Welcome to May LIN Meeting!

Member Introductions

Announcements

2015 CARNM/CCIM Sponsors
REALTOR® Party Mobile Alerts!

REALTOR® Action Center Mobile App!

Help CARNM and sign up for the REALTOR® Party mobile alert to receive text messages so you can take action within minutes from your mobile device. It’s easy and quick to stay informed!

Sign up today at www.realtoractioncenter.com

or text the word “network” to 30644.

RANM leadership will discuss:
• legislative updates
• member benefits
• RANM’s plans for the future.

Our own Carl Grending will highlight CARNM in a live presentation in Santa Fe on June 4!

RANM on the Road is free to members but you are asked to pre-register. Enjoy lunch as RANM’s guest and you might win a prize.

REALTOR® Code of Ethics!

REALTOR® Code of Ethics: It’s time to think about completing your REALTOR® Code of Ethics training!

All members must complete this before December 2016. It’s easy and free if you take it online!
You also earn 2 educational credits.

Visit www.realtor.org or www.carnm.com/education for more information.

CCIM Real Estate Tax Planning Considerations

June 3, 2015
9:15 – 11:15 a.m.
(follows the CCIM Deal Making Session)

$20 CCIM NM members / $30 non-member
$30 CCIM NM members / $40 non-member (at the door)

2 CE Credits REQUESTED
Next LIN Meeting
June 17, 2015
3900 Pan American Fwy NE

Terri Dettweiler, CBRE
Marguerite Haverly, CBRE

Hosts are needed!
Please contact Shelly Branscom.

Any Other Announcements?

5601 Office Blvd NE
WELCOME TO
5601 Office Blvd NE

- 5601 Office Blvd NE – North I-25 Corridor
- 11,774² RSF
- $17.00/rsf Modified Gross
- Tenant pays their own Utilities & Janitorial
- 4.8/1,000 Parking
- Monument & Building Signage Available
- Controlled Access
- Zoned IP
- HUB Zone Qualified

New Listings
Available Space: +1,293 – 3,120
Lease Rate: $12 SF
Land: 0.7059 Acres
Buildings: ±10,907 SF
Parking: 3:1
Features:
- ADA accessible buildings
- Busy Downtown and University Hospitals area
- 165,700 total VPD
- Available on a modified gross lease. Additional parking available.

Oak Street Medical Center
200 Oak Street NE, Albuquerque, NM 87106

Medical Office Build Out
200 Oak Street NE, Albuquerque, NM 87106

Suite 4: ± 1,293 SF
Suite 5: ± 1,827
Includes: ±3,239 open basement space with restroom, 4 exam rooms with sinks, lead lined x-ray room.

Turn Key Restaurant for Lease
25 Hotel Circle NE, Albuquerque, NM 87123

Features:
- 8,725 sf (+/-)
- +/-1,680 NNN available
- 1 x 48 billboard signage available
- 159,600 Avg total CPD
- Existing Restaurant/Lounge build-out
- Superior retail co-tenancy – Target, Baby’s R Us, Office Max, & Applebee’s

Open Floor Plan
25 Hotel Circle NE, Albuquerque, NM 87123
Busy Rio Rancho Retail/Office For Lease

5/18/2015

Absolute Investment Realty
4105 Silver Ave SE
Albuquerque, NM 87108
www.gotabsolute.net

Lujan Plaza - 1520 Deborah Road SE
Rio Rancho, NM 87124

Features:
- Excellent visibility to Hwy 528
- Easy access
- High Parking Ratio (6.11/1000 SF)
- Excellent Signage (3 logo locations per unit)
- Destination center for Rio Rancho
- New Stucco and Parking lot

Available Units:
- Unit C: +/- 800 SF, $833/Mo
- Unit K: +/- 1,450 SF, $1510/Mo
- Unit M: +/- 864 SF, $900/Mo

The information contained herein is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Lease Rate: $12.50/SF NNN
Parking Spaces: 88
Building Size: ±14,419 SF
Land: ± 1.20 Acres
Zoning: C1 – Retail
VPD: 40,100/528

Features:
- Excellent visibility to Hwy 528
- Easy access
- High Parking Ratio
- Excellent Signage
- Destination center
- New Stucco and Parking lot

Trade Area Demographics

Radius
1000
2000
3000
Population (2014 Estimate)
8,454
70,035
136,318
Avg HH Income (2014)
$63,372
$76,431
$76,041

East Central Redevelopment Corridor
Stand-Alone Restaurant Opportunity

9901 Central Ave.
Albuquerque, NM 87123

Lease Rate: See Advisor

Benefits:
- Easy access and minutes to I-40
- Located on the “going to work” side of Central Ave.
- Close to popular chain restaurants

For more information please contact:
GEORGE CHRONIS
nicole@gotspaceusa.com
505.878.0001

gchronis@gotspaceusa.com

Located Downtown
Office Warehouse with Yard

1903 Edith Blvd.
Albuquerque, NM 87102

Lease Rate: See Advisor

Benefits:
- Reinforced slab
- 3 phase power
- Large yard for outdoor storage

For more information please contact:
JIM WIBLE, CCIM
dave@gotspaceusa.com
505.878.0001

dave@gotspaceusa.com
**4101 Barbara Loop SE, Suite C**
Rio Rancho, NM 87124

**HIGHLIGHTS**
- Lease Rate: $14.00/SF
- Lease Type: Modified Gross
- Zoning: C-1
- Available Space: +/-1,525 SF

Building Amenities:
- Professional office suite for lease
- Great Rio Rancho location
- Build-out includes:
  - 4 offices
  - Conference room
  - Reception area with business office
  - Kitchen/break area
  - Storage
  - Private restroom
  - Furniture and phone system available for tenant’s use
  - Plenty of parking (3.8:1,000)

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**1909 29th St SE**
Rio Rancho, NM 87124

**HIGHLIGHTS**
- Lease Rate: $15.00/SF
- Lease Type: Modified Gross
- Zoning: C-MU (Neighborhood Commercial)
- Available Space: +/- 3,767-5,049 SF

Building Amenities:
- Beautiful office building in the heart of Rio Rancho
- New construction – built in 2010
- Features include:
  - Metal roof
  - Sprinklered
  - Fully ADA compliant
- Configured with 3 suites:
  - Suite A: +/- 827 SF
  - Suite B: +/- 1,282 SF with tenant in place (month-to-month)
  - Suite C: +/- 2,940 SF with recording studio and sound booth
- Great location to serve Intel, Cabezon community, and Rust Presbyterian Medical Center
**1909 29th St SE**
Rio Rancho, NM 87124

**FLOOR PLAN**

**HIGHLIGHTS**
- Suite C: +/- 2,890 SF
- Courtyard entry
- Numerous offices and open work areas
- Interior courtyards
- Lots of storage
- Close to public transportation
- Located in a redeveloping area

**Lease Rate:** $8.50/SF
**Lease Type:** Modified Gross
**Zoning:** C-1
**Available Space:** +/- 2,890 SF

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**5115 Copper Ave NE & 205 Truman St NE**
Albuquerque, NM 87108

**FLOOR PLAN**

**HIGHLIGHTS**
- Lease Rate: $8.50/SF
- Lease Type: Modified Gross
- Zoning: C-1
- Available Space: +/- 6,215-8,015 SF

**Building Amenities:**
- Courtyard entry
- Numerous offices and open work areas
- Interior courtyards
- Lots of storage
- Close to public transportation
- Located in a redeveloping area

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**5115 Copper Ave NE & 205 Truman St NE**
Albuquerque, NM 87108

**FLOOR PLAN**

**HIGHLIGHTS**
- Lease Rate: $8.50/SF
- Lease Type: Modified Gross
- Zoning: C-1
- Available Space: +/- 6,215-8,015 SF

**Building Amenities:**
- Lighted intersection at 4th St and Aztec Rd
- 170’ frontage on 4th St
- High visibility:
  - Monument and building signage
  - 14,100 vehicles per day
- Suite A buildout includes:
  - Built-in customer service counter
  - Reception area
  - Windowed offices
  - 3 restrooms
  - Storage
  - Conference room

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**3911 4th St NW**
Albuquerque, NM 87107

**FLOOR PLAN**

**HIGHLIGHTS**
- Lease Rate: $8.50/SF
- Lease Type: Modified Gross
- Zoning: C-3
- Available Space: Suite A +/- 2,543 SF

**Building Amenities:**
- Lighted intersection at 4th St and Aztec Rd
- 170’ frontage on 4th St
- High visibility:
  - Monument and building signage
  - 14,100 vehicles per day
- Suite A buildout includes:
  - Built-in customer service counter
  - Reception area
  - Windowed offices
  - 3 restrooms
  - Storage
  - Conference room
5/18/2015

Lease Rate: $14.00/SF
Lease Type: Modified Gross
Available Space: 30,579 SF
(Office/Warehouse)

Property Amenities:
- 3.6 Acre Lot
- Secured building
- Great location
- On-site parking (3.5:1,000)
- Flexible floor plans
- Great East/West access
- Large fenced-in yard
- Convenient I-40 and I-25 access
- 10 minutes to the Albuquerque International Sunport
- 31,300 VPD
- Approximately 5,000 SF of 16’ clear height

For more information please contact:
SCOTT WHITEFIELD
Senior Vice President
+1 505 880 7055
Albuquerque, NM
scott.whitefield@colliers.com

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
2424 Louisiana Blvd NE, Suite 300
Albuquerque, NM 87109

HIGHLIGHTS

435 Montaño Rd NE
Albuquerque, NM 87109

FLOOR PLAN

Paseo del Norte & I-25 Corridor
Office Space with Retail Flair
8300 San Pedro Dr.
Albuquerque, NM 87109

LEASE PRICE:
$15.00/SF Full Service
Excluding janitorial

AVAILABLE:
27,481 SF

BENEFITS:
- Office space includes: 4-9 offices, reception
  space, kitchen & laundry room
- New flooring including paint and flooring
- Easy I-25 access via Alameda or Paseo del Norte
- 10’ ceilings
- Parking ratio 4:1,000
- Enjoy conveniences of the Paseo corridor:
  restaurants, banks, grocery stores & parks

For more information please contact:
TODD STRICKLAND
todd@gotspaceusa.com

For more information please contact:
BRENT TIANO, CCIM
CHERYL BONNER
brent@gotspaceusa.com
cheryl@gotspaceusa.com
Ready for Immediate Occupancy
Bear Canyon Professional Center
10151 Montgomery Blvd., Suite 2C
Albuquerque, NM 87111

For more information please contact:
DAVE HILL, CCIM
dave@gotspaceusa.com

Prestigious Law Firm Space
First Plaza
20 and 40 First Plaza, Suite 740
Albuquerque, NM 87102

LEASE RATE:
$17.50/SF Full Service

AVAILABLE:
± 2,390 SF Suite 740A
± 3,850 SF Suite 740B
± 12,880 SF Total

BENEFITS:
- Ideal for law firm
- Near numerous conference venues
- Close proximity to courthouses
- City Hall
- Restaurants

For more information please contact:
DAVE HILL, CCIM
dave@gotspaceusa.com
STEVE KRAEMER
skraemer@gotspaceusa.com

Prestigious Law Firm Space
First Plaza
20 and 40 First Plaza, Suite 740
Albuquerque, NM 87102

LEASE RATE:
$14.50/SF
Plus Janitorial

AVAILABLE:
± 2,980 SF - ±5,409 SF

BENEFITS:
- Rare veterinary hospital opportunity
- Excellent candidate for medical use conversion
- Strong investor or owner-user opportunity
- Located near Uptown

For more information please contact:
STEVE KRAEMER
skraemer@gotspaceusa.com
DAVE HILL, CCIM
dave@gotspaceusa.com
IMPERIAL BUILDING – DOWNTOWN ABQ
74 APARTMENTS, 95 PARKING SPACES
22,554 SF GROUND FLOOR RETAIL SPACE
GROCERY ANCHORED (11,555 SF STORE)
RESTAURANT & RETAIL OPPORTUNITIES
AVAILABLE
MARCH 2016 OPENING

UPTOWN PARK
2201 LOUISIANA BLVD. NE

- 1,661 SF Restaurant Space Available
- 1,780 SF Available
- 2,169-4,357 SF Available
- CARNM ID # 28838176
WEST BLUFF CENTER

- 2,450 SF AVAILABLE
- 1,691 SF AVAILABLE (Combined for 4,141 SF)
- 2,700 SF AVAILABLE – RADIO SHACK
- LED SIGNAGE ON BELL TOWER COMING IN 2016
- CARNM LISTING # 16126951

4301 N MAIN STREET ROSWELL, NM
READY FOR PHASE II

Blue Mountain Junction
• 4.3 ACRES AVAILABLE FOR ADDITIONAL JUNIOR ANCHOR, SHOPS OR PAD USER

• CARNM LISTING #16889005

North I-25 Corridor
Plug & Play Office Space
4700 Lincoln Rd.
Albuquerque, NM 87109

LEASE PRICE:
$15.05/SF Full Service

AVAILABLE:
±4,195 RSF

BONUS:
Hub Zone Certified

BENEFITS:
• Beautiful contemporary build out
• Furniture and phone system available (no charge)
• Building conference rooms available (no charge)
• Central location with easy access to I-25

For more information please contact:

SHELLY BRANSCOM
dave@gotspaceusa.com

DAVE HILL, CCIM
dave@gotspaceusa.com

Any Other New Listings?
Changes

Wants & Needs

Thank You!

Marguerite would like to thank Barbara Haase

Building:
6000 Uptown Blvd. NE

Tenant:
Curis RIS

Size:
1,206± SF

Marguerite Haverly
Associate
505.837.4002
Marguerite.Haverly@cbre.com
THANK YOU

TERRI DETTWEILER

Marguerite would like to thank Terri Dettweiler – CBRE, Inc.

Building: 6100 Uptown NE
CBRE Centre
Tenant: World Financial Group
Size: 2,080± SF

Martha Carpenter

Terri & Marguerite would like to thank Martha Carpenter – Collier International

Building: 6100 Uptown NE
CBRE Centre
Tenant: Parsons Brinckerhoff
Size: 14,741± SF

Barbara Haase

Terri & Marguerite would like to thank Barbara Haase – Cauwels & Stuve Realty

Building: 2500 Louisiana Blvd NE
Tenant: Mauer Consulting
Size: 2,246± SF

Ben Nolte

Terri and Marguerite would like to thank Ben Nolte – Allen Sigmon Real Estate Group LLC

Building: 7000 Prospect NE
Tenant: Xerox Corporation
Size: 4,675± SF
5 year term
THANK YOU

TODD STRICKLAND

Terri and Marguerite would like to thank Todd Strickland-
NAI Maestas & Ward

Building:
4710 Jefferson St NE

Tenant:
Southwest CARE Center, Inc.

Size:
3,656± SF

3 year term

Terri Dettweiler
First Vice President
505.837.4912
Terri.dettweiler@cbre.com

Marguerite Haverly
Associate
505.837.4902
Marguerite.haverly@cbre.com

CBRE

THANK YOU

George Jimenez
Commercial Properties, Inc.

ADDRESS:
5210 San Mateo NE

LEASE TERM:
2 years

TELEPHONE:
Mallcoos

TRANSACTION NOTES:
From LOI to lease in 7 days!

For more information please contact:
TODD STRICKLAND
todd@gotspaceusa.com

Any More Thank-You’s?
Prizes