



INTERNAL REVENUE SERVICE
5338

LEASE

Professional Office Ideal Location

5338 MONTGOMERY BLVD. NE

Albuquerque, NM 87109

PRESENTED BY:

KELLY SCHMIDT, MICP

Senior Advisor

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C: 505.417.1214

kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (Full Service)
BUILDING SIZE:	67,957 SF
LOT SIZE:	3.59 Acres
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Far Northeast Heights

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PROFESSIONAL OFFICE | 5338 Montgomery Blvd. NE Albuquerque, NM 87109

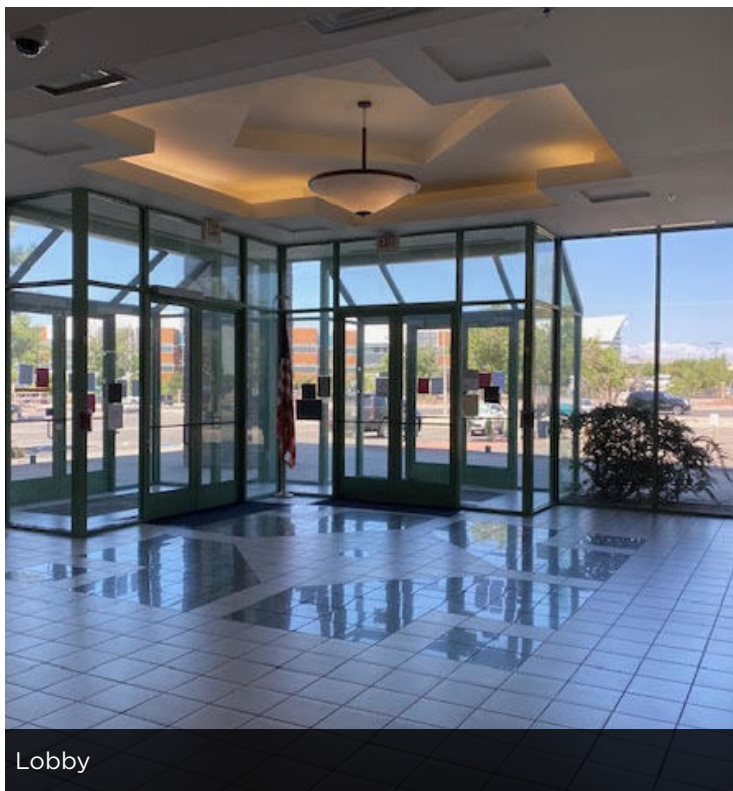
PROPERTY HIGHLIGHTS

- Multiple Suites on Multiple Floors Available
- Secure Environment
- Ample Parking
- Easy Access (ingress/egress)
- High Traffic Count
- Close to amenities
- Easy access to I-25

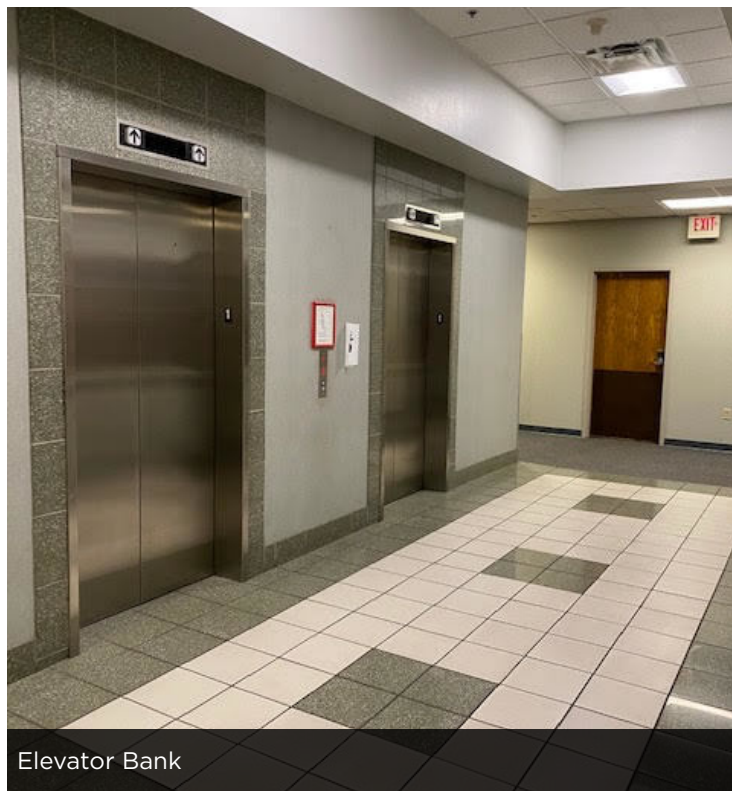
SPACES	LEASE RATE	SPACE SIZE
2ND FLOOR	\$16.00 SF/yr	2,135 - 25,301 SF
3RD FLOOR	\$16.00 SF/yr	6,985 - 18,444 SF
4TH FLOOR	\$16.00 SF/yr	4,081 SF
1ST FLOOR	\$16.00 SF/yr	2,000 - 17,302 SF



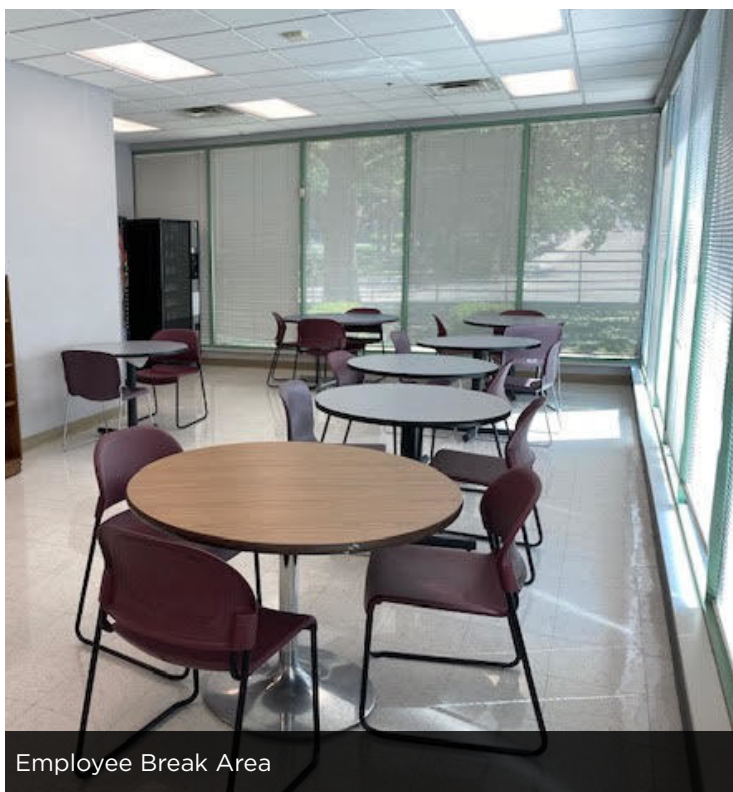
INTERIOR PHOTOS



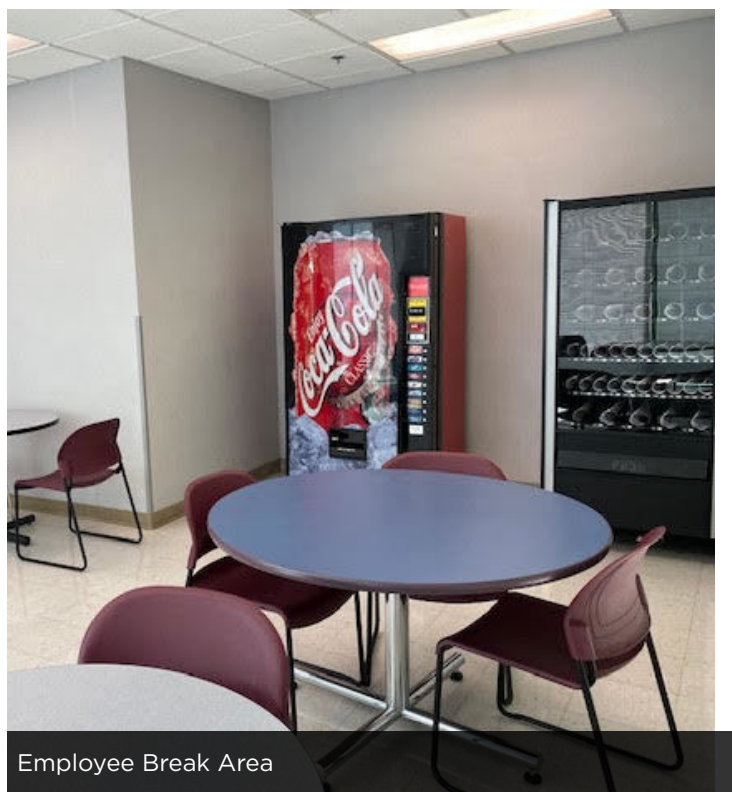
Lobby



Elevator Bank



Employee Break Area



Employee Break Area

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INTERIOR PHOTOS



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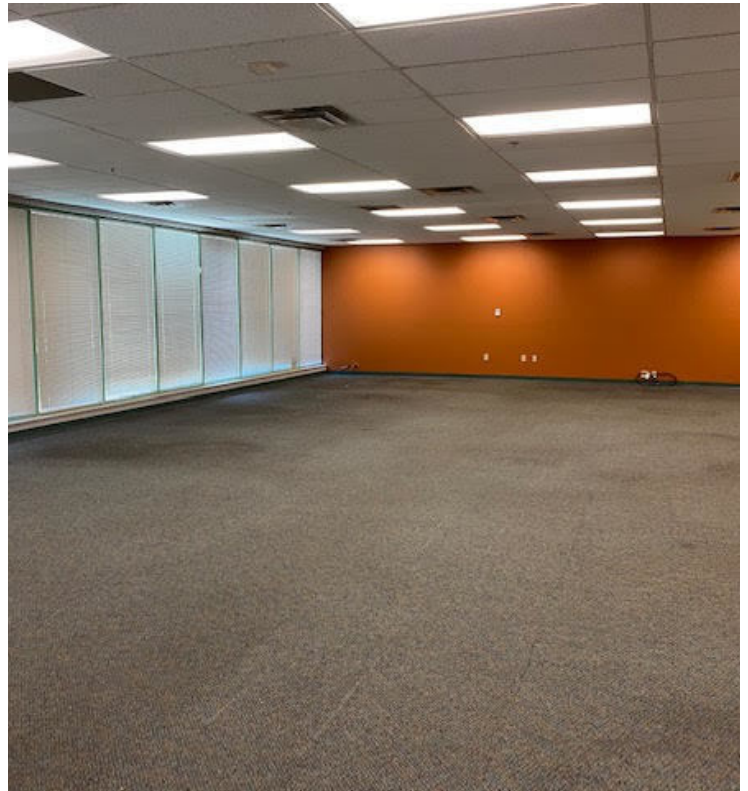
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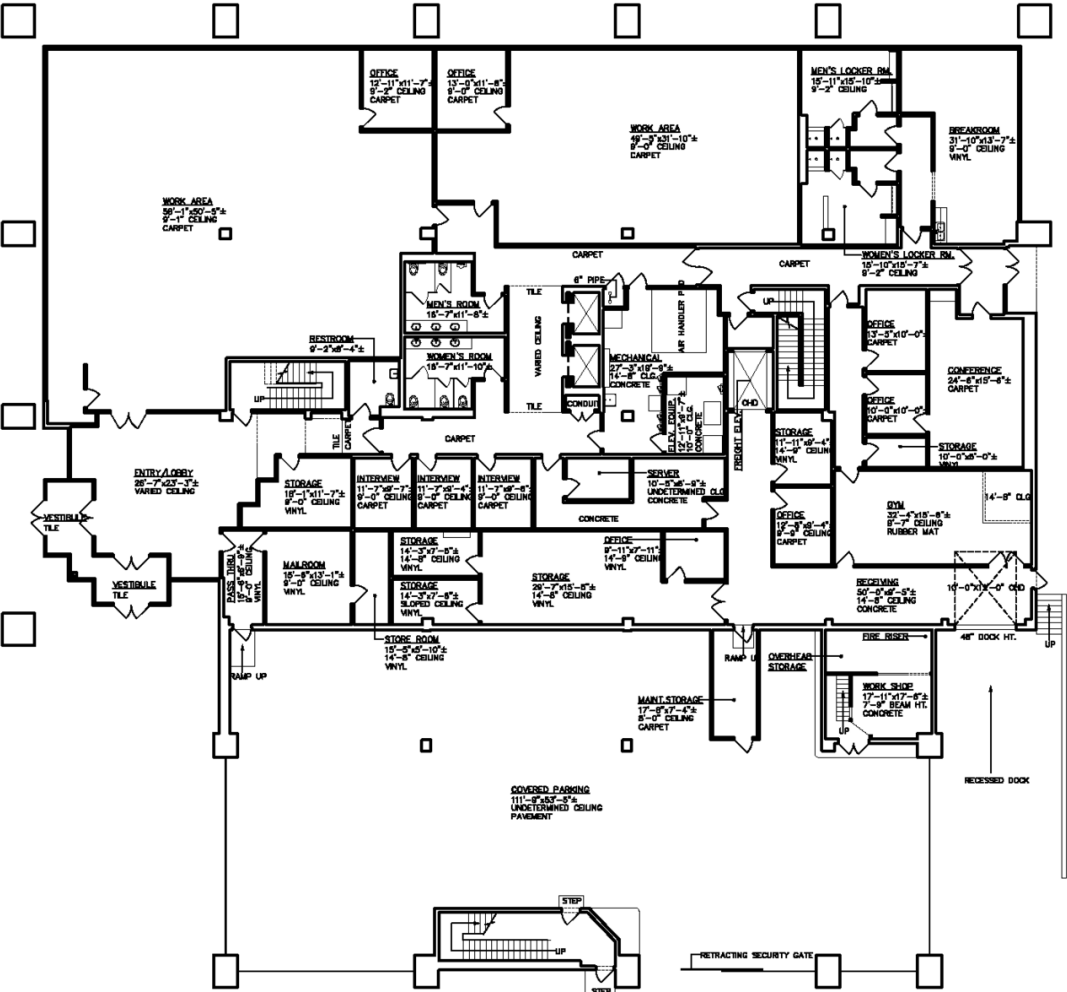
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FLOOR PLAN - GROUND FLOOR



- NOTES
- 1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
 - 2. ALL FIXTURES INDICATED ARE BUILT-IN.
 - 3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
 - 4. ALL CEILING HEIGHTS ARE 8'-11" UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - 6. CALCULATIONS EXCLUDE STAIRWELL AND VERTICAL PENETRATIONS.
- AREA CALCULATIONS:
- GROUND FLOOR AREA 14,708.75 SQ. FT.
- COVERED PARKING AREA 5,458.93 SQ. FT.

Ground Floor
14,709 SF
Covered Parking Area 5,459 SF

PROJECT
5338
MONTGOMERY NE
GROUND
FLOOR

DESCRIPTION
AS-BUILT
DRAWING

CUSTOMER
URBAN
INVESTMENT
RESEARCH
CORP.

SHEET
01
OF
02

MEASURED BY
DESIGNED BY
CHECKED BY
REVIEWED

DATE
03/12/19

CONTRACTOR
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

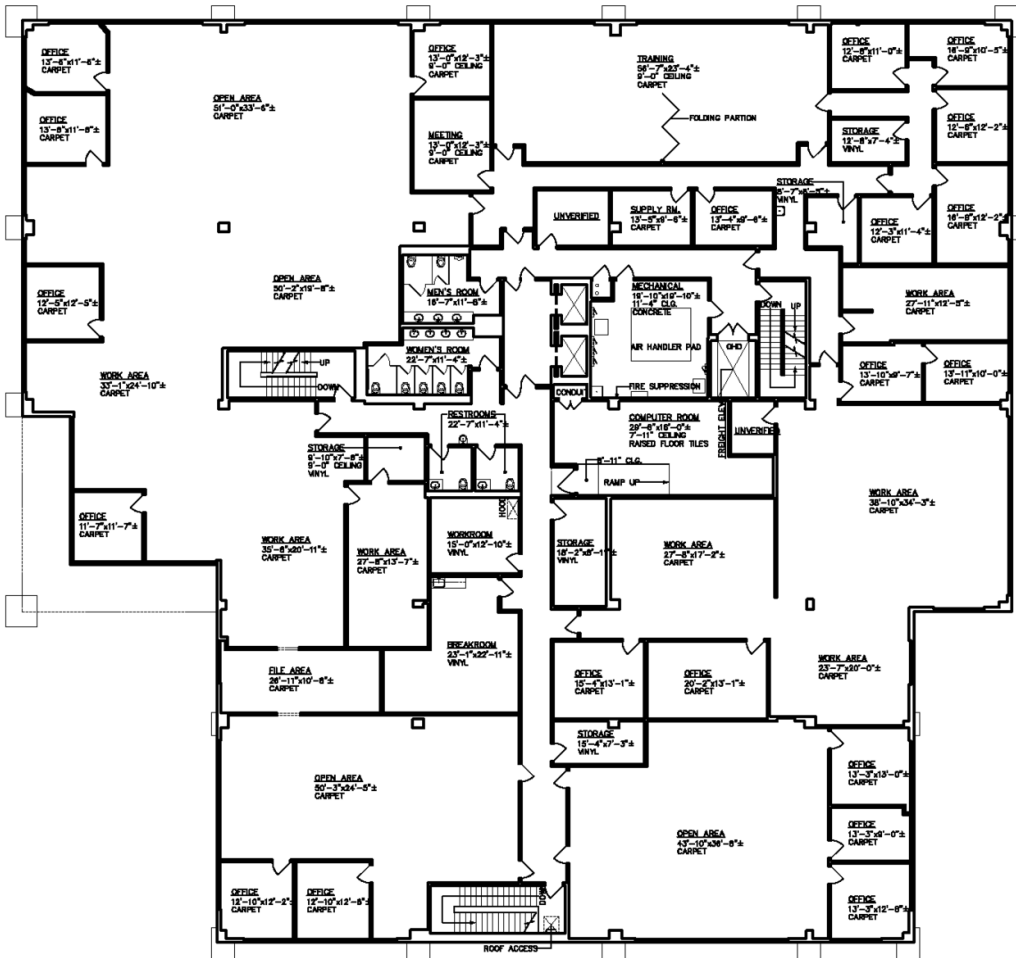
YCD DESIGNS
505-899-1999

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FLOOR PLAN - SECOND FLOOR



Second Floor
21,506 SF

NOTES

1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
 2. ALL FIXTURES INDICATED ARE BUILT-IN.
 3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
 4. ALL CEILING HEIGHTS ARE 8'-11" UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 6. CALCULATIONS EXCLUDE STAIRWELL AND VERTICAL PENETRATIONS.
- AREA CALCULATIONS:**
SECOND FLOOR AREA 21,506.33 SQ. FT.

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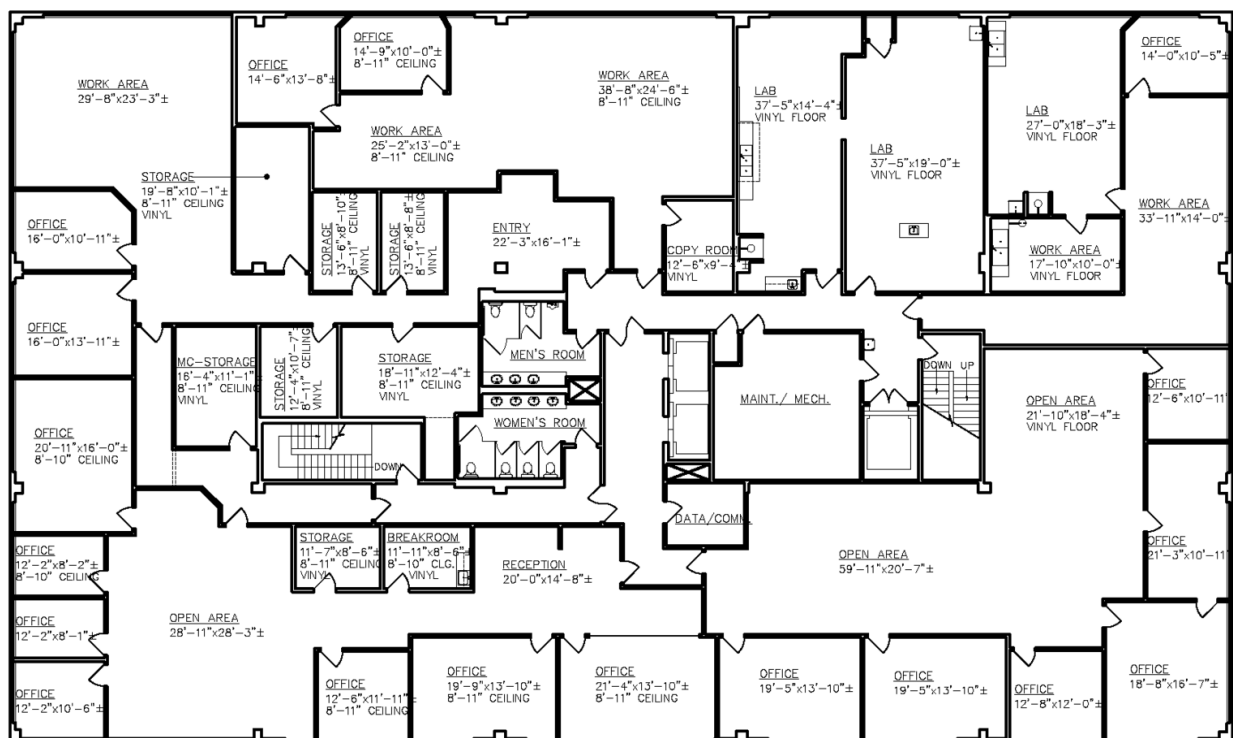
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PROFESSIONAL OFFICE | 5338 Montgomery Blvd. NE Albuquerque, NM 87109

PROJECT		5338 MONTGOMERY BLVD. SECOND FLOOR	
DESCRIPTION		AS-BUILT DRAWING	
OWNER		URBAN INVESTMENT RESEARCH CORP.	
SHEET		02	
OF		02	
DATE	REVISED	MEASURED BY	REVIEWED
11-25-07	05/12/19	JR	PA
		CHANGED BY	CHANGED BY
		PA	PA
SCALE		1" = 25'-0"	



Third Floor
15,677 SF



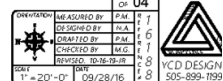
1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. AREA CALCULATION DOES NOT INCLUDE VERTICAL PENETRATIONS AND STAIRWELLS.

SUITE AREAS 13,523.22 SQ. FT.
COMMON AREA 2153.71 SQ. FT.
(INCLUDING DATA/COMM & MAINT.)

PROJECT 5338 MONTGOMERY BLVD. NE THIRD FLOOR	DESCRIPTION AS-BUILT DRAWING
--	------------------------------------

CLIENT:
URBAN
INVESTMENT
RESEARCH
CORP.

03



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FLOOR PLAN - FOURTH FLOOR



- NOTES
1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
 2. ALL FIXTURES INDICATED ARE BUILT-IN.
 3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
 4. ALL CEILING HEIGHTS ARE 8'-11" UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 6. AREA CALCULATION DOES NOT INCLUDE VERTICAL PENETRATIONS AND STAIRWELLS.

AREA CALCULATIONS:
SUITE AREA 14009.86 SQ. FT.
SUITE AREA 1841.66 SQ. FT.

Fourth Floor
15,852 SF

PROJECT:
5338
MONTGOMERY
N.E.
FOURTH FLOOR

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
WALT ARNOLD
BROKERAGE

SHEET #
02
OF 02

CONTRACTOR:
WALT ARNOLD
BROKERAGE

MEASURED BY:
PAL

DESIGNED BY:
PAL

DRAWN BY:
MGL

CHECKED BY:
MGL

REVIEWED BY:
MGL

DATE:
09/28/16

1" = 20'-0"

09/28/16

WALT ARNOLD
BROKERAGE, INC.

505-599-1959

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LOCATION MAPS



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ADDITIONAL PHOTOS



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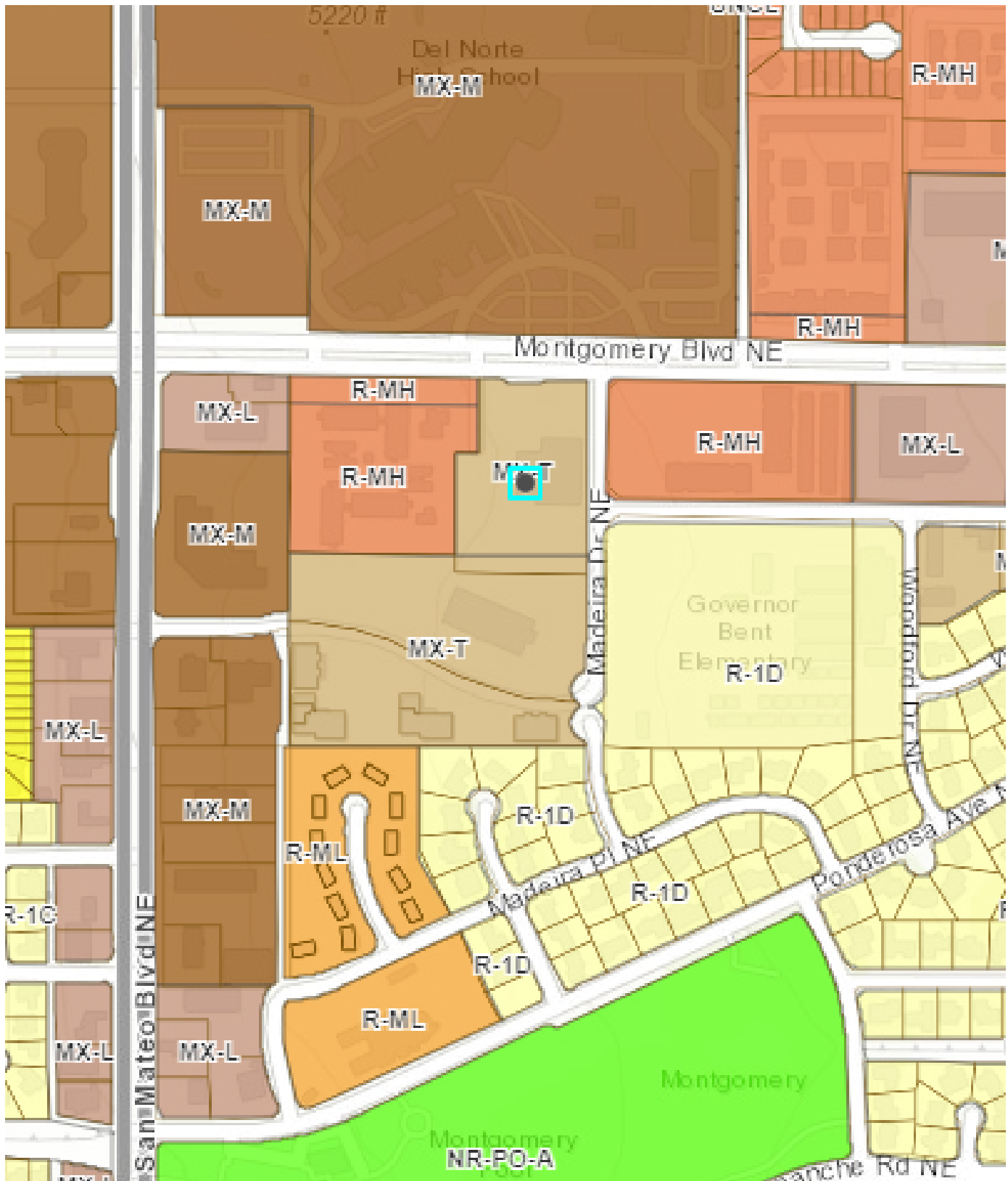
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MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

Purpose: The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-T zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Zone District >>																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P											4-3(B)(1)	
Dwelling, cluster development	P	P		P	P		P											4-3(B)(2)	
Dwelling, cottage development	P	P	P	P	P		P											4-3(B)(3)	
Dwelling, two-family detached (duplex)		P		P	P		P											4-3(B)(4)	
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)	
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)	
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, large						P	P	P	P	P								4-3(B)(8)	
Group home, small					C	P	P	P	P									4-3(B)(9)	
Group home, medium					C	C	C	P	P	P								4-3(B)(9)	
Sorority or fraternity						P	C	P	P	P									
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Zone District >>																			
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P							
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(12)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)
Motor Vehicle-related																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)
Outdoor Recreation and Entertainment																			
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

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																A	B	C			
Zone District >>																					
Retail Sales																					
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P							
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA			
General retail, small			A			A	A	P	P	P	P	P	P	P							
Liquor retail							C	A	P	P	P	C	C	C							
Transportation																					
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A					
Transit facility						C	C	C	P	P	P	P	P	P							
INDUSTRIAL USES																					
Manufacturing, Fabrication, and Assembly																					
Artisan manufacturing							C	P	P	P	P	P	P	P							
Telecommunications, Towers, and Utilities																					
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A				
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P			
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A				
Wireless Telecommunications Facility																			4-3(E)(10)		
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Freestanding							P	P	P	P	P	P	P	P	A						
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A						
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Waste and Recycling																					
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P							
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																		4-3(F)(1)			
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A				
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA			
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A				
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A				
Family care facility	A	A	A	A	A	A	A	A	A	A											

Excerpt from Table 4-2-1: Allowable Uses

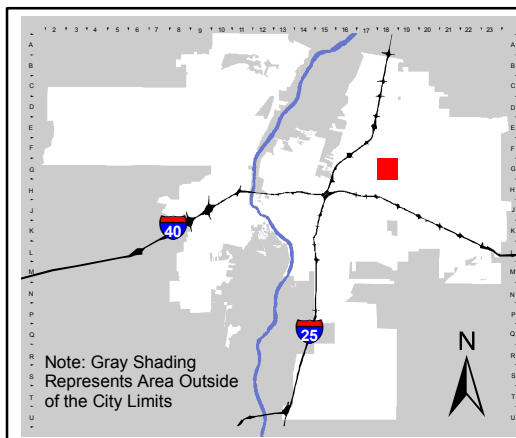
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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B	C		
Zone District >>																				
Family home daycare	CA	CA	A	CA	A	A	A											4-3(F)(7)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A			
Home occupation	A	A	A	A	A	A	A	A	A	A								4-3(F)(9)		
Independent living facility				A	A	A	A	A	A	A								4-3(F)(10)		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)		
Mobile vending cart							A	A	A	A	A	A	A	A			A	4-3(F)(12)		
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(14)		
Parking of non-commercial vehicle	A	A	A	A	A	A	A											4-3(F)(15)		
Parking of recreational vehicle, boat, and/or recreational trailer	A	A	A	A	A	A	A											4-3(F)(16)		
Second kitchen in a dwelling	A	A	A	A	A	A	A											4-3(F)(17)		
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A		A	4-3(F)(18)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A								4-3(F)(19)		
TEMPORARY USES																				
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)		
Garage or yard sale	T	T	T	T	T	T	T											4-3(G)(5)		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)		
Open air market							T	T	T	T	T						T	4-3(G)(7)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T	4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)		
Seasonal outdoor sales							T	T	T	T	T	T	T					4-3(G)(10)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T		T		4-3(G)(11)		



For more current information and details visit: www.cabq.gov/gis

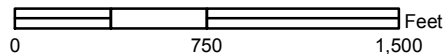
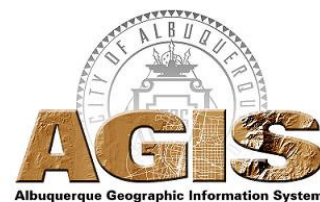


Address Map Page:

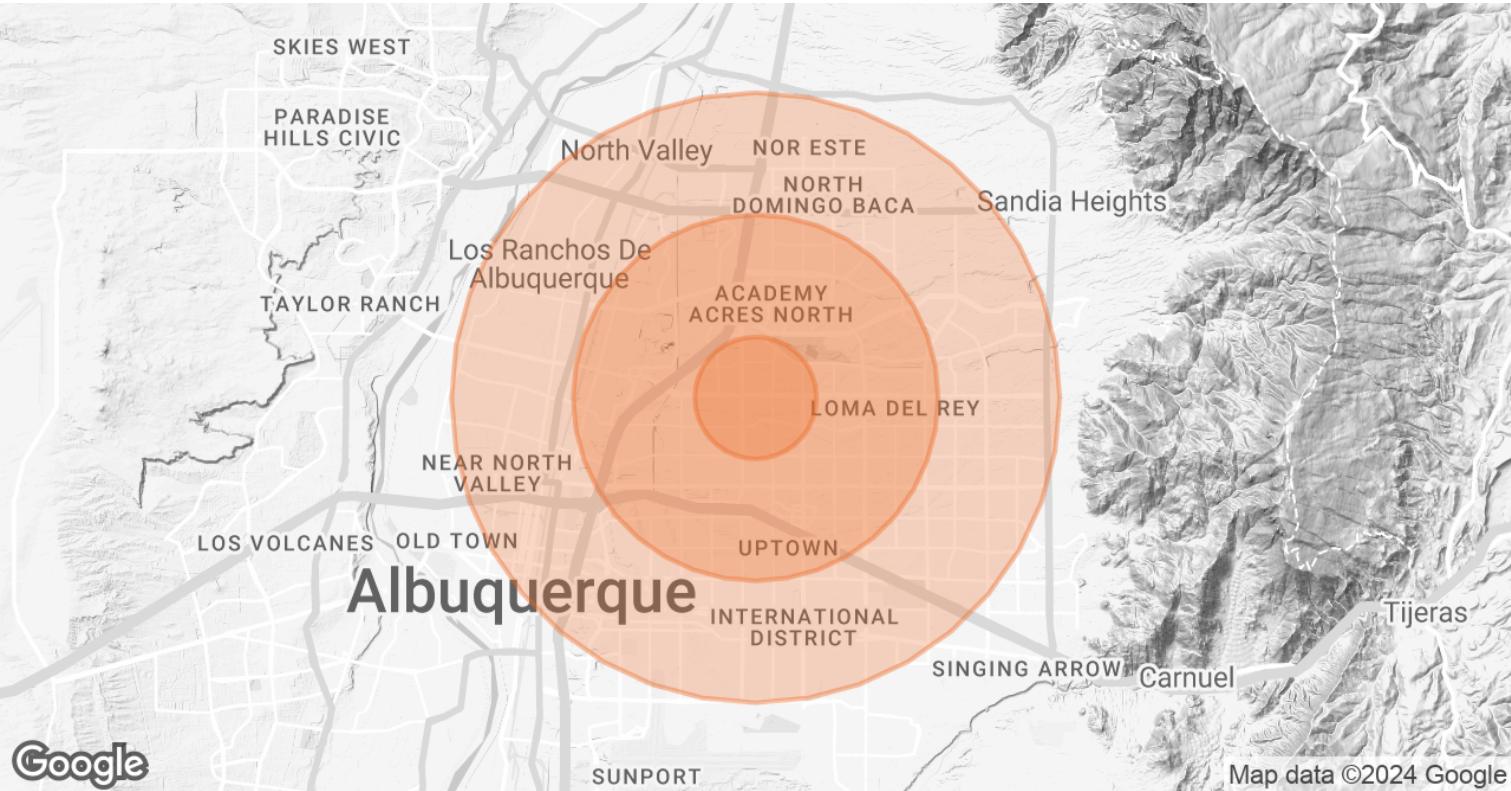
G-18-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,159	105,629	294,793
AVERAGE AGE	35.2	39.8	38.7
AVERAGE AGE (MALE)	32.8	37.9	37.2
AVERAGE AGE (FEMALE)	38.4	41.7	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,687	48,655	130,808
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$49,055	\$59,266	\$59,279
AVERAGE HOUSE VALUE	\$207,098	\$197,008	\$219,897

* Demographic data derived from 2020 ACS - US Census

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