

IPA

INSTITUTIONAL
PROPERTY
ADVISORS



ALTURA OFFICE COMPLEX

4101 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

**OWNER-USER OPPORTUNITY | EXTRAORDINARY VALUE-ADD ASSET WITH
SIGNIFICANT IN-PLACE INCOME | INFILL ALBUQUERQUE WITH PROMINENT
FRONTAGE ON I-40 | HIGHLY AMENITIZED WITH UNDERGROUND PARKING |
OFFERED WELL BELOW REPLACEMENT COST**



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SUMMARY OF TERMS:

INTEREST OFFERED

Fee Simple offering represents an excellent opportunity to acquire a well-built, institutional quality office Asset in Albuquerque, NM.

TERMS OF SALE

The property is offered priced, free and clear of debt.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the listing agent(s). At no time shall the tenants, on-site management or staff be contacted without prior approval.

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PROPERTY SUMMARY

Address	4101 Indian School Rd. NE Albuquerque, NM 87110
Ownership Type	Fee-Simple
Parcel	1-017-059-150036-3-01-08
Zoning District	MX-T
Year Built	1999
Total Rentable SF	+/-109,504
Land Area	+/- 4.74 acres
Number of Stories	4
Parking Spaces	519
Parking Ratio	+/- 4.74 per 1,000 SF

OFFERING SUMMARY

Price	\$25,500,000
Price / SF	\$233
Occupancy	100%
NOI	\$1,329,077
WALT	+/- 2.2 years
Occupied Suites	8

INVESTMENT OVERVIEW



Institutional Property Advisors (IPA), a division of Marcus & Millichap, and Argus Investment Realty, are pleased to offer for sale 4101 Indian School Road NE, Albuquerque, NM (the "Asset" or "Property"). This Asset is a +/- 109,504 SF, multi-tenant office project with prominent frontage along Interstate 40 (I-40) located in one of the most sought after office submarkets in Albuquerque.

This Asset offers a unique value-add opportunity created by a upcoming vacancy on over 1/3 of the building. This creates the potential for repositioning of the vacancy to capitalize on the increasing rental rate environment of Albuquerque's office market. Alternatively, this opportunity allows an owner-user a phased occupancy in a high quality Asset while collecting in-place cash flow.



**OWNER-OCCUPIED
OR VALUE-ADD
OPPORTUNITY**

INVESTMENT HIGHLIGHTS

OWNER USER OPPORTUNITY

- Rare opportunity for an owner-user to secure a presence in one of Albuquerque's most prestigious and supply-constrained submarkets
- Strong market fundamentals paired with near-term lease flexibility offer a compelling blend of stability and optionality
- Short weighted average lease term (WALT) of approximately 2.22 years provides immediate in-place income with built-in transition potential
- Largest tenant, Lovelace (occupying 34% of the building), is scheduled to vacate at lease expiration in September 2026, enabling strategic phased occupancy

HIGH QUALITY OFFICE BUILDING

- +/- 109,504 SF four-story building constructed in 1999
- Mounted signage facing I-40 with 99,000 VPD - high-visibility signage facing the interstate provides a significant advantage by maximizing brand exposure and attracting top-tier tenants
- Underground private parking totaling 131 spaces and storage areas in the basement level, a rarity in the Albuquerque market
- Expansive central atrium with a timeless rock and water formation
- The Property's prominent glass curtain walls and architectural detailing create a professional, high-image environment attractive to tenants and visitors alike

INVESTMENT OPPORTUNITY WITH A VERY LOW BASIS PROVIDING LONG-TERM COMPETITIVE EDGE

- Exceptional value-add investment opportunity with 100% current occupancy and secure, in-place cash flow
- Largest tenant (34% of building) set to vacate in September 2026, aligning with strong upward momentum in the University submarket in Albuquerque
- Strong market fundamentals with no new inventory under construction and only 64,000 SF delivered in the entire Albuquerque market over the past 5 years, limiting the available competitive product





BLVD
2500

COMING
SOON:
WYNDHAM



ALTURA
OFFICE
COMPLEX



**2 MIN DRIVE
TO I-40 FREEWAY**
**5 MIN DRIVE
TO I-25 FREEWAY**



THE LAKES
APARTMENTS

ARROYO DEL OSO
GOLF COURSE



MCKINLEY
COMMUNITY CENTER



VILLAS
DEL CIELO

CANDELARIA RD



BLVD
2500



Concentra
urgent care

MENAU BLVD

ALTURA
SUBJECT
PROPERTY



THE VILLAS
@ UPTOWN

THE CEDARS
APARTMENTS



PINETREE
CORPORATE
CENTER

NORTH GOLF
COURSE

THE ROXBURY
ALBUQUERQUE

ASPEN PLAZA

SAN MATEO BLVD



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