

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	3,000 - 43,329 SF
LEASE RATE:	\$16.50 - 18.50 SF/Yr [MG; Full Service]
LOT SIZE:	13.526 Acres
BUILDING SIZE:	235,990 SF
BUILDING CLASS:	B
CEILING HEIGHT:	25.0 FT
YEAR BUILT:	1970
RENOVATED:	2015
ZONING:	SU-2/SU-1 For IP
MARKET:	Albuquerque
SUB MARKET:	NE Heights
CROSS STREETS:	Eubank/Copper

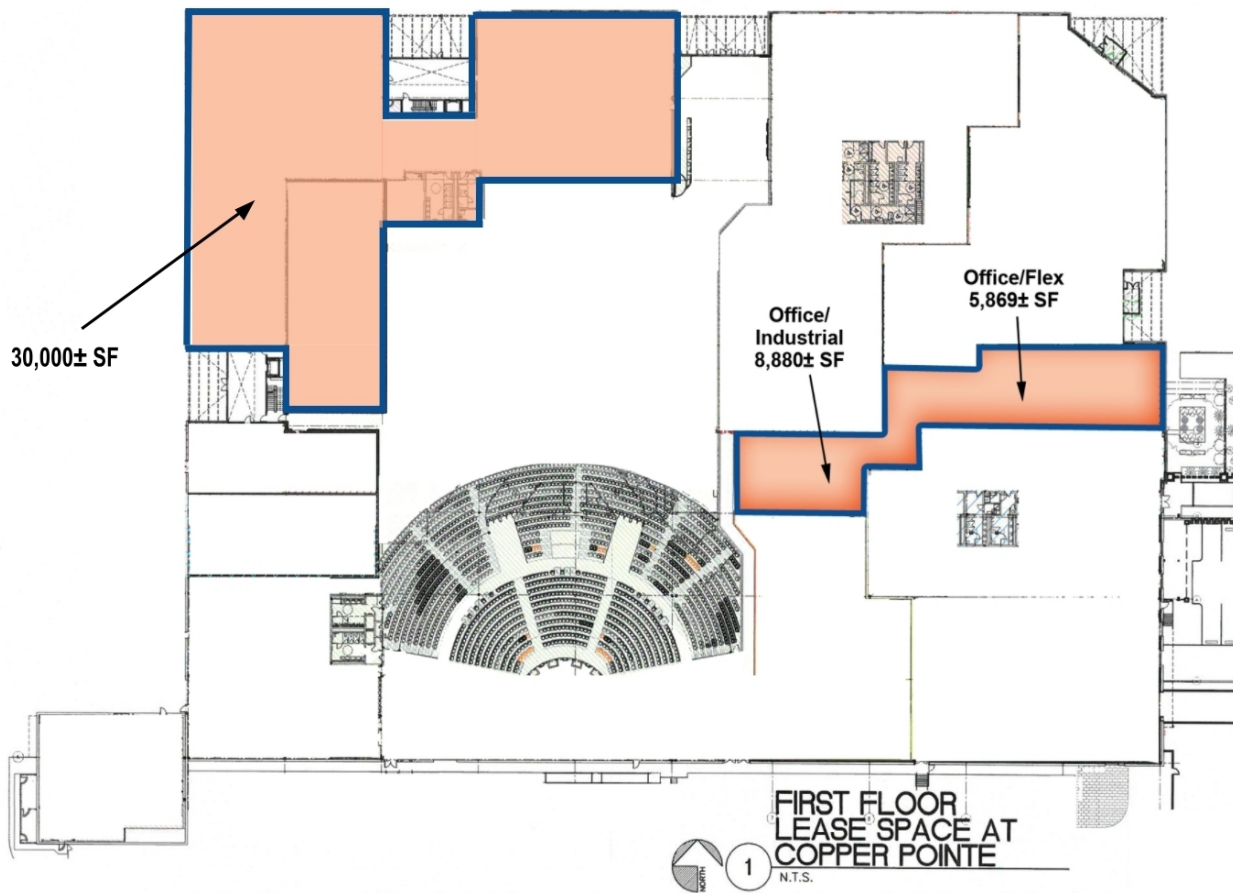
PROPERTY DESCRIPTION

Northeast Heights office space with access and visibility from I-40. This is a business park setting with new upgrades, elegant finishes and great mountain views. Shell space is available for lease and the entire business park has ample parking available.

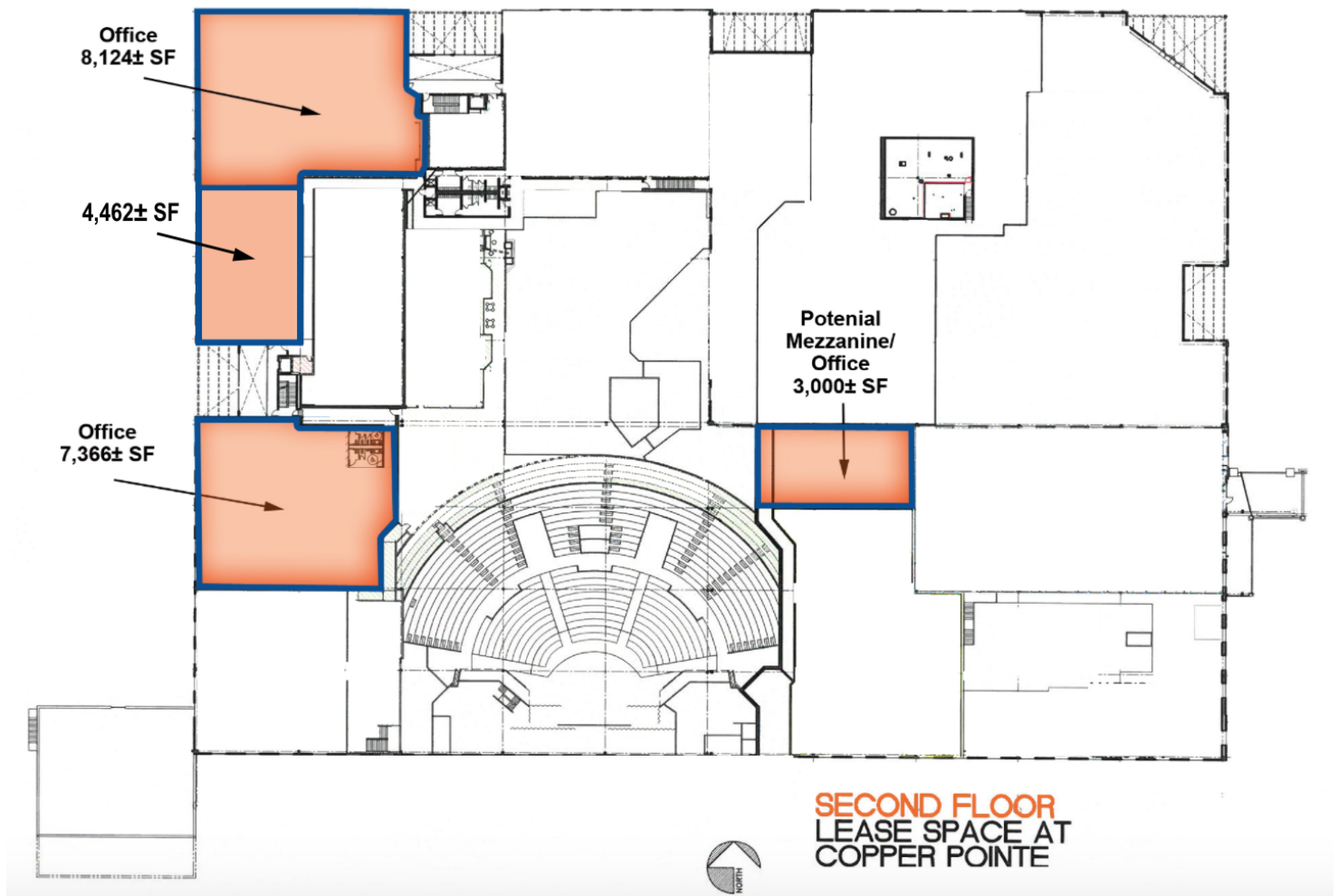
PROPERTY HIGHLIGHTS

- Great Visibility from I-40
- Business Park Setting
- Fiber Optic Internet Access
- Energy Efficient
- Ample Parking 6/1,000
- Newly Redeveloped
- Fire Suppression System
- Upgraded Finishes

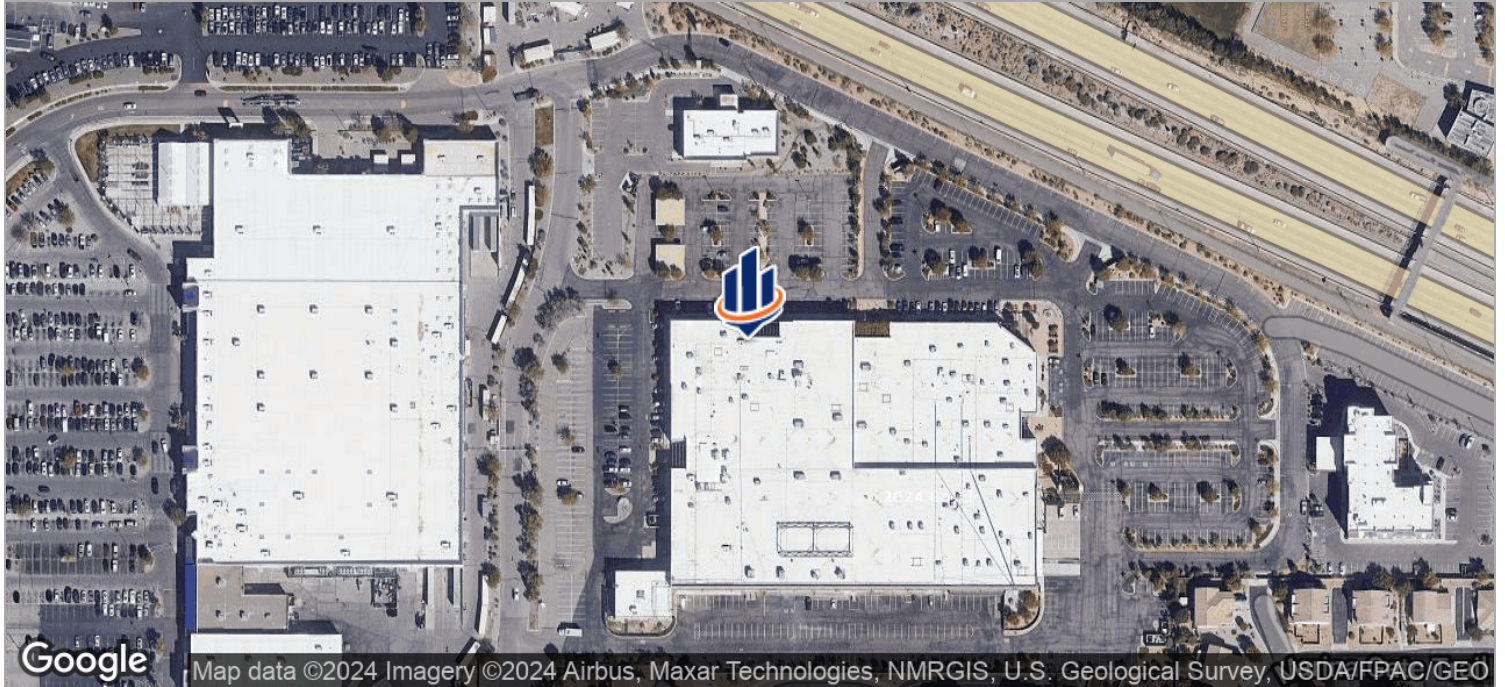
Floor Plans



Floor Plans



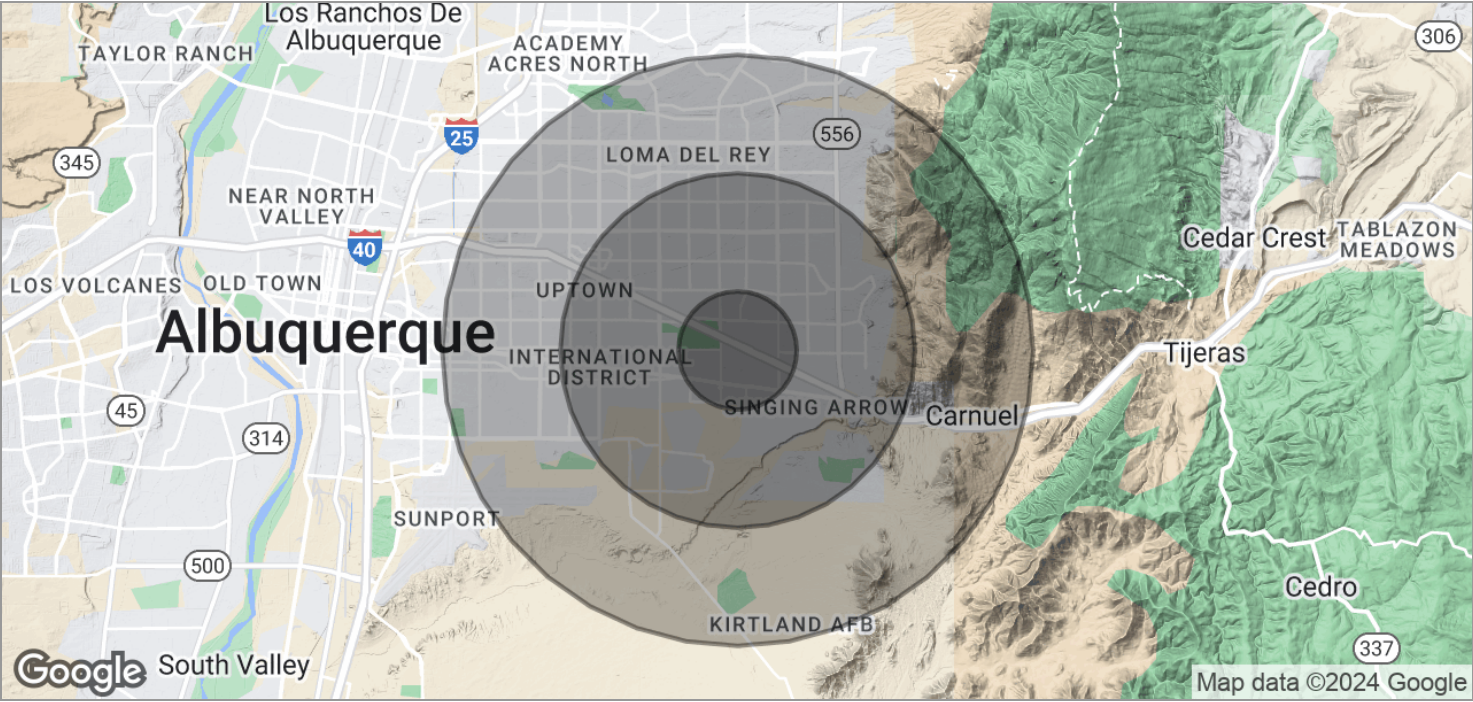
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,436	124,909	243,041
MEDIAN AGE	35.7	37.3	39.4
MEDIAN AGE [MALE]	33.3	35.6	37.7
MEDIAN AGE [FEMALE]	38.9	39.3	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,190	52,844	107,025
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$48,704	\$51,131	\$58,066
AVERAGE HOUSE VALUE		\$215,057	\$231,545