

OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

- Located in 340 - acre Sandia Science & Technology Park
- Great location with easy access to I-40 and the Eubank gate to Sandia National Labs & Kirkland AFB
- Built in 2005
- Stunning mountain views and bike paths to its pocket parks with exercise stations. The Park provides an excellent blend of high-technology with quality-of-life features and amenities



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Qualifying Broker

Lisc # 20095

Sandia Synergy Center

1451 Innovation Parkway SE, Albuquerque, NM



LEASE OVERVIEW

LEASE RATE \$15 psf + NNN (Est. \$5.38 psf NNN for 2023)
Tenant Improvement Allowance is negotiable

AVAILABLE: Suite 200: +/- 3,189 sf

ZONING: NRBP— NON-RESIDENTIAL
BUSINESS PARK ZONE DISTRICT

Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.

BUILDING CLASS: B **Parking:** 4:1000

Featuring the ORBIT Fiber Network

The ORBIT Network is the SS&TP's own fiber optic communications backbone, housed in a secure underground conduit system, connected to a controlled-access structure (the Point of Presence building known as the POP), and extending throughout the SS&TP properties. The network specially designed to meet the security and communication needs of this technology community.

ORBIT Provides:

- Fiber optics – the fastest transmission medium commercially available
- State-of-the-art technology with ring architecture and a centralized fiber access facility (the POP)
- Quick, easy, and secure fiber optic connections available to all Park residents
- Video, voice, and data service from alternate providers

The information contained herein was obtained from sources believed reliable; however, REA Management makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

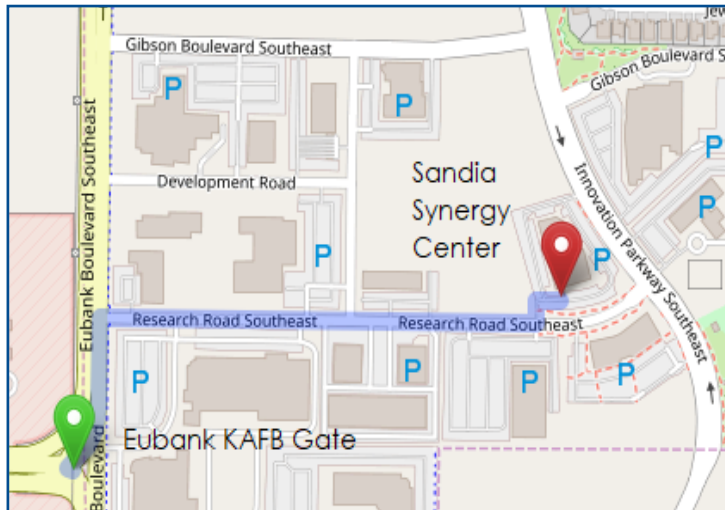


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Less than 5 minutes to the Eubank Gate

IDEAL LOCATION

- The 340-acre Master Planned technology community provides an excellent blend of high-technology with quality-of-life features and amenities
- Great location minutes away from I-40 with easy access to I-25
- 15 minutes away from the ABQ Airport

HIGH GROWTH AREA

- Land available to construct new buildings



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