1450

Innovation Parkway SE
Albuquerque, NM 87123

SINGLE TENANT GOVERNMENT LEASED OFFICE/LAB OPPORTUNITY

CBRE

CBRE is proud to offer 1450 Innovation Parkway SE (the 'Property' or 'Offering'), a ±33,500 square foot class B+ single tenant office building strategically located in the Sandia Science & Technology Park just outside of the gate of Sandia National Laboratory.

THE OFFERING

This property represents a stable investment in a mission critical Department of Energy function whose funding future is very secure in the purpose-built building they have occupied since 2006.

The Sandia Science & Technology Park is a 100 acre master planned development serving contractors and collaborators of Sandia National Laboratory. There are 27 buildings housing 47 companies in the park as of the end of 2025. There are only 5 privately held lots left in the park totaling 6.6 acres.

This offering also potentially includes a ±1.47 acre parcel of vacant land at 1460 Innovation Parkway SE, adjacent to 1450 Innovation that is currently leased through November 2028.

Additional vacant land priced at $577,000 ($9.01/SF). Only available in conjunction with the building.

±33,500 SF
Single Tenant
Building

Stable Government
Contractor with 20+
year occupancy history

1450 Innovation Pkwy
$8,000,000 ($238.81/SF)

1450 & 1460 Innovation Pkwy
$8,577,000

7.98%
Cap Rate

INVESTMENT HIGHLIGHTS

Mission Critical Location

This asset occupies a strategic position directly adjacent to Sandia National Laboratories, placing the tenant at the epicenter of national security and advanced technology research. This high-barrier-to-entry location is vital for operational synergy with key government stakeholders, making the property functionally irreplaceable for the tenant.

Predictable Income Stream

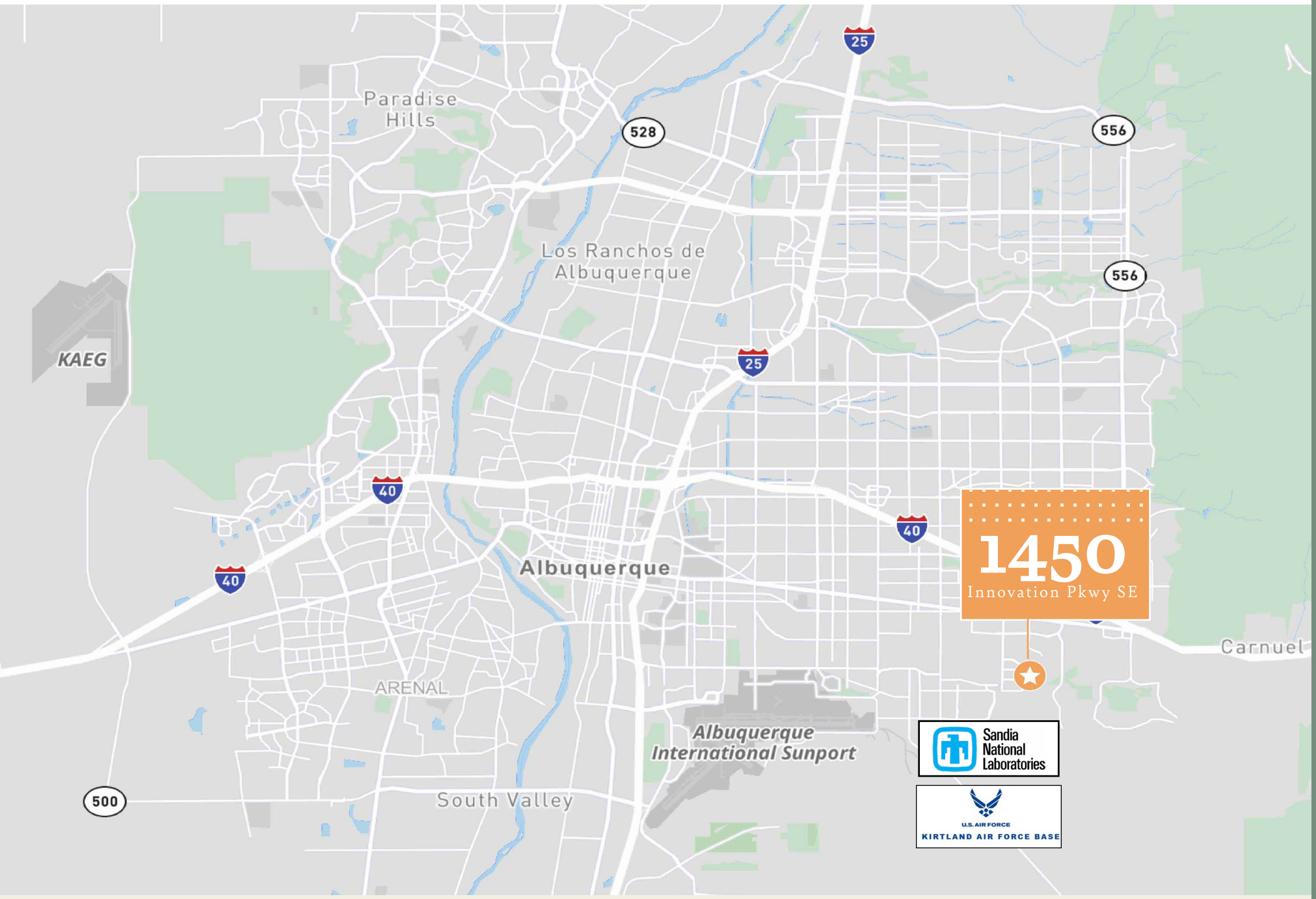
The property features a reliable lease structure with a government-backed tenant, mitigating credit risk and ensuring consistent cash flow. Tenant contracted a new five-year lease in August 2023 and has successfully completed the initial three years of the term. The agreement includes five one-year renewal options with built-in rent escalators, which ensure steady income appreciation for the owner. This structure provides a secure investment profile while positioning the asset for continued performance and long-term stability. The lease includes fixed expense reimbursements with escalators that do not require reconciliation and are currently above actual costs.

Established Tenant Longevity

The tenant has demonstrated an unwavering commitment to this site with over 20 years of continuous occupancy. This extensive tenure signals deep operational integration and a high probability of lease renewal, reducing future vacancy risk and capital expenditures associated with turnover.

Extremely Limited Inventory in High Demand Business Park

This constrained inventory environment maintains low vacancy rates and supports long-term property value appreciation. Investors gain a rare opportunity to secure a footprint in a premier, under supplied submarket , and the ability to secure one of the few vacant land parcels in the park by also acquiring 1460 Innovation Parkway.


Paradise Hills
528
556
Los Ranchos de Albuquerque
556
KAEG
25
25
40
40
40
Albuquerque
1450
Innovation Pkwy SE
Carnuel
ARENAL
Albuquerque International Sunport
Sandia National Laboratories
U.S. AIR FORCE
KIRTLAND AIR FORCE BASE
500
South Valley

1460 Innovation Parkway SE
Innovation Parkway
1450
Innovation Pkwy SE

N

556
TARGET
DOLLAR TREE
BEST BUY
petco
Applebee's
at home
Conn's
Los Alamos Golf Course
Wyoming Blvd NE
Eubank Blvd NE
I-40
Juan Tabo Blvd NE
Tramway Blvd NE
Walmart
DOLLAR TREE
SAM'S CLUB
PETSMART
ROSS DRESS FOR LESS
Wendy's
TACO BELL
HOBBY LOBBY
Chico Rd NE
entral Ave NE
THE HOME DEPOT
COSTCO WHOLESALE
333
1450
Innovation Pkwy SE
H Ave SE
Sandia National Laboratories
U.S. AIR FORCE
KIRTLAND AIR FORCE BASE
Hardin St
Wyomi
St

N

ALBUQUERQUE MSA SNAPSHOT

This vibrant city seamlessly blends a rich and diverse culture with a thriving landscape of business, arts, and entertainment. With stunning scenery and a strong sense of community, Albuquerque offers an unmatched environment for growth and innovation. As a leader in trade and finance in New Mexico, it has become a sought-after market, attracting premier companies and top talent.

94.9
LOW COST OF LIVING

$408,297
Median Housing Value
($424,900 National)

$96,141
Average Household Income

71%
of adult residents own a home
up from 63% in 2023

Source: Realtor.com Economic Research via FRED, Esri Business Analyst 2024

WORKFORCE

TOP 10 MOST DIVERSE LABOR FORCE

- **63%** of all workers identify as a person of color
- **40%** of the workforce is between the ages of 25 - 54

Source: Lightcast 2025

POPULATION

- **926,835** Albuquerque MSA Population
- **Strong Population Growth**

  0.56% 2024 - 2029 Annual Growth Rate vs **0.38%** Annual National Growth Rate

- **55.3%** of the Population is Millennial and Younger

Source: Esri 2025

EDUCATION

HIGHLY EDUCATED COMMUNITY

- **37%** of the population over 25 holds Bachelor's Degree+
- **High concentration** of Graduate/Professional Degrees - **15.8%** of the population over 25
- **23.1%** increase in New Mexico freshman college enrollments from 2021 - 2024

Source: NM Dept of Higher Education, Esri 2025

EXCEPTIONAL QUALITY OF LIFE

FOUR Seasons

- 5,312 feet in elevation (higher than Denver)
- 24.4 minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. in Santa Fe
- Award-winning breweries, wine bars & restaurants
- Eclectic & iconic culture, arts & entertainment

Quality of Life

The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 37% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

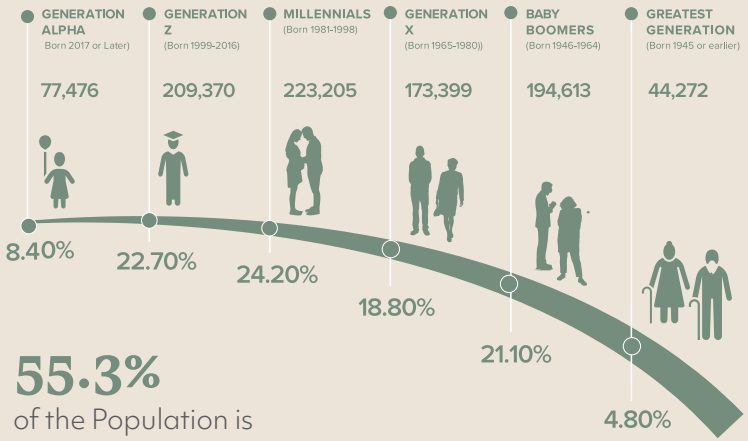
COST OF LIVING INDEX

NATIONAL AVERAGE	Albuquerque, NM	Austin, TX	Colorado Springs, CO	Denver, CO	Phoenix, AZ	San Diego, CA
100.0	94.9	97.3	101.9	108.6	112.4	145.3

Our Workforce

The Greater Albuquerque region is a highly coveted destination for top talent, boasting plentiful high-paying jobs, exceptional educational opportunities, a unique cultural scene and a wealth of top-notch amenities. These factors continue to fuel the region's impressive growth, with a projected five-year growth rate of 0.56% - nearly double the expected national growth rate of 0.38%.

Greater Albuquerque Generational Comparison

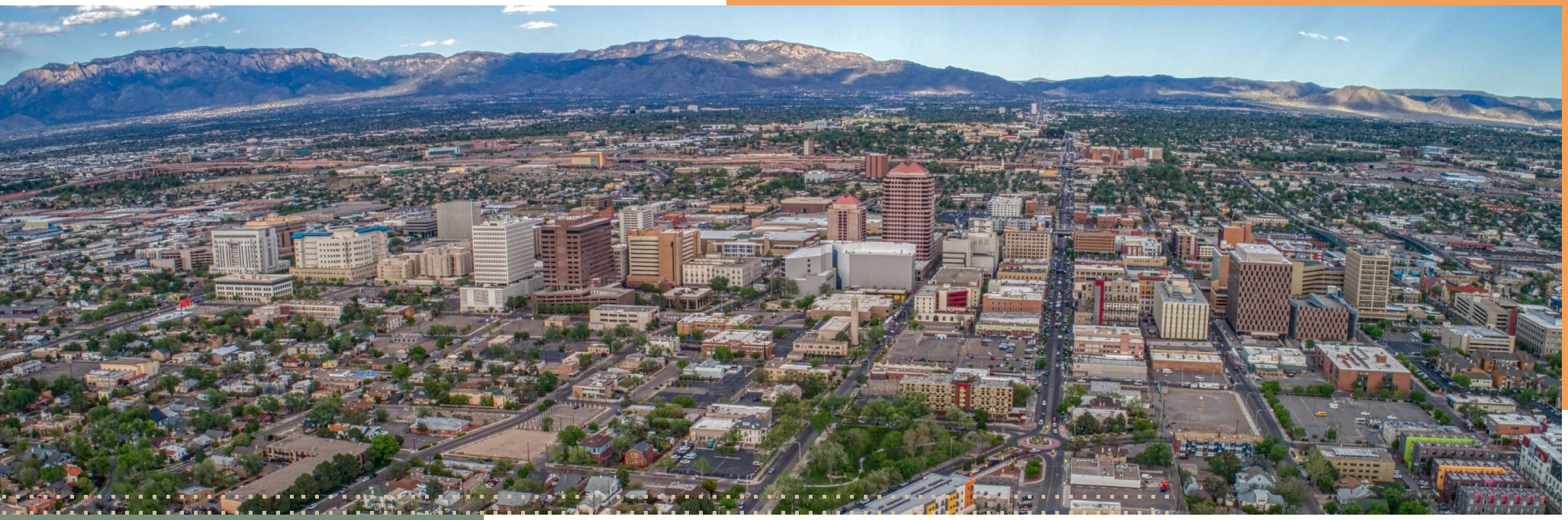


55.3% of the Population is Millennial & Younger

Source: Esri

40% OF POPULATION IS PRIME WORKING AGE (AGED 25-54) **POPULATION 363,462**

14% OF POPULATION ARE YOUNG PROFESSIONALS (AGED 25-34) **POPULATION 126,932**

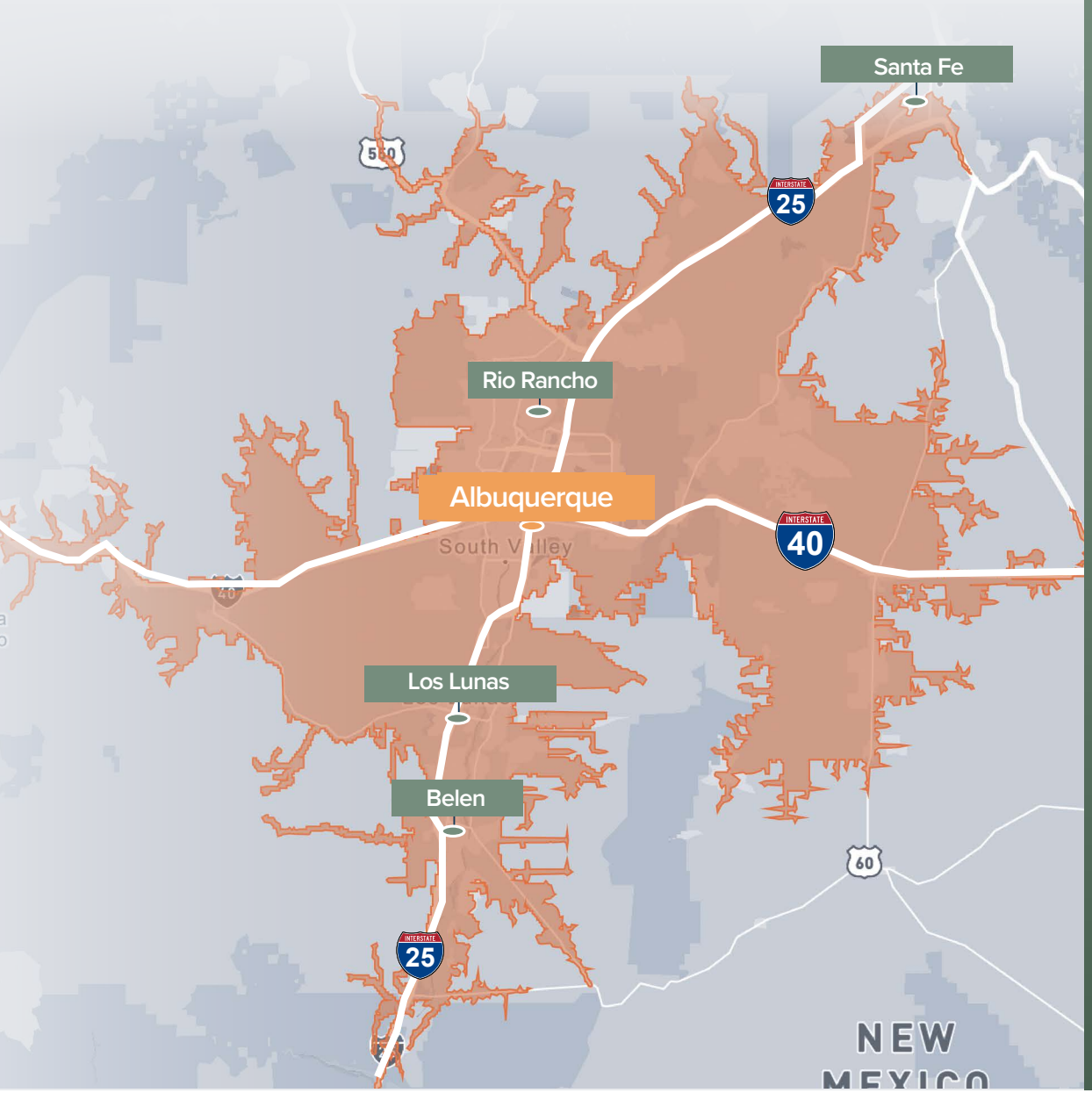


INNOVATIVE COMPANIES THRIVING IN ALBUQUERQUE

JOIN THE MANY COMPANIES THAT SEE ALL THE POTENTIAL IN THE GREATER ALBUQUERQUE REGION

U.S. AIR FORCE KIRTLAND AIR FORCE BASE 23,000 Employees	PRESBYTERIAN 13,460 Employees	Sandia National Laboratories 14,220 Employees	NM HOSPITALS 12,105 Employees	amazon 3,500 Employees
Lovelace Health System 3,500 Employees	NM 5,500 Employees	NETFLIX 1,000 Employees	intel 2,600 Employees	BlueCross BlueShield of New Mexico 2,000 Employees
Fidelity Investments 900 Employees	CNM Central New Mexico Community College 1,870 Employees	ABB 500 Employees	T-Mobile Call Center 2,000 Employees	TRICORE 1,000 Employees
JABIL 300 Employees	Meta 400 Employees	BLUEHALO 400 Employees	General Mills 350 Employees	WILSON & CO 180 Employees
ARRAY TECHNOLOGIES 280 Employees	TEMPUR-PEDIC 280 Employees	BOEING 200 Employees	creation TECHNOLOGIES 200 Employees	curia 350 Employees

GREATER ALBUQUERQUE REGION DEMOGRAPHICS



60 MIN DRIVE TIME FROM I-25/I-40 INTERCHANGE

DEMOGRAPHIC HIGHLIGHTS

1,058,923
POPULATION

429,886
HOUSEHOLDS

$95,843
AVERAGE HH INCOME

$412,332
MEDIAN HOUSING VALUE

37.0%
OF POPULATION HAS AN BACHELOR'S DEGREE OR HIGHER

Source: Esri

1450
Innovation Parkway SE

Access Offering Memorandum

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