



# ONE SUN PLAZA

100 & 101B Sun Ave NE, Albuquerque, NM 87109



## THE PREMIER NORTH I-25 OFFICE DESTINATION WHERE BUSINESS MEETS SUCCESS

### CONTACTS

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**CBRE**





# UNLOCK THE PATH TO SUCCESS AT ONE SUN PLAZA

This award-winning, strikingly elegant Class A office complex offers exceptionally convenient location, functional floor plans with luxury finishes, high visibility and abundant surrounding amenities in the most desirable submarket in Albuquerque.

Journal Center Business Park offers a prestigious business environment with thoughtful design, meticulously manicured landscaping and a dynamic host of retail, dining and hospitality services. This sought-after business park is naturally home to some of Albuquerque's leading companies including industries such as finance, technology, medical, industrial, retail and host services.





# PROPERTY HIGHLIGHTS

## AVAILABLE:

100 Sun Ave  
±3,043 - ±17,714 RSF

101B Sun Ave  
±13,366 RSF  
Demising options available

Lease Rate  
\$26.00/SF/YR  
Full Service



**Exceptional  
Common Areas**  
including charming  
outdoor break areas



**Functional  
Floor Plans**  
with abundant  
natural light



**Easy Access**  
from all quadrants  
of the city



**Stunning East  
and West Views**



**Bicycle Lockers**



**Locker Rooms  
and Showers**



**Rooftop  
Walking Track**



**State-of-the-Art  
Security System**



**Secure Covered  
Parking**

NUMEROUS SURROUNDING AMENITIES INCLUDING DINING,  
HOSPITALITY, SHOPPING, ENTERTAINMENT, AND ESSENTIAL SERVICES.



# SUCCESS HAS AN ADDRESS



View the Video Tour

The central location provides easy access to all quadrants of Albuquerque, including large populations of well-educated employees residing in the Far Northeast Heights and North Valley. This location also offers easy access to Paseo Del Norte and I-25, Santa Fe is less than an hour north on I-25.



Landmark site



Fiber, T-1, DSL, and Comcast available



Over 20 restaurants nearby



I-25 visibility  
147,500 VPD



On-site property management



Over 18 hotels nearby



Access controlled garage parking available



Satellite Coffee within business park



7 banks and ATM's nearby

## PASEO DEL NORTE CORRIDOR SURROUNDING AREA RESTAURANTS

TARGET

LOWE'S



Freddy's  
STEAKBURGERS

KOHL'S  
expect great things

FIVE GUYS  
BURGERS and FRIES



Chipotle

Chick-fil-A



Jason's Deli

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PRES Now

Optum  
Davita

Marriott  
HOTELS & RESORTS

Hello deli  
Satellite Coffee  
Coca-Cola

147,500 VPD

I-25



Cabela's  
Restoration  
Marigold  
Cafe & Bakery

JOURNAL  
CENTER

ALBUQUERQUE  
JOURNAL

DEKKER  
PERICH  
SABATINI

Sandia Laboratory  
Federal Credit Union

MILLY'S  
Ice Cream

First Citizens Bank  
usbank  
NMCC  
New Mexico Cancer Center  
Four Seasons Cancer Research Center, LLC

WILSON  
& COMPANY

REDW  
CPAs | Advisors

Gap Inc.



# STEP INTO EXCELLENCE

## 100 Sun Ave

100 Sun Plaza stands as a six-story, steel-framed marvel, offering 183,000 square feet of leasable area. Its sophisticated elegance, paired with cutting-edge security and technology, positions this building as one of Albuquerque's premier multi-tenant office buildings. The private circular driveway leads into an expansive atrium, instantly immersing visitors in a truly top-tier professional ambience.





**100 SUN AVE**

# SUITE 210

## 7,540 RSF AT \$26.00 PER SF

One Sun Plaza's second floor suite has easy access to the main entryway, and has a traditional office layout that can accommodate a multitude of needs.



Suite 210



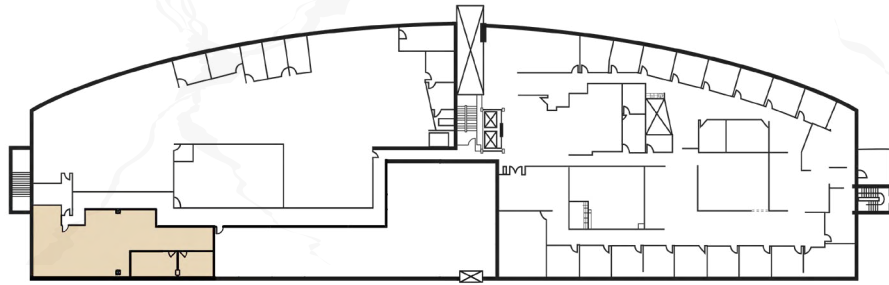


**100 SUN AVE**

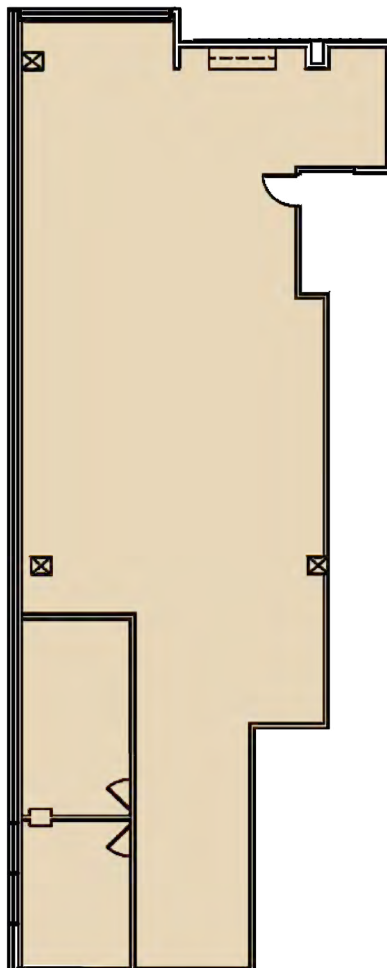
# SUITE 410

## 3,043 RSF AT \$26.00 PER SF

This fourth floor suite has an open layout with beautiful western views along its full window line.



Suite 410





**100 SUN AVE**

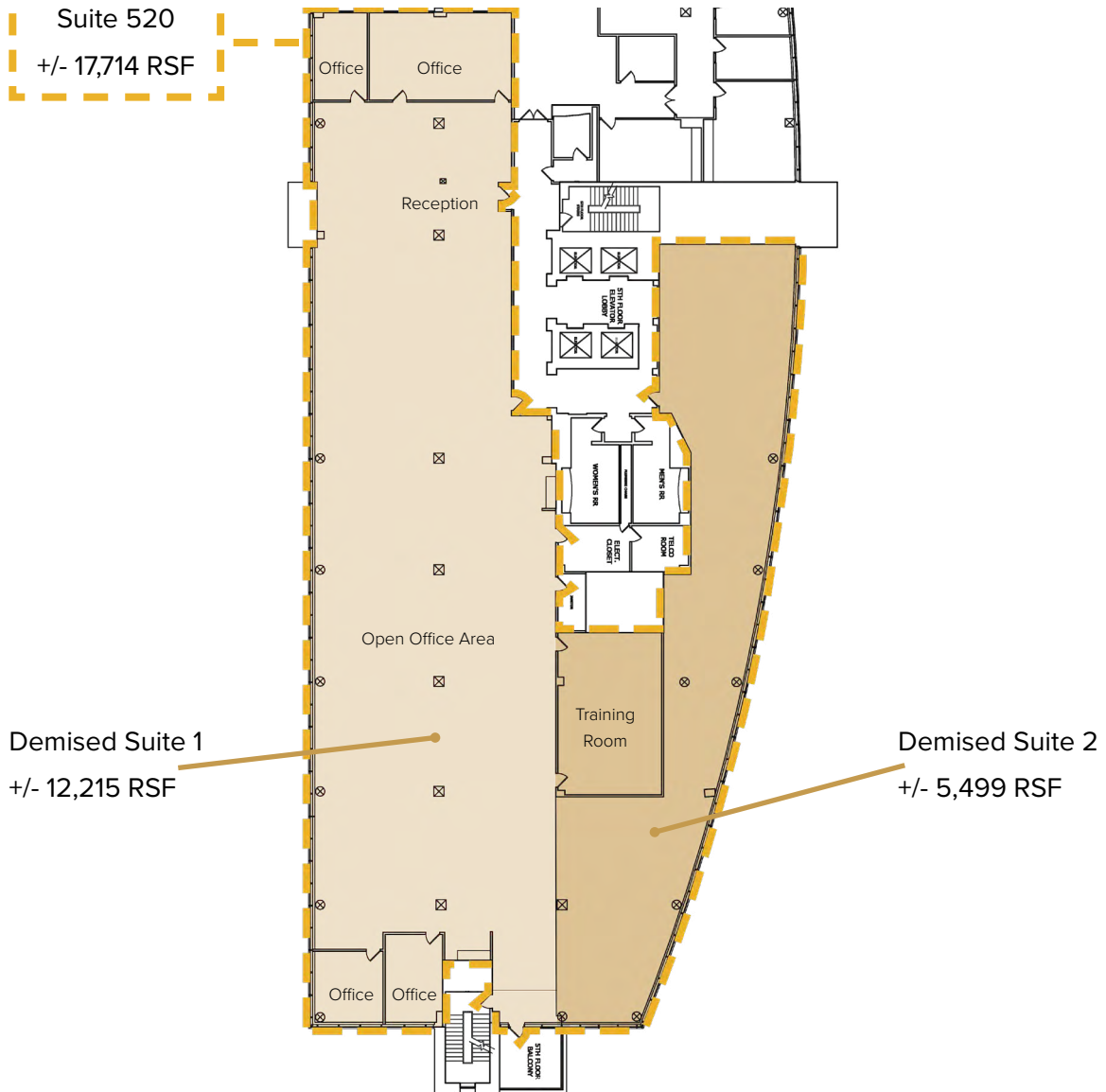
# SUITE 520

## 17,714 RSF AT \$26.00 PER SF

Suite 520 at One Sun Plaza has beautiful eastward and westward views, a versatile open layout, and access to a private balcony. Demising options are available to suit a variety of needs.



Suite 520  
+/- 17,714 RSF





# IGNITE YOUR SUCCESS

## 101B Sun Ave

Discover the pinnacle of professional excellence at 101B Sun Ave, a four-story multi-tenant office building nestled within the prestigious Sun Plaza campus. The building offers beautiful office space, demisable in a variety of configurations for the needs of incoming tenants. Immerse yourself in thoughtfully crafted floorplans boasting stunning finishes, functional design, and a harmonious blend of open areas, private offices, and outdoor spaces. Building signage is available for qualified tenants, and is one of only two remaining signage opportunities in the Journal Center.



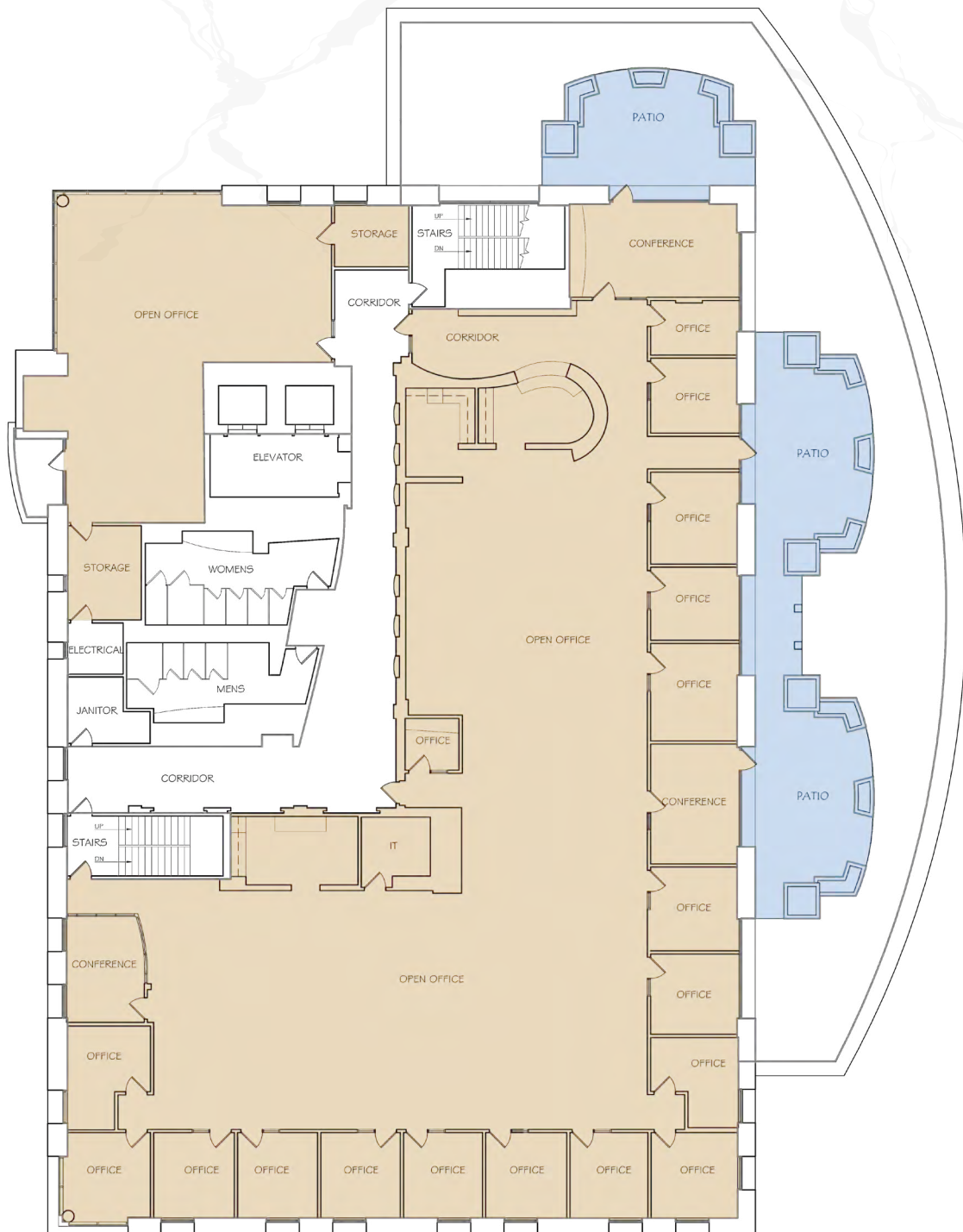


## 101B SUN AVE

# THE 300 SUITES

## 13,366 RSF AT \$26.00 PER SF

The third floor suites feature access to three elegant patio areas, and demising options are available. Secure onsite storage is available for tenants on a first come, first serve basis.









# EXCEL IN THE NORTH I-25 CORRIDOR



The North I-25 Corridor is one of the most desirable office submarkets in the Albuquerque MSA due to its proximity to Interstate 25, large inventory of Class A/B office buildings and abundant surrounding amenities. The submarket is home to many of the newest office developments and some of the most influential tenants in the market.

Located in the heart of Albuquerque, it is highly accessible and convenient from all quadrants of the city. There is approximately 3.3M SF of office space in the North I-25 corridor, making it the largest office submarket in Albuquerque. The submarket boasts historically low vacancy rates (5.6% in Q3 2023) and an average asking lease rate of \$20.70/SF in H2 2021. The Journal Center Business Park, a 300-acre business park, is located in the North I-25 corridor and is one of the most vibrant business communities in New Mexico. This premiere business park is the benchmark of quality in the Albuquerque market featuring gracefully curved streets, high-end office space and a campus-like environment.

**THE NORTH I-25  
CORRIDOR IS ONE OF  
THE MOST DESIRABLE  
OFFICE SUBMARKETS  
WITH 3.3M SF OF  
OFFICE SPACE AND  
5.6% VACANCY.**

The North I-25 corridor benefits from a diverse mix of tenants including major operations in the finance, accounting, legal, insurance, government, education, medical, and technology. Notable tenants in the business park include: The Gap, Bank of Albuquerque, Wells Fargo, Albuquerque Journal, Genesis Healthcare, DaVita Healthcare, Bohannon Houston, and DPS Architects, just to name a few.



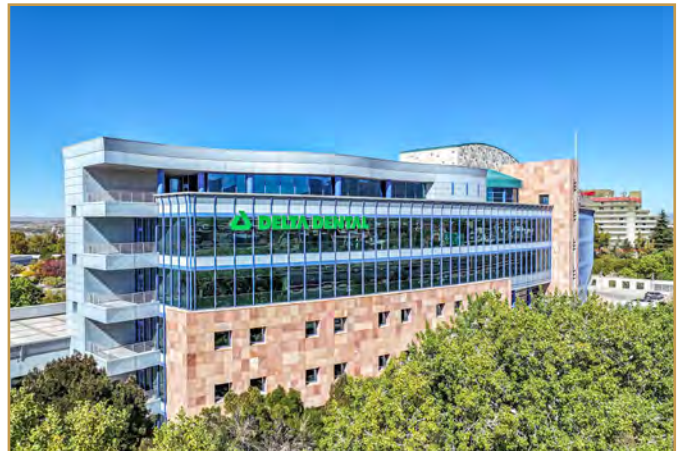
# EXPERIENCE CONVENIENCE AT ITS PEAK

## JOURNAL CENTER BUSINESS PARK

Primary transportation corridors intersect the submarket including Interstate 25, Paseo Del Norte and Montano Rd. From this ideal location, Downtown Albuquerque or the Albuquerque International Sunport are within a 15 minute drive. The centrality of the North I-25 corridor makes it preferred by both employers and employees alike as 84% of the MSA population can reach the area in a 20 minute or less commute.

**THE NORTH I-25  
CORRIDOR OFFERS A WIDE  
VARIETY OF AMENITIES  
INCLUDING RESTAURANTS,  
ENTERTAINMENT, LODGING  
AND SHOPPING.**

New Mexico's only Cabela's, Top Golf, Urban Air, Balloon Fiesta Park & Museum, and Main Event are all located within the North I-25 submarket. Additionally, the new Revel complex, a \$12.2 million food, beverage and entertainment venue, is adding to the afterhours popularity. Consumers can also find restaurants in virtually every category along Interstate 25. The submarket is adjacent to some of the most sought-after residential neighborhoods in the City. The area is supported by excellent demographics including the highest average household income in the adjacent Far Northeast Heights neighborhood of \$108,000/year.







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