



262,067 SF OFFICE CAMPUS

SUNPORT CORPORATE CENTER | ALBUQUERQUE, NM 87106

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Sale/Lease Offering | \$8,400,000



Executive Summary

SVN has been retained as the exclusive marketing advisor for the disposition of the SunPort Corporate Center (SCC). The subject property represents a 262,067 SF office campus located in the Airport Submarket of Albuquerque, NM. It is located near Albuquerque International Sunport and Kirtland Air Force Base. The property is close to numerous hotels and restaurants. The property is located in a HUB Zone – which encourages economic development through the establishment of preferences.

The buildings can be purchased as a campus, or individual buildings are available. SCC features a campus environment with secure landscaped courtyards, two auditoriums, (the largest features stadium style seating and can accommodate up to 441 people), a cafeteria, kitchen, and open atriums. The complex includes three (3) office buildings and an office/high-bay building with potential for 22' clear height and up to four (4) overhead doors. The high-bay space also includes 2-ton and 5-ton overhead cranes. Some of the individual building feature locker rooms and showers. The buildings were constructed in stages between 1980 -1988 as build-to-suits for BDM, a government contractor, by Craddock Development. There is high-speed broadband fiber connectivity throughout the complex. Significant Discount to Replacement

The SCC offering presents investors and users with a tremendous opportunity to purchase at a substantial discount to replacement cost. The complex is priced at approximately 18% of replacement cost, estimated to be approximately \$62 Million. The asset has been institutionally-owned and managed for approximately 17 years. There has been significant sums invested in capital expenditures over the past 10 years

Building Highlights

262,067+/- SF Office Complex located on approximately 19.39 acres in 3 buildings - OFFERED SEPARATELY

- o 2301 Buena Vista SE - 161,040+/- SF
 - Divisible to 40,000 SF
 - Individual Sale Price - \$5,090,000 [\$31.61/SF]
- o 2501 Buena Vista SE - 72,977+/- SF
 - Divisible to 30,000 SF
 - Individual Sale Price - \$2,270,000 [\$31.11/SF]
- o 1801-A Randolph SE - 28,050+/- SF
 - Individual Sale Price - \$1,050,000 [\$37.43/SF]

Zoning: IP

This zoning provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

Sale/Lease Offering | \$8,400,000 | \$6 SF NNN



Property Highlights

Business Park Environment - Campus Setting

- 980 existing parking spaces – more parking available (up to 10/1000) see listing agents for details
- Adjacent to Albuquerque International SunPort & KAFB
- 16,310+/- SF fully functioning Data Center with raised floor
- High-speed broadband fiber connectivity throughout the complex
- 2 conference centers
 - o 220 fixed seat auditorium with stadium style seating (can increase to over 400 with additional seating)
 - o 90 fixed seat auditorium (can be divided into 2 conference centers)
- 4,833+/- SF high-bay warehouse (1801-A Randolph SE)
 - o 2 ton and 5 ton cranes
 - o 22 ft. clear height ceilings

Key Attributes

- 980 existing parking spaces – more parking available (up to 10/1000) see listing agents for details
- Priced at a fraction of replacement cost - \$62 MILLION
- Located in a HUB zone
- IP Zoning allows for a variety of uses
- Public transportation available on Randolph south of 2501 Buena Vista Building
- Campus Video:
<https://youtu.be/4BI1LswYuZs>

PLANNED AMENITIES

- Gourmet Food Truck Station
- Exterior Common Area WiFi
- Auto Detailing Service
- Dry Cleaning Service
- Secured access - Enclosed courtyard w/outside seating
- Bike Lockers
- Cafeteria with full kitchen

Individual Building	SF	Lease Rate
• 2301 Buena Vista SE	161,040 SF	\$6.50/SF/NNN
• 2501 Buena Vista SE	72,977 SF	\$5.50/SF/NNN
• 1801-A Randolph SE	28,050 SF	\$6.00/SF/NNN

OFFERING TERMS

Owner will consider full service. Minimum SF available 35,000 SF in 2301 - 2501*. The quoted Lease Rate includes a tenant improvement allowance which shall be dependent upon the tenant's needs, creditworthiness and length of term of the lease. Additional TI's are also available on a case-by-case basis. Please see listing agents for additional information.

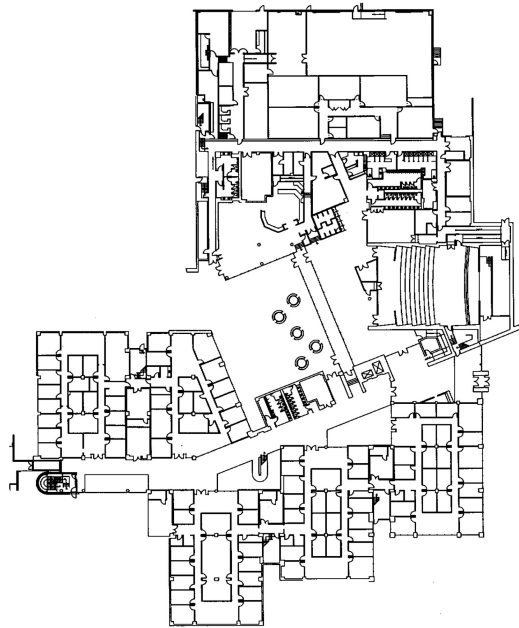
*Full Building Only at 1801 A Randolph

2301 Buena Vista SE

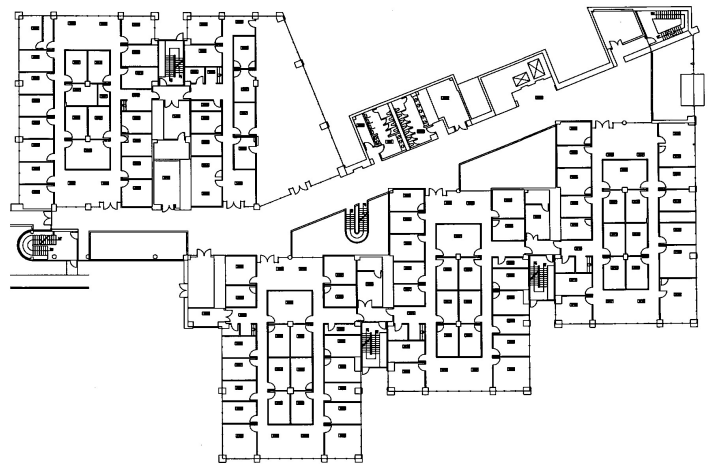
PROPERTY ADDRESS:	2301 Buena Vista SE Albuquerque, NM 87106
PROPERTY SIZE:	161,040 SF - Divisible to 35,000 sf
YEAR BUILT:	1988
STORIES:	Three [3]
AUDITORIUM:	220 stadium-style auditorium
DINING:	Full kitchen and cafeteria
LOCKER ROOM:	Men's and Women's locker rooms and showers
DATA CENTER:	16,310 sf High Bay Data Center
ELEVATORS:	2 Dover Hydraulic; 3,500 lb capacity
FIRE PROTECTION:	100% sprinklered building
ROOF:	New TPO roof in 2008
LOADING:	Loading dock with roll-up door - west side of building
ADDITIONAL CAP EX:	Cooling Tower coils replaced in 2009. High-speed broadband fiber connectivity throughout the complex.



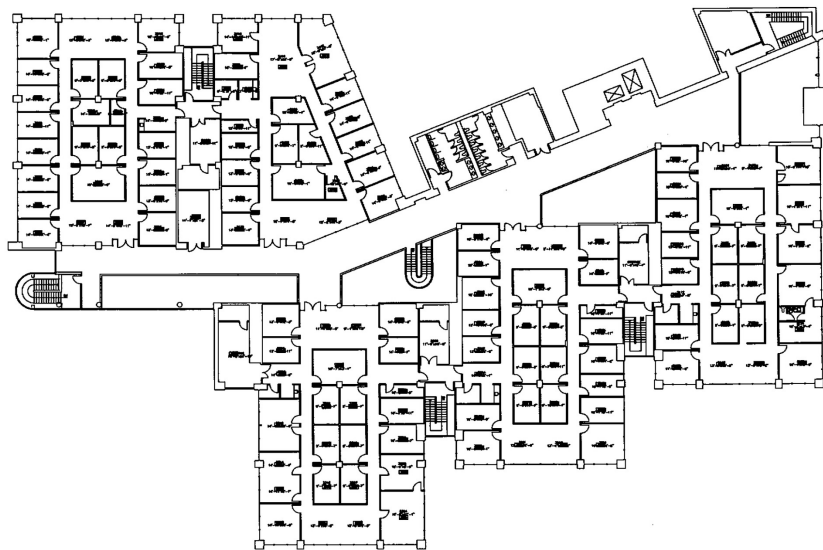
2301 Buena Vista Floor Plans



1st Floor



2nd Floor



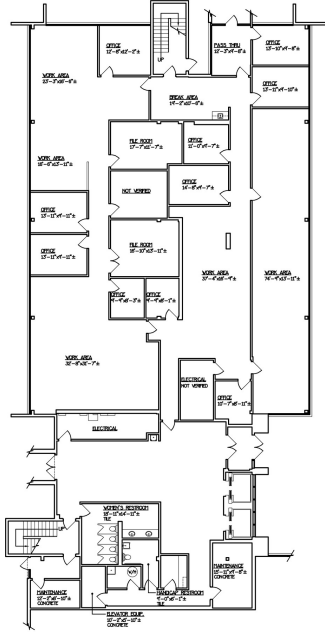
3rd Floor

2501 Buena Vista SE

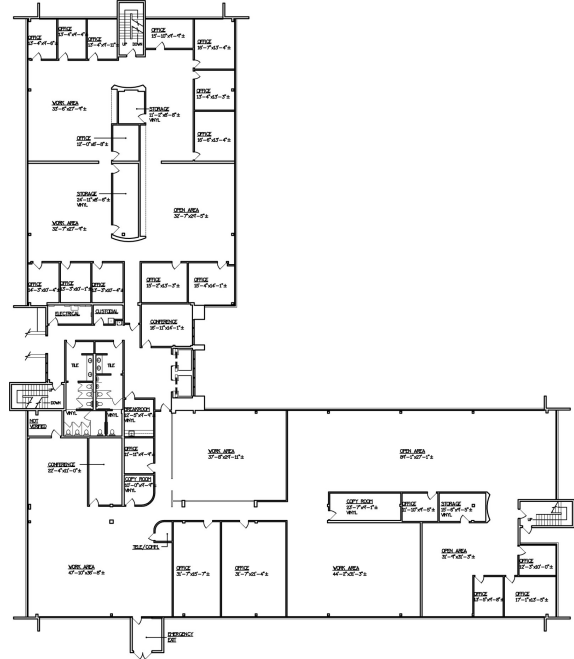
PROPERTY ADDRESS:	2501 Buena Vista SE Albuquerque, NM 87106
PROPERTY SIZE:	72,977 SF - Divisible to 35,000 sf
YEAR BUILT:	1983, renovated in 1998
STORIES:	Four [4] on the North Side Three [3] on the South Side
ELEVATORS:	2 Dover Hydraulic; 3,500 lb capacity
ROOF:	New TPO roof in 2012
ADDITIONAL CAP EX:	75 ton Roof Chiller replaced in 2012. High-speed broadband fiber connectivity throughout the complex. High identity corner location. Adjacent to Public Transportation



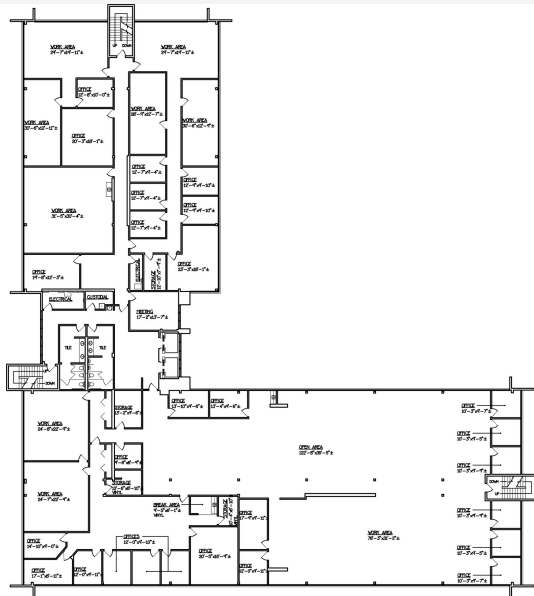
2501 Buena Vista Floor Plans



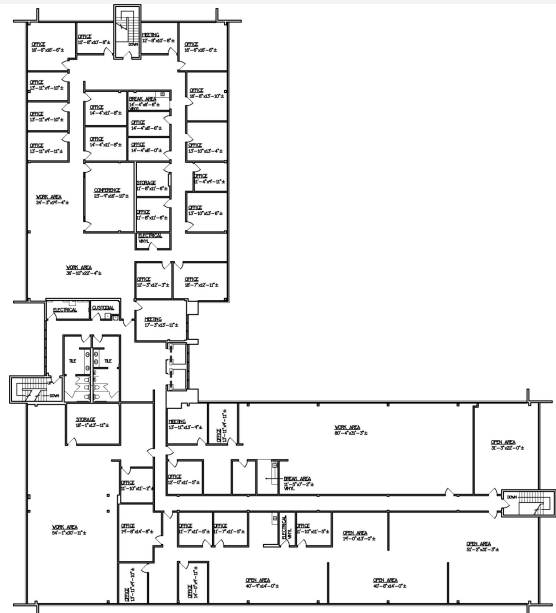
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



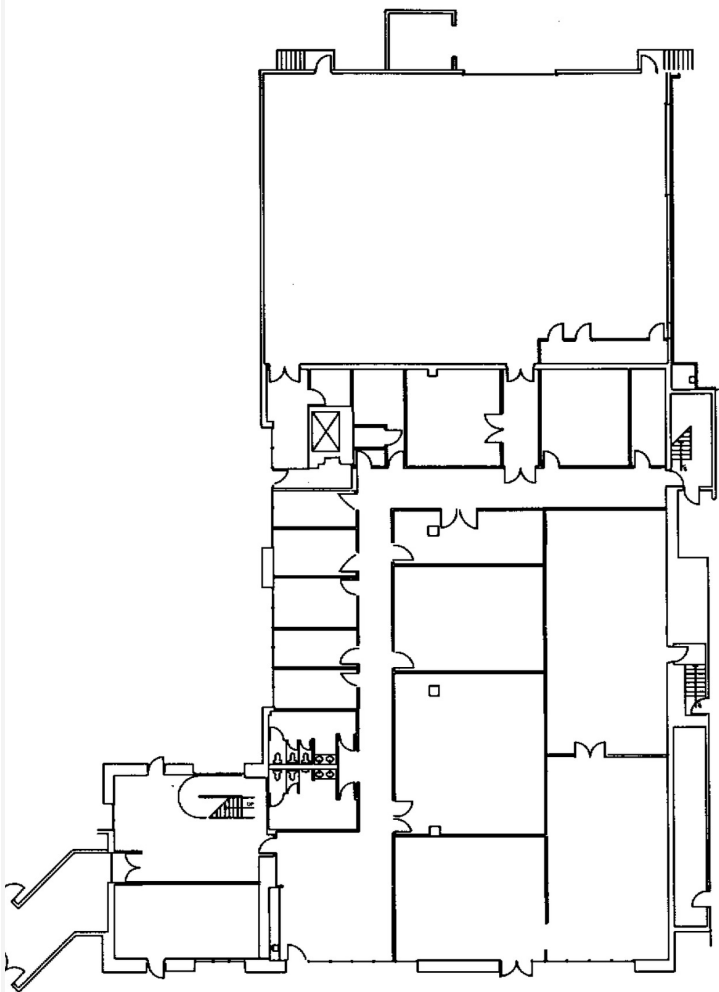
FOURTH FLOOR

1801 A Randolph Rd SE

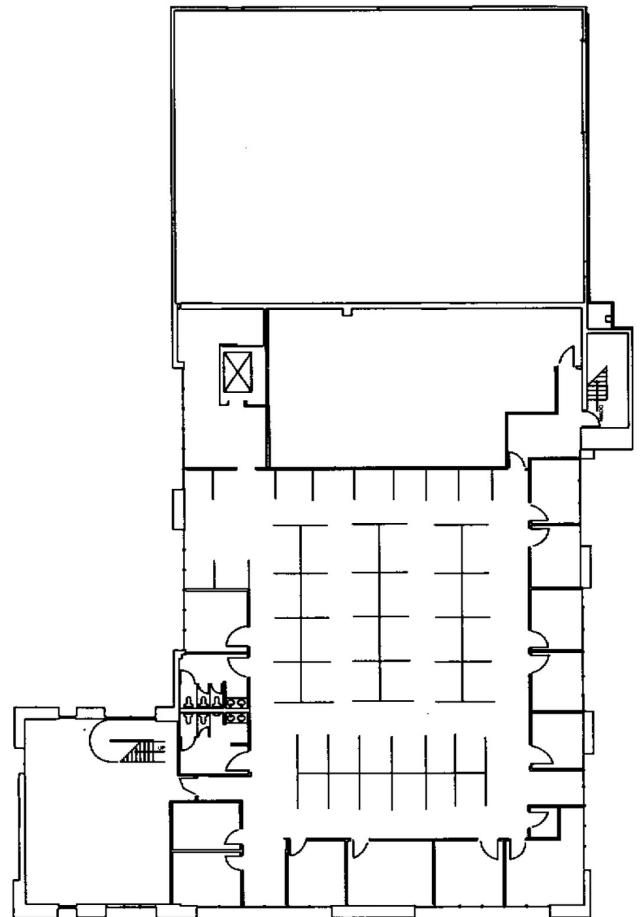
PROPERTY ADDRESS:	1801 A Randolph Rd SE Albuquerque, NM 87106
PROPERTY SIZE:	28,050 SF
WAREHOUSE:	4,833 SF
OFFICE:	\$32.05
STORIES:	Two [2]
ELEVATOR:	One Otis Hydraulic Elevator
FIRE PROTECTION:	100% sprinklered building
WAREHOUSE FEATURES:	Two [2] ton and Five [5] ton cranes. 22 ft clear height ceilings. 18 ft roll up door. Dock-high loading.
ROOF:	New TPO roof in 2011
ADDITIONAL CAP EX:	65 ton Roof Chiller replaced in 2007. High-speed broadband fiber connectivity throughout the complex



1801 A Randolph Floor Plans



**1801A Randolph
1st Floor**

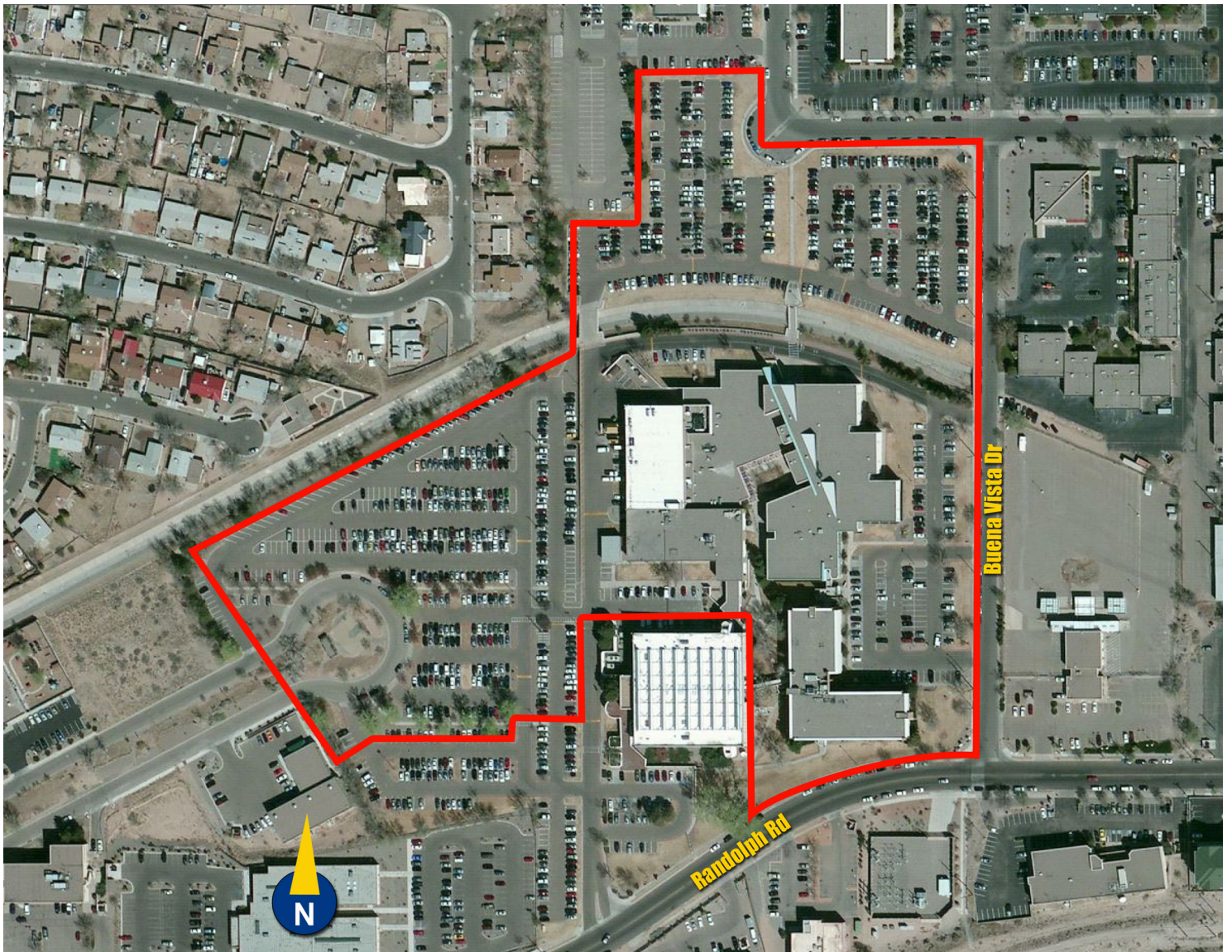


**1801A Randolph
2nd Floor**

Aerial Map



Aerial Map



Site Plan

