

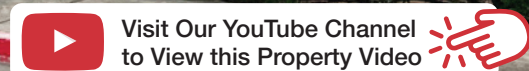
For Sale

North I-25 Class-A Office Building

IN THE HIGHLY-DESIRABLE JOURNAL CENTER



**OWNER/USER
OPPORTUNITY**



101 Sun Ave. NE | Building C | Albuquerque, NM 87109

SWQ I-25 & Paseo del Norte NE



AVAILABLE

Building: ±12,078 SF
Land: ±1.32 Acres



SALE PRICE

\$2,399,000
(\$198.63/SF)

- Prestigious master-planned business location
- Campus environment with lush grounds
- Easy access to Paseo Del Norte, I-25 and countless amenities

NASunVista] **Got Space™**

Danaë Fernández
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DJ Brigman, SIOR, CCIM
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505 998 1562

For Sale



NORTH I-25 CLASS-A OFFICE BUILDING

101 Sun Ave. NE | Building C | Albuquerque, NM 87109



PROPERTY

AVAILABLE

- Building: ±12,078 SF
- Land: ±1.32 Acres

HIGHLIGHTS

- Owner/user opportunity
- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Prestigious master-planned business location
- Campus environment with lush grounds
- Open, collaborative layout
- Large conference and training rooms
- Additional conference room with coffee bar and gas fireplace
- Break room
- Beautiful finishes throughout
- Built in 1995, renovated in 2015
- Multiple access points
- TPO and metal roof
- 3.2:1,000 parking ratio
- IDO Zoning: [NR-BP](#)



505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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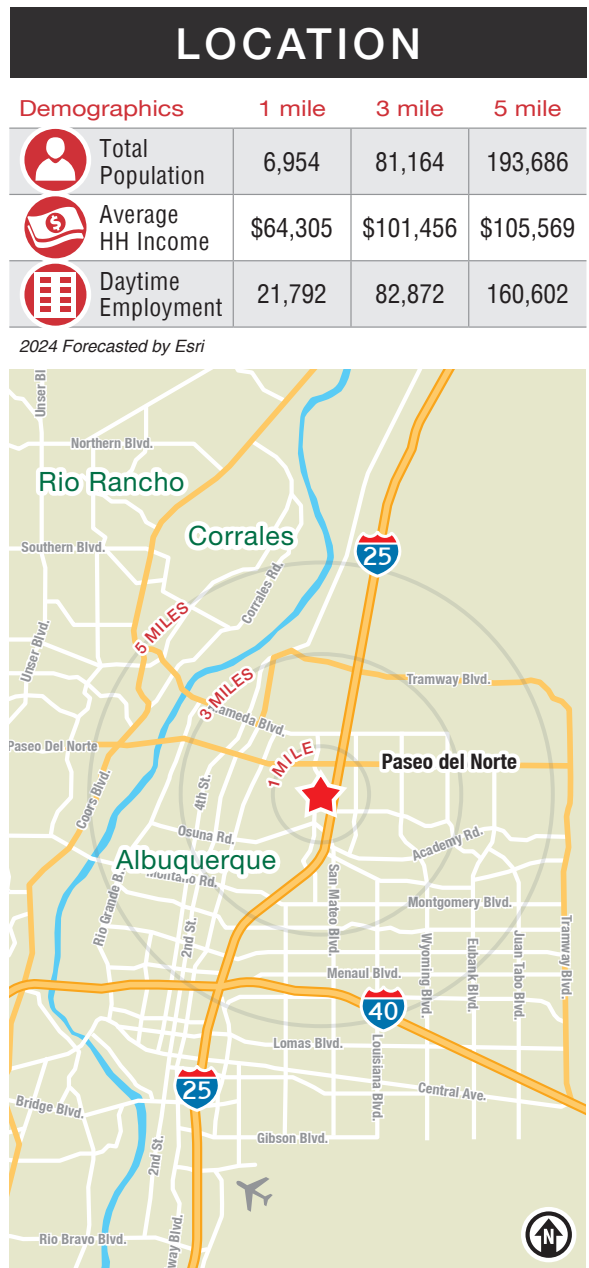
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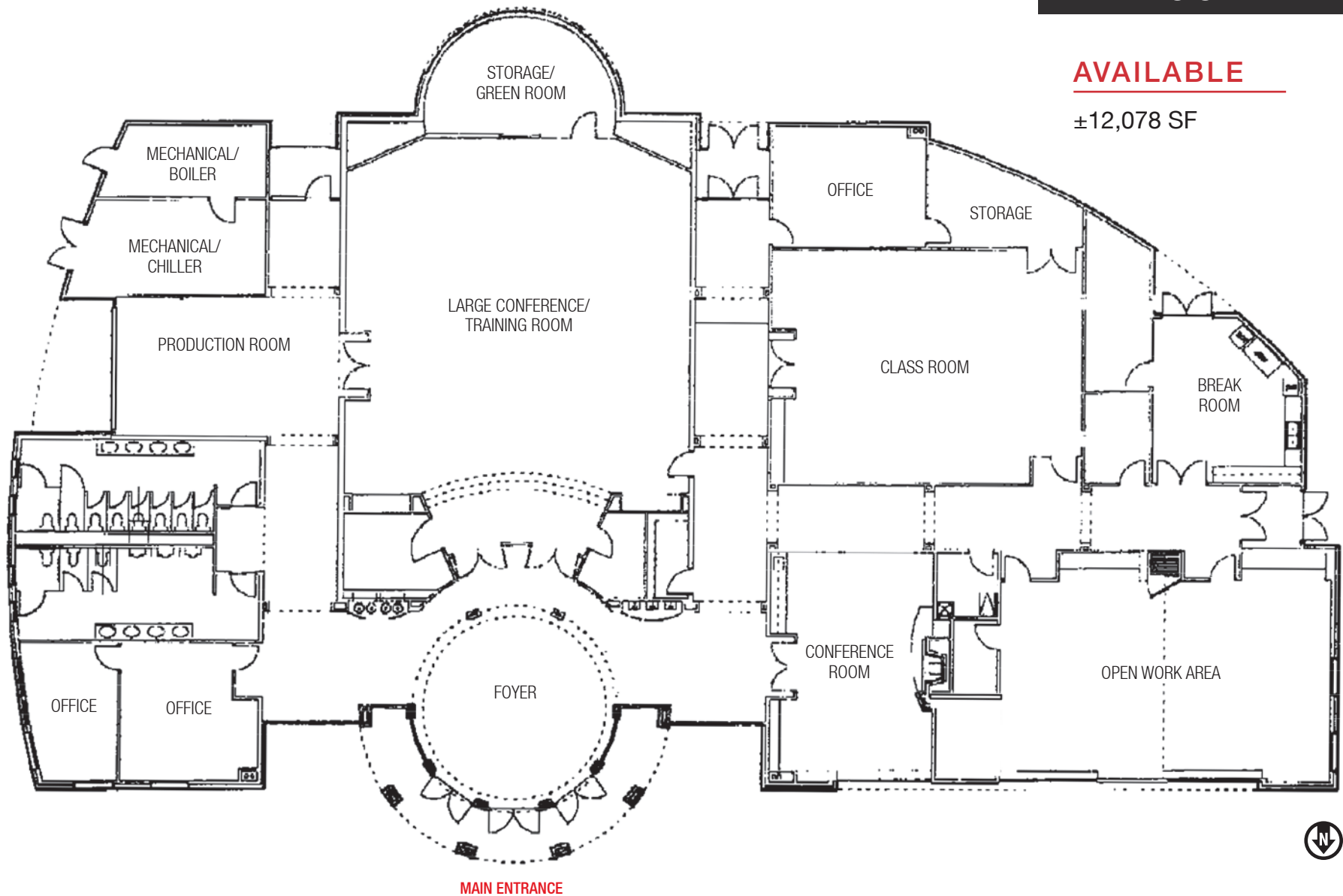
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FLOOR PLAN

AVAILABLE

±12,078 SF



For Sale

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SITE SURVEY

AVAILABLE

±1.32 Acres



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818

City Population



240,894

Households



\$93,257

Avg. Household Income



\$54,893

Md. Disposable Income



22,362

Total Businesses



296,914

Total Employees



926,835

Albuquerque
Metro
Population



**The
Largest**

City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.