

ALBUQUERQUE SQUARE

101 D SUN AVENUE NORTHEAST, ALBUQUERQUE, NM 87109



REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

TOM JENKINS, CCIM, SIOR

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13292, New Mexico

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The background image shows a modern interior space. In the center is a curved, light-colored wooden reception desk. To the right is a large, stylized bronze sculpture of a bison, decorated with various symbols, standing on a dark base. The floor is made of large, irregular stone tiles. The walls are covered in light-colored wood panels. A curved staircase with a glass railing is visible in the upper left. The ceiling has recessed lighting. A white circle with a black border is overlaid on the left side of the image.

SECTION I

PROPERTY INFORMATION

PROPERTY SUMMARY

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Property Summary

Price:	\$7,250,000
RBA:	36,040
Available:	821-13,605
Floors:	3
Signage:	Available
Year Built:	1996
Parking:	102
Parking Ratio:	3/1000
Zoning:	NR-BP

Property Overview

Premier Owner-User Opportunity: Acquire one of Albuquerque’s most recognizable office buildings with the entire 11,588 SF second floor available for occupancy. A new owner can occupy all or a portion of the available space, while existing tenant income helps offset ownership costs and build equity through property ownership.

Prestigious Business Address: Albuquerque Square offers a highly visible and established corporate setting.

Distinctive Class A Design: An iconic curved glass façade, 10' ceilings, floor-to-ceiling windows, and high-quality finishes create an impressive professional environment with abundant natural light.

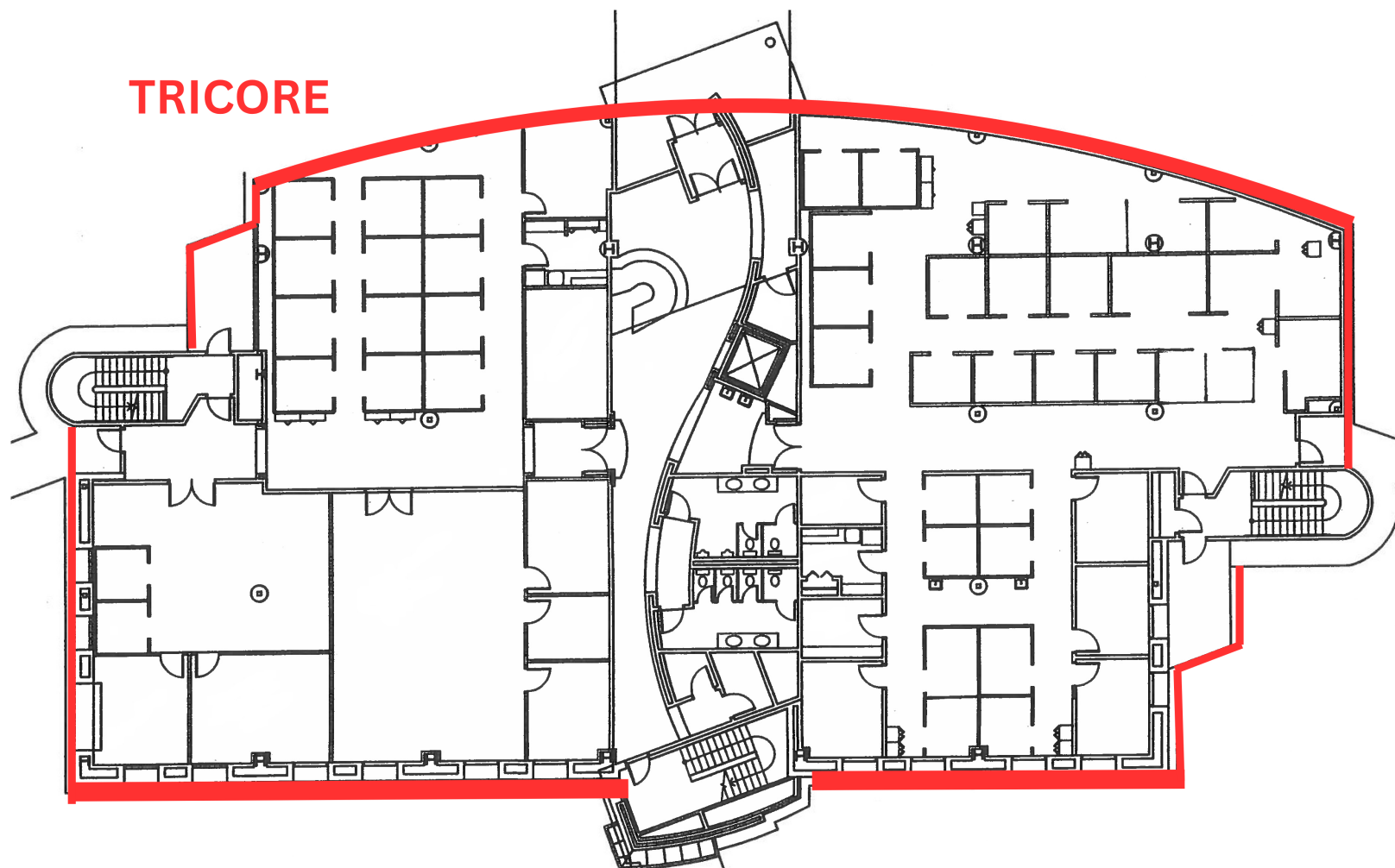
Exceptional Building Environment: Mature landscaping and walking trails create an attractive campus-like setting, and every suite features a private balcony.

Location Overview

Albuquerque Square is located in the North I-25 Corridor within the highly sought-after Journal Center Business Park. This 300-acre mixed-use development offers a walkable setting with convenient access to restaurants, retail, hotels, multifamily communities, and major transportation corridors.

1ST FLOOR PLAN

101 D SUN AVENUE NORTHEAST | ALBUQUERQUE, NM 87109

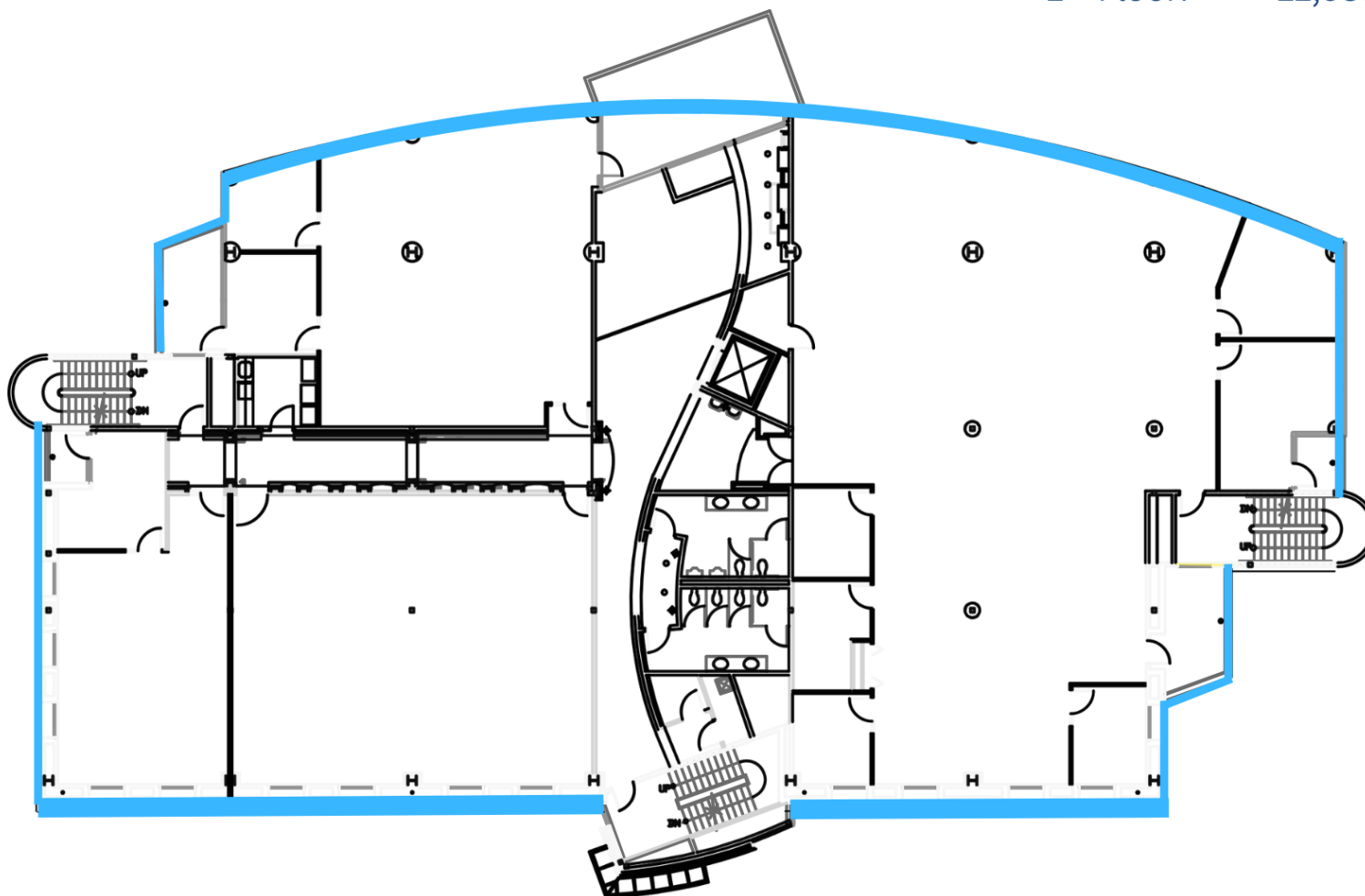


2ND FLOOR PLAN

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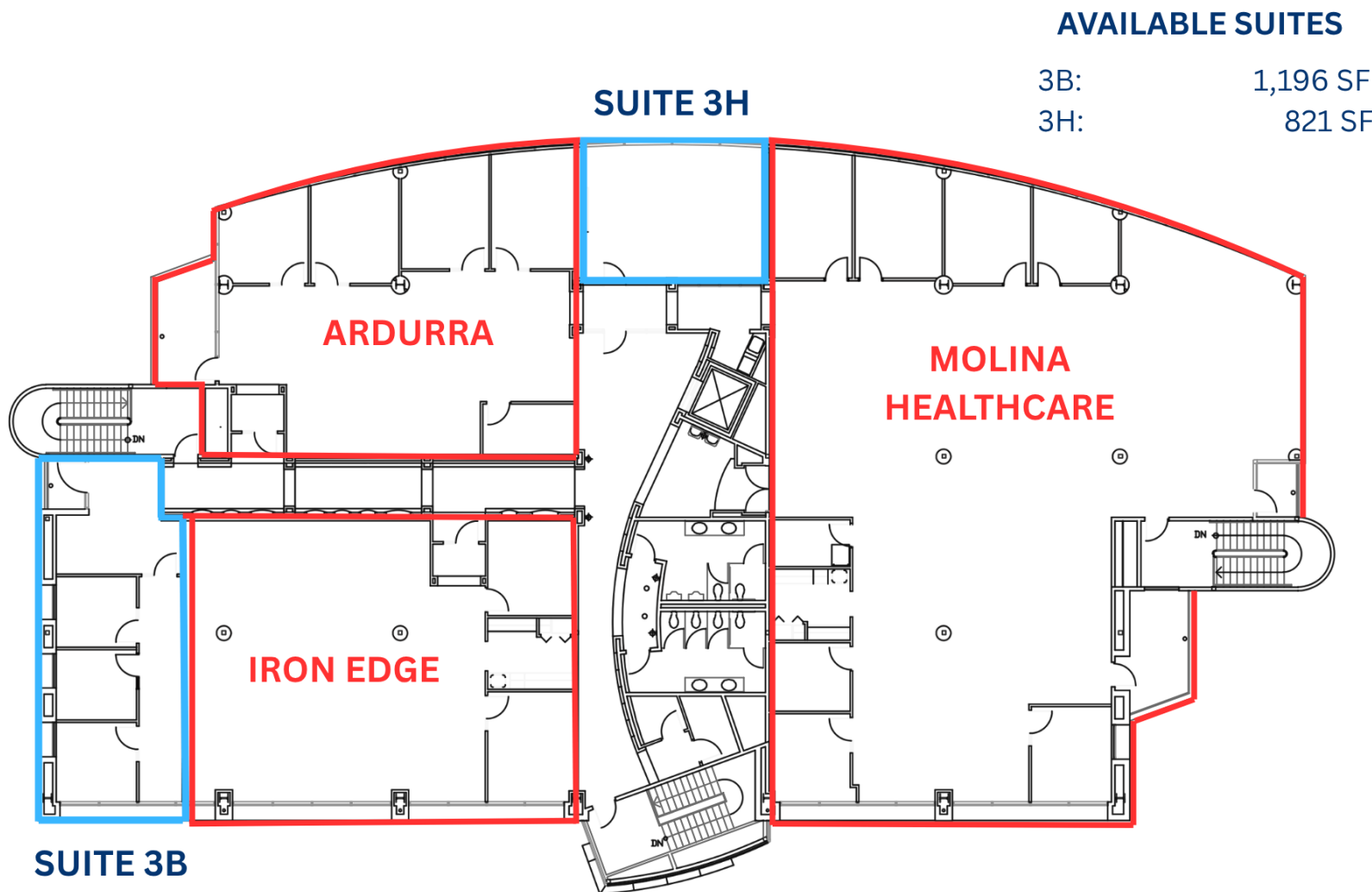
AVAILABLE SUITES

2nd Floor: 11,588 SF



3RD FLOOR PLAN

101 D SUN AVENUE NORTHEAST | ALBUQUERQUE, NM 87109



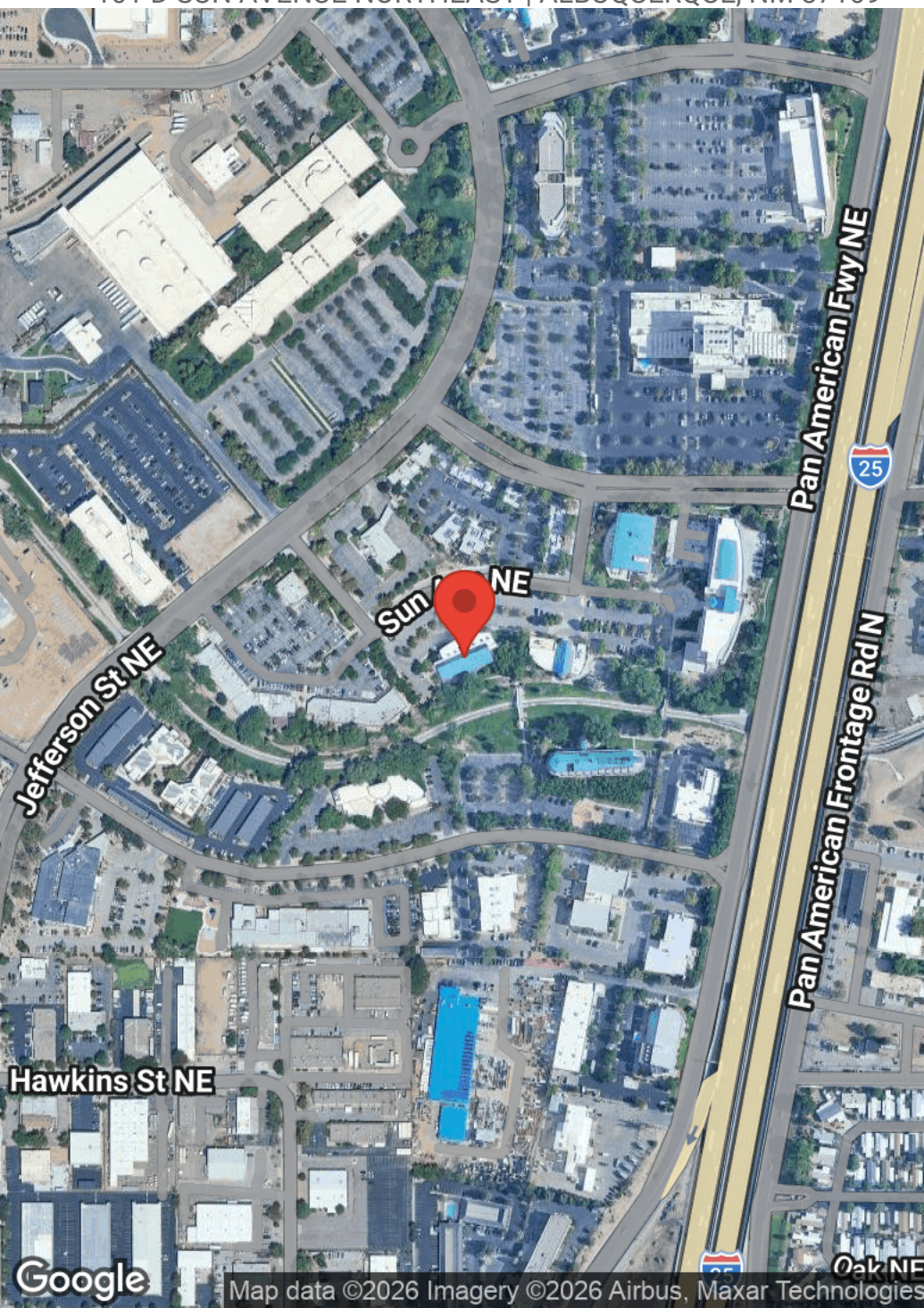
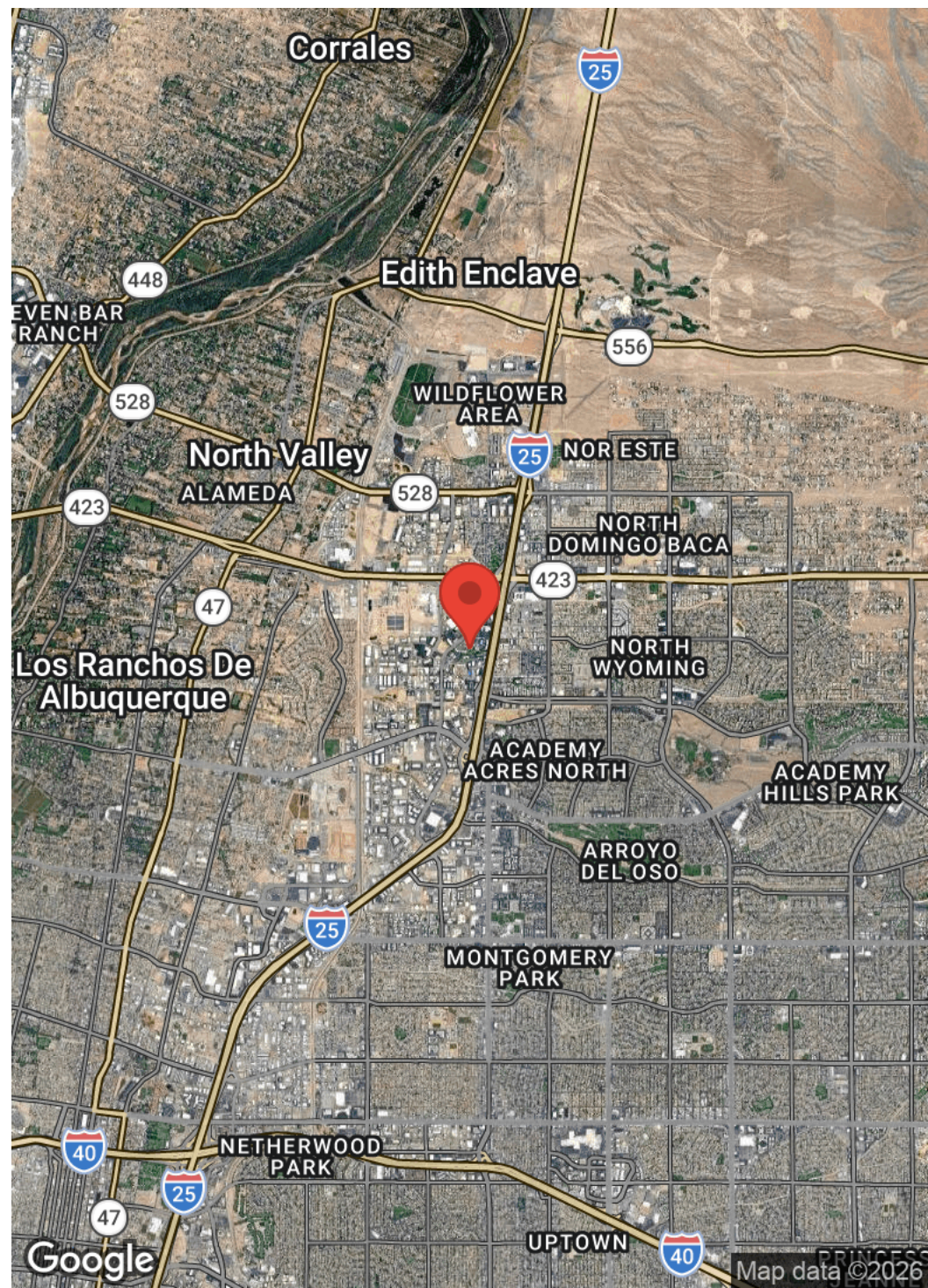
The image shows a spacious, bright interior room, likely a dining or meeting area. The ceiling is made of light-colored wooden slats, and the walls are white. Large windows on the left side offer a view of a green landscape and a cloudy sky. In the center, there is a long wooden dining table surrounded by wooden chairs with dark cushions. To the right, there is a long wooden cabinet with multiple doors and drawers. A projector is mounted on the ceiling, and a large circular light fixture is visible in the upper left. The floor is covered with a patterned carpet.

SECTION II

LOCATION OVERVIEW

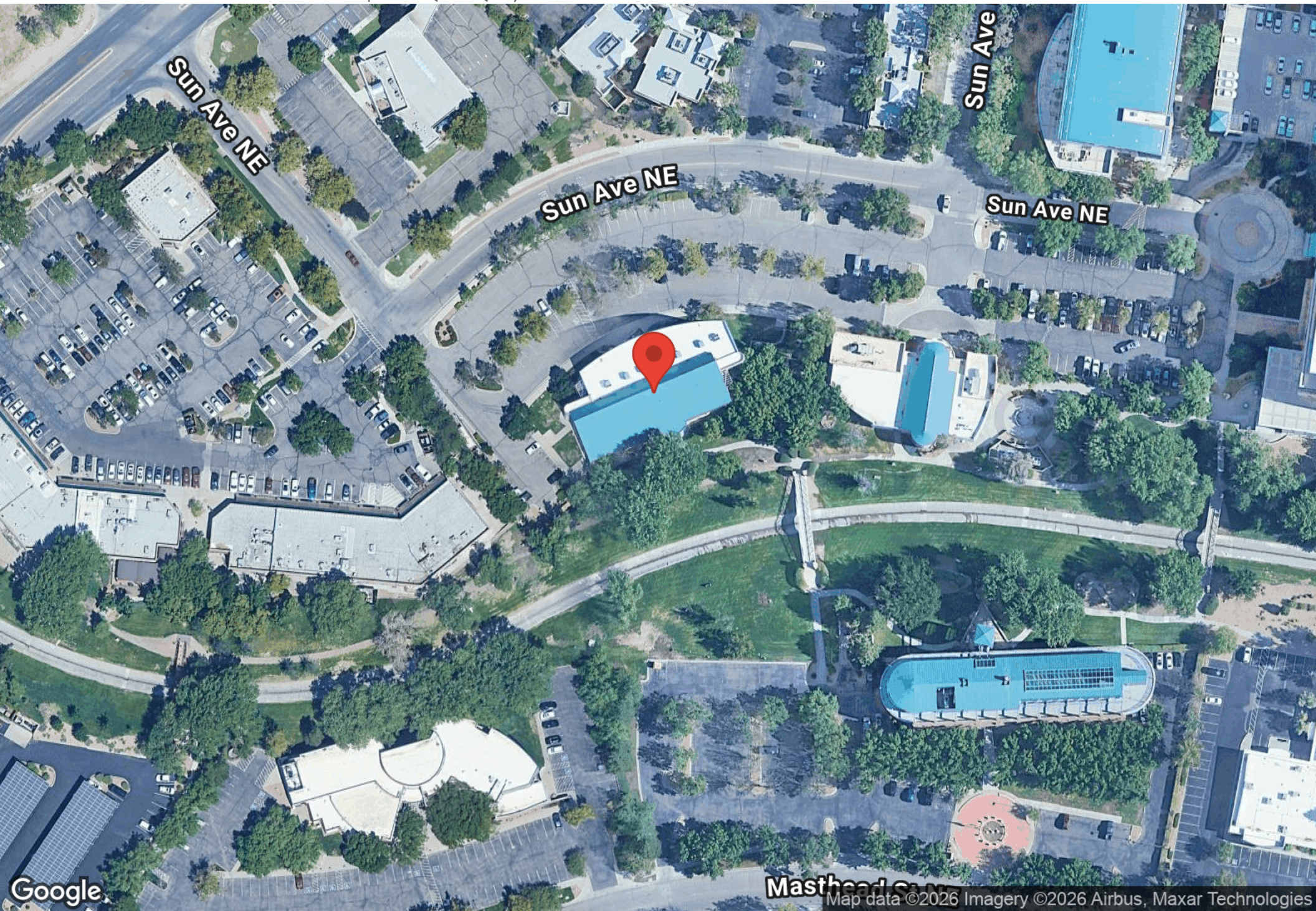
LOCATION MAPS

101 D SUN AVENUE NORTHEAST | ALBUQUERQUE, NM 87109



AERIAL MAP

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BUSINESS MAP

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SECTION III

AGENT PROFILE



CONTACT

☎ (505) 539-3201

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🌐 www.reanm.com

EDUCATION

UNIVERSITY OF ARIZONA

- Bachelor of Science;
Business Administration
- Major in Marketing with
an emphasis in Finance

TOM JENKINS CCIM, SIOR

QUALIFYING BROKER, NM LICENSE 13292

PROFESSIONAL EXPERIENCE

Tom Jenkins founded REAL ESTATE ADVISORS and is the Qualifying Broker. Prior to forming REA, Tom had a previous career with CBRE where at the time of his departure he led the CBRE New Mexico Capital Markets Team.

With extensive experience in investment sales, leasing and tenant representation, Mr. Jenkins has developed a reputation for creating and enhancing value for his clients through the implementation of well executed real estate strategies. His knowledge and expertise in asking the right questions make Tom a trusted advisor and core team member in some of the largest transactions to ever occur in New Mexico. Tom's clients include institutional investors and large companies as well as numerous local New Mexico businesses and investors. Tom Jenkins knows how to navigate any size transaction with skill and attention

PROFESSIONAL AFFILIATIONS/ACCREDIATIONS

- Albuquerque Chamber of Commerce Board of Directors
- NAIOP New Mexico - Board of Directors
- NAIOP Urban Redevelopment Forum
- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Nob Hill Main Street- Board of Directors
- Albuquerque Economic Development – Committee Member
- Realtor Association of New Mexico Leadership Program
- Commercial Association of Realtors (CARNM)
- FBI Citizens Academy Alumni Board of Directors

ACHIEVEMENTS

- CoStar Power Broker for 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2020, 2021, 2022, and 2023
- CCIM Marketing Sale of the Year 2004, 2006, 2012, 2016, 2018, 2023, and 2024
- CoStar Leasing Impact of the Year Award 2023
- NAIOP Award of Excellence for Office Project and Mixed-Use Project
- Albuquerque Chamber of Commerce Recognition Award-Downtown Transition Team
- Top 10 Finalist – CCIM International Deal of the Year Award



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101 D SUN AVENUE NORTHEAST

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