon I Building

**\$22.50**

Full Service



## North I-25 Class A Landmark Office Building

**On Alameda by Balloon Fiesta Park**

**Five minutes to Paseo del Norte, easy access to I-25**

**4.3/1000 Parking with additional city lot**

**Redundant/dual fiber to the site with fiber, copper, and coaxial backbone**

**Generator, loading dock, freight elevator**

**Security desk in main lobby**

Cauwels & Stuve  
8814 Horizon Blvd NE  
Suite 400  
Albuquerque, NM 87113  
505.266.5711  
www.cauwels-stuve.com

## Current Floorplan



Proposed demised  
1st floor space  
(Suites 130-160)  
approximately  
14,000+ RSF

## Proposed Floorplan







## 6100 Indian School NE

**\$16.50**

Full Service



### Professional office suites in Uptown

Contemporary, light & bright renovated common areas

Underground parking available

All new HVAC

Close to all the wonderful amenities of Uptown

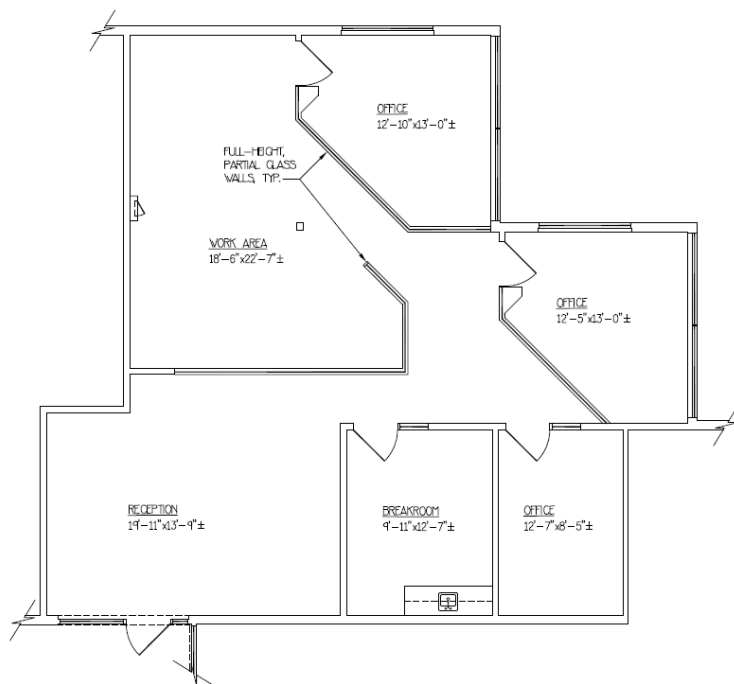
A great value @ only \$16.50 Full Service



Cauwels & Stuve  
8814 Horizon Blvd NE  
Suite 400  
Albuquerque, NM 87113  
505.266.5711  
[www.cauwels-stuve.com](http://www.cauwels-stuve.com)

# Suite 110

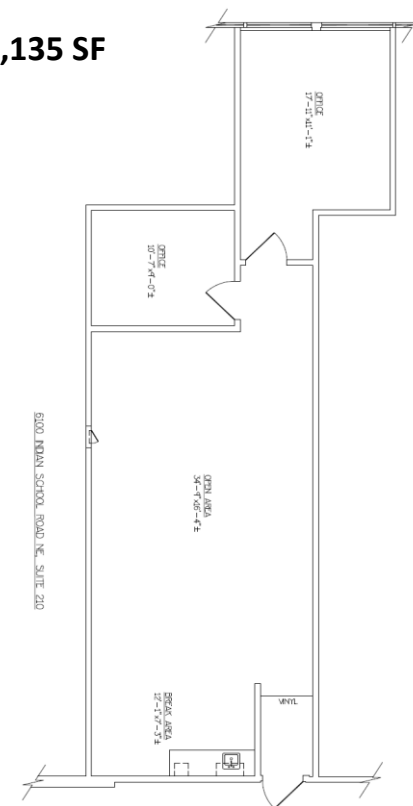
1,480 SF



6100 INDIAN SCHOOL ROAD NE, SUITE 110

# Suite 210

1,135 SF



6100 INDIAN SCHOOL ROAD NE, SUITE 210





# 6001 Indian School NE – Albuquerque Centre

**\$18.50**

Full Service



## Uptown Office Floor Plate Available

**Upscale tenant mix for quiet, executive atmosphere**

**Fiber Optics, T1's and ample copper trunks**

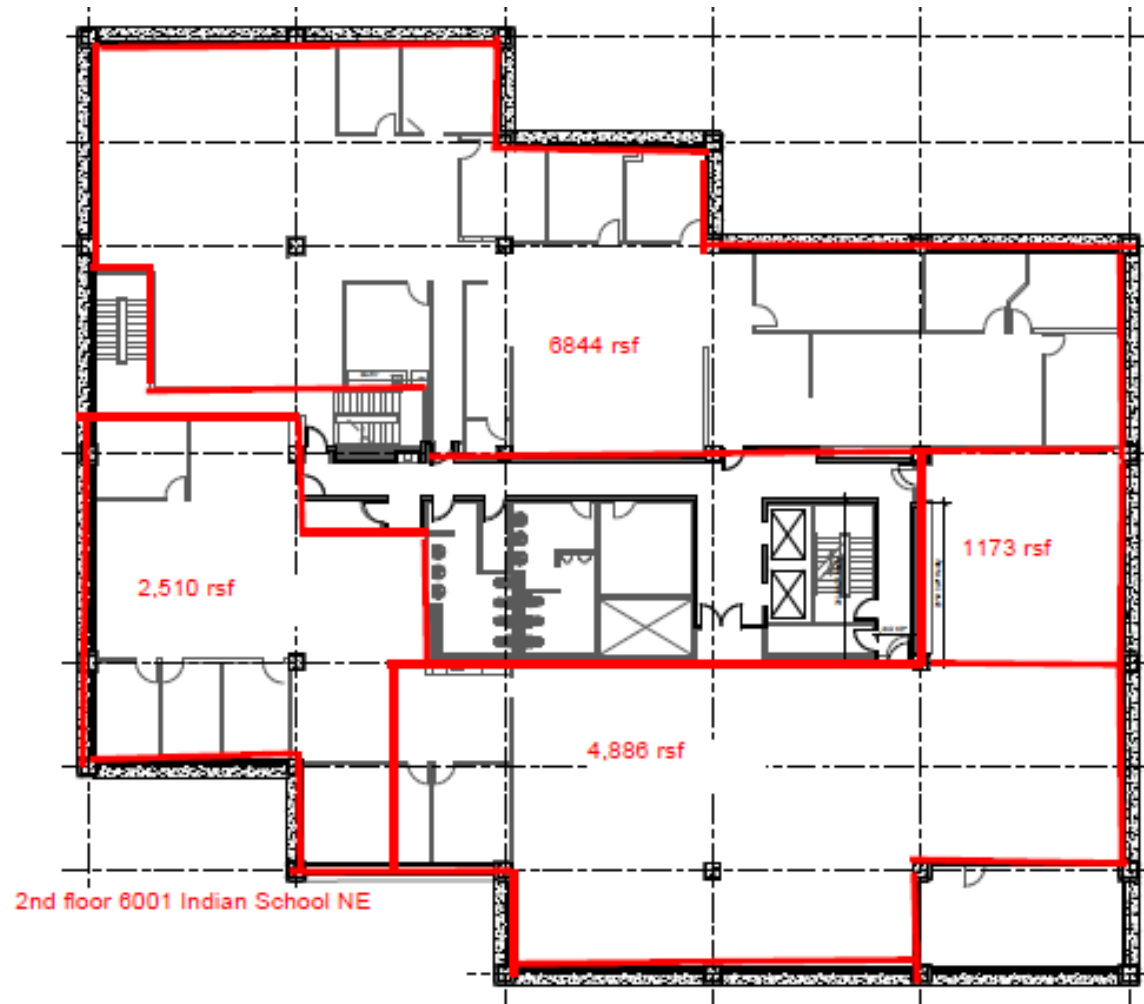
**Mountain & Mesa Views**

**Covered Parking Available**

**Security on duty weekday mornings & afternoons**

**Newly available full floor plate 15,413 RSF**

Cauwels & Stuve  
8814 Horizon Blvd NE  
Suite 400  
Albuquerque, NM 87113  
505.266.5711  
[www.cauwels-stuve.com](http://www.cauwels-stuve.com)



## Suite 200

Full Floor 15,413 RSF

200 – 6,844 RSF

240 – 2,510 RSF

250 – 4,886 RSF

270 – 1,173 RSF



**FOR LEASE**  
**\$13.50/SF**  
**MODIFIED GROSS**

GREAT VISIBILITY ON OSUNA RD.

# North I-25 Office Space for

3819 Osuna Rd. NE | Albuquerque, NM 87109

## Available

- Building: ±6,508 SF

## Zoning M-1

- IDO: NR-LM, Light Manufacturing
- Sector: N/A

## Property Highlights

- Building and monument signage available
- 14 private offices with windows
- Conference room and break room
- Easy access to I-25
- Parking: 5:1000
- Furniture can be included in lease



**NAI Maestas & Ward**  
**505.878.0001**

Martha Carpenter  
martha@gotspaceusa.com

For more information contact:

Cheryl Bonner  
cheryl@gotspaceusa.com

**\$13.50/SF**  
**MODIFIED GROSS**

**3819 Osuna Rd. NE | Albuquerque, NM 87109**

**AVAILABLE**

**Building: ±6,508 SF**



**NAI Maestas & Ward**  
**505.878.0001**

**Martha Carpenter**  
martha@gotspaceusa.com

For more information contact:

**Cheryl Bonner**  
cheryl@gotspaceusa.com



**FOR LEASE**  
**\$17.95/SF**  
**FULL SERVICE**

ONE MINUTE FROM I-25 AT JOURNAL CENTER

# Highly Visible Office Space

4100-4200 Osuna Rd. NE | Albuquerque, NM 87108

## Available

- Building 4100  
Suite 102: ±4,291 SF

## Zoning

- IP (IDO: NR-BP)

## Property Highlights

- Located at the SW corner of Jefferson St. & Osuna Rd. NE
- VERY convenient to local restaurants and amenities
- On ABQ Ride bus route in both directions
- Fiber optic connections from Century Link, Comcast and Level 3
- Parking Ratio - 5 : 1,000
- Building signage on multiple monument signs
- On-site maintenance



**NAI Maestas & Ward**  
**505.878.0001**

For more information contact:

**Todd Strickland**  
todd@gotspaceusa.com

**Dave Hill, CCIM**  
dave@gotspaceusa.com

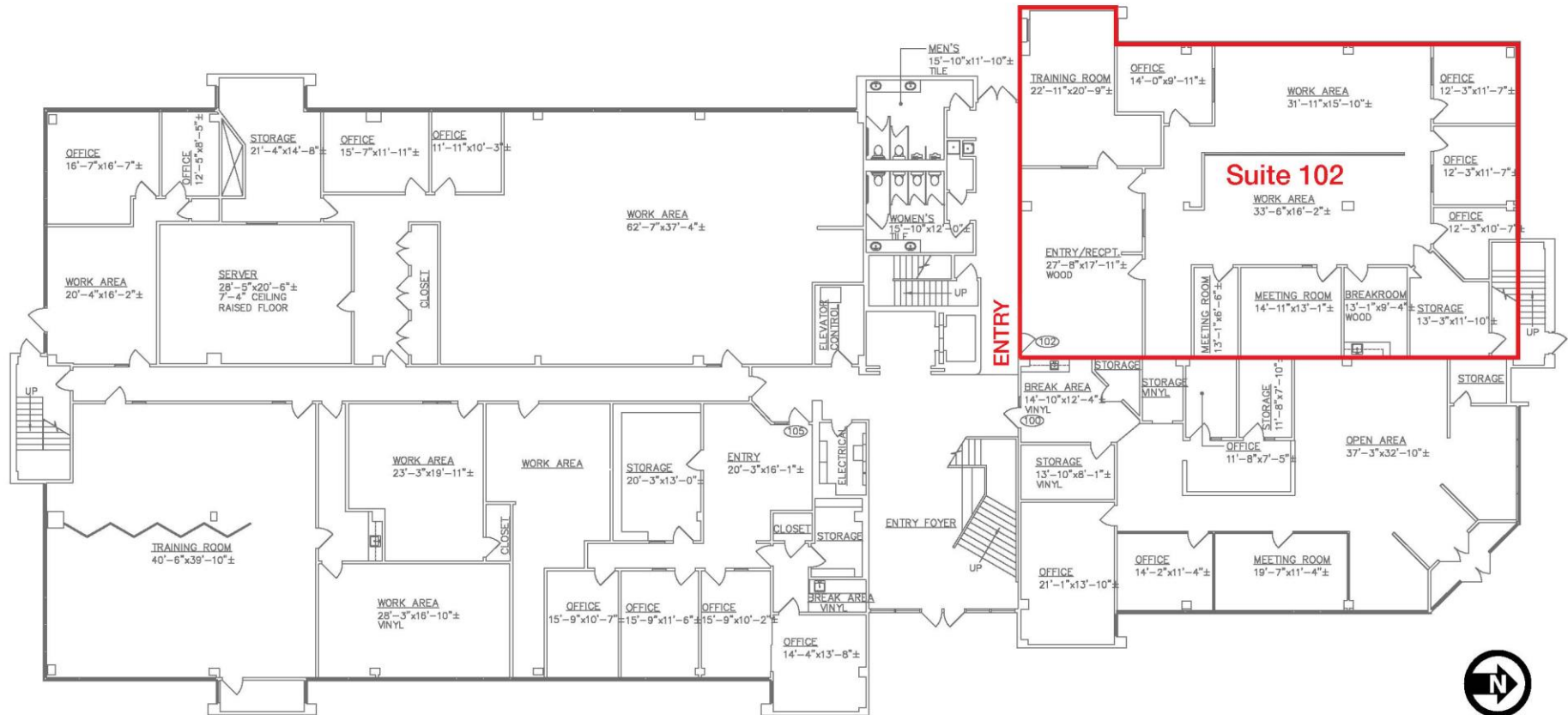
FOR LEASE  
**\$17.95/SF**  
FULL SERVICE

4100-4200 Osuna Rd. NE | Albuquerque, NM

AVAILABLE

Building 4100

• Suite 102:  $\pm 4,291$  SF



**NAI** Maestas & Ward  
505.878.0001

Todd Strickland  
todd@gotspaceusa.com

For more information contact:

Dave Hill, CCIM  
dave@gotspaceusa.com



**FOR LEASE**  
**\$7.80-\$8.55/SF**  
**MODIFIED GROSS**

CONVENIENTLY LOCATED NEAR I-25 NORTH

# Retail, Office, Warehouse

3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

## Available

- Suite 203: ±1,500 SF
- Suite 302: ±1,500 SF
- Suite 401: ±1,800 SF
- Suite 404: ±2,200 SF
- Suite 500: ±1,675 SF
- Suite 501: ±1,500 SF
- Suite 503: ±1,530 SF
- Suite 519: ±3,000 SF
- Suite 603/630: ±4,500 SF
- Suite 611: ±3,000 SF
- Suite 614: ±1,500 SF
- Suite 717: ±3,000 SF

**Zoning** IP (IDO: NR-B)

## Property Highlights

- 0.8 Miles west of I-25
- Space available with flexible floor plans
- Tenant improvements available
- Local ownership and on-site property management
- "Dusk to dawn" security patrol
- VERY convenient to local restaurants & amenities



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dave@gotspaceusa.com

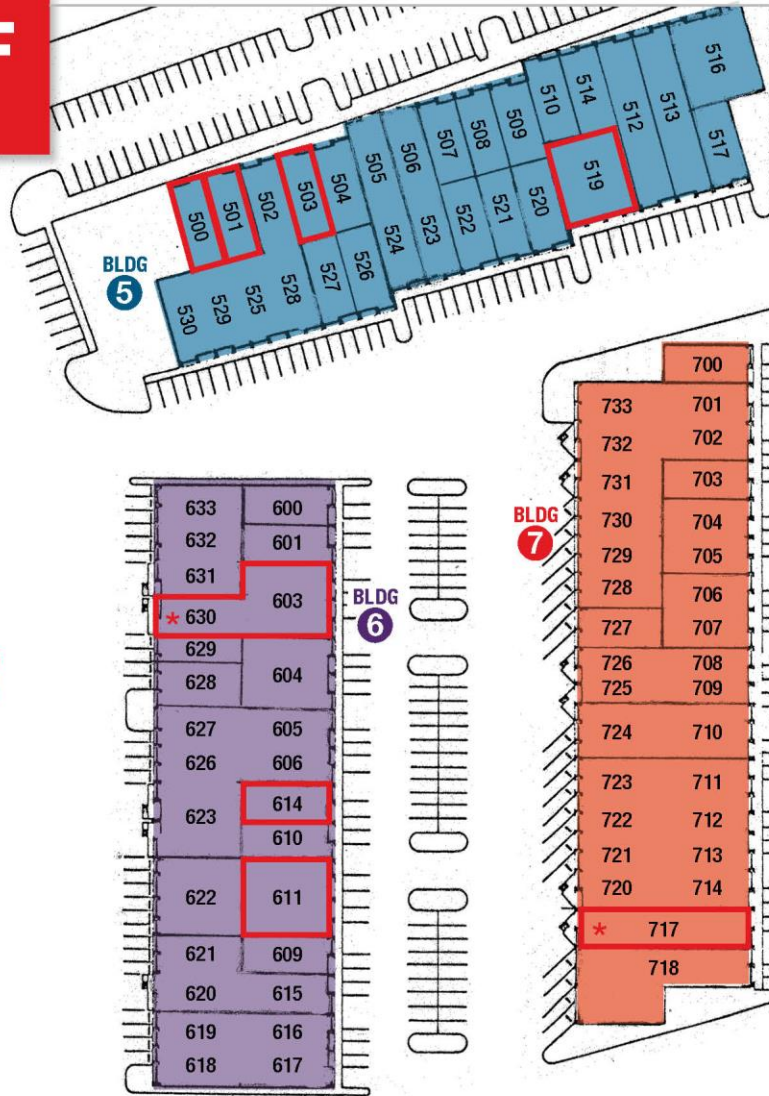
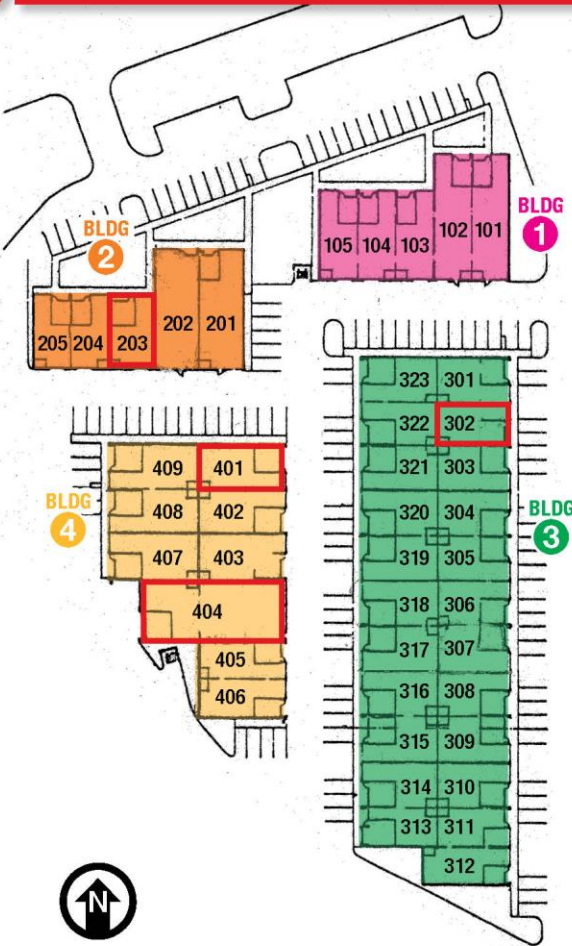


# FOR LEASE

## \$7.80-\$8.55/SF

### MODIFIED GROSS

3600-3700 Osuna Rd. NE | Albuquerque, NM



#### AVAILABLE

Suite 203:	±1,500 SF
Suite 302:	±1,500 SF
Suite 401:	±1,800 SF
Suite 404:	±2,200 SF
Suite 500:	±1,675 SF
Suite 501:	±1,500 SF
Suite 503:	±1,530 SF
Suite 519:	±3,000 SF
Suite 603/630:	±4,500 SF
Suite 611:	±3,000 SF
Suite 614:	±1,500 SF
Suite 717:	±3,000 SF

\* Includes Dock-High Roll-Up Door



**Any Other New Listings?**

# Changes



# Wants & Needs

**Thank You !!**





# Thank you!

Barbara Haase thanks  
Jeremy Nelson – Ladera Shopping Center 3301 Coors NE

Jessica Tonjes thanks  
Rita Cordova – 5711 Carmel NE Suite C

Jessica Tonjes thanks  
Bill Butler – 9613 Menaul NE

**Any more Thank You's?**



# Upcoming Calendar Events

## Meetings

April 4, 2018: CCIM Deal Making Session

April 18, 2018: LIN Meeting, 950 4<sup>th</sup> St. NW

## FYI

IDO Training Sessions: The project team will offer follow-up training sessions focused on specific IDO content. For more information visit <https://abc-zone.com/ido-trainings>

A vibrant, colorful illustration of a rainbow with stars and confetti, set within a white oval on a blue background. The rainbow is composed of multiple bands of color: blue, green, yellow, orange, red, and purple. It is decorated with various patterns, including dotted lines and small stars. Several large, stylized stars are scattered around the rainbow, including a large yellow star with a green outline and a smaller pink star with a white outline. The word "Prizes" is written in a bold, yellow, sans-serif font across the center of the rainbow. The entire scene is enclosed in a white oval, which is set against a solid blue background.

**Prizes**

# 2018 CARNM/CCIM SPONSORS

## PLATINUM



## GOLD



## SILVER



First American Title™ **stewart title®**

