ONE SUN PLAZA

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

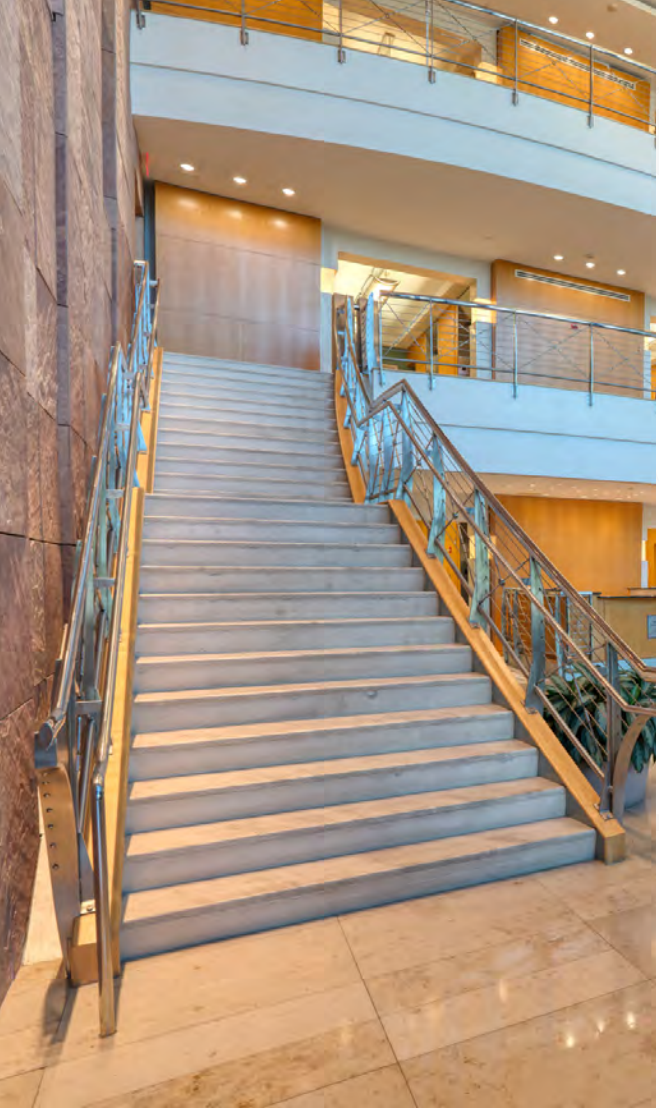
THE PREMIER NORTH I-25 OFFICE DESTINATION WHERE BUSINESS MEETS SUCCESS

CONTACTS

Scott Whitefield, SIOR
Vice President
T +1 505 837 4932
C +1 505 803 8104
scott.whitefield@cbre.com

Shóna Martinez
Senior Associate | Albuquerque Market Leader
T +1 505 837 4919
C +1 505 492 9405
shona.martinez@cbre.com

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
±5,499 - ±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

Showers with Locker Rooms

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

STEP INTO EXCELLENCE

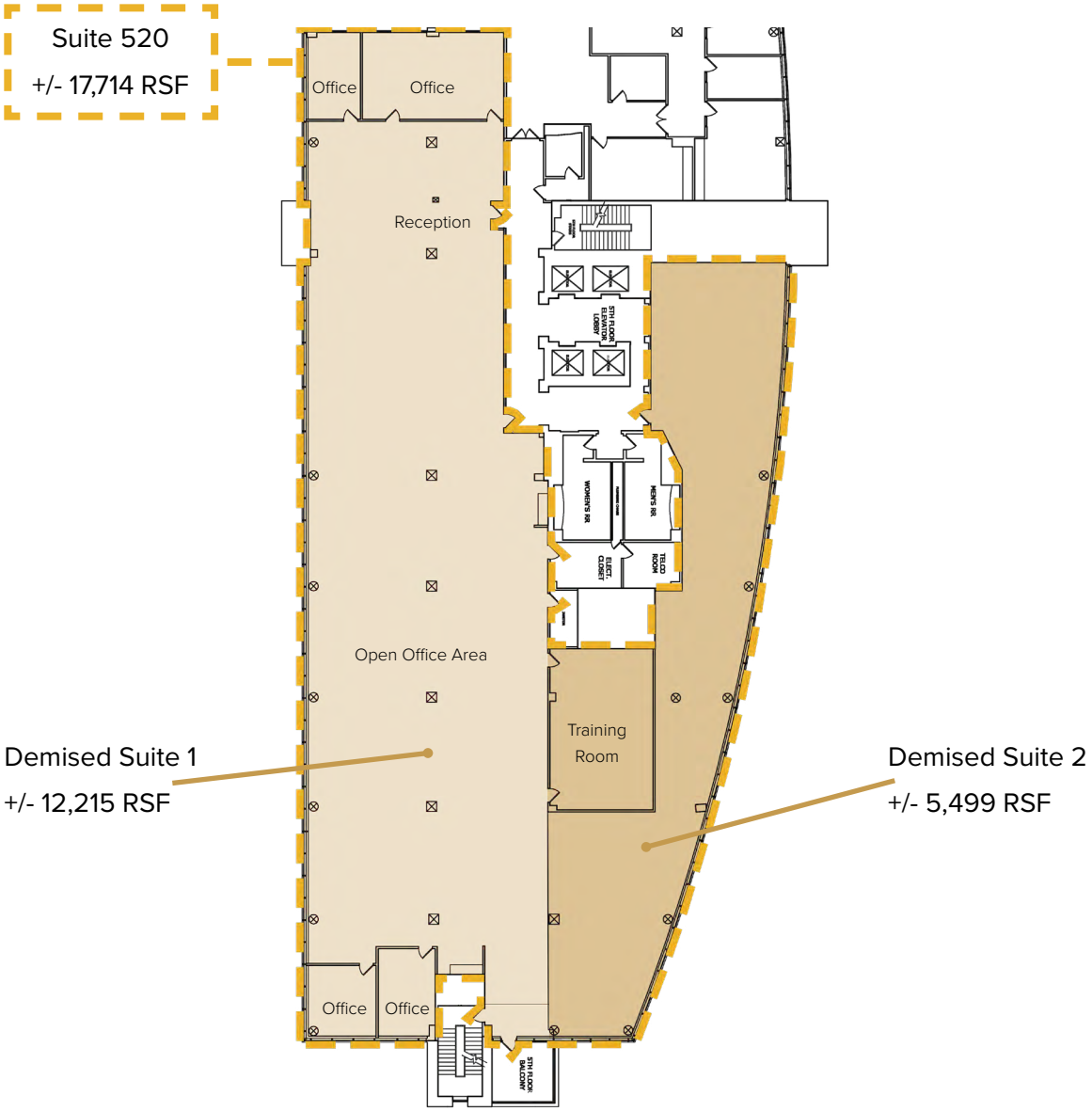
100 Sun Ave

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 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.



IGNITE YOUR SUCCESS

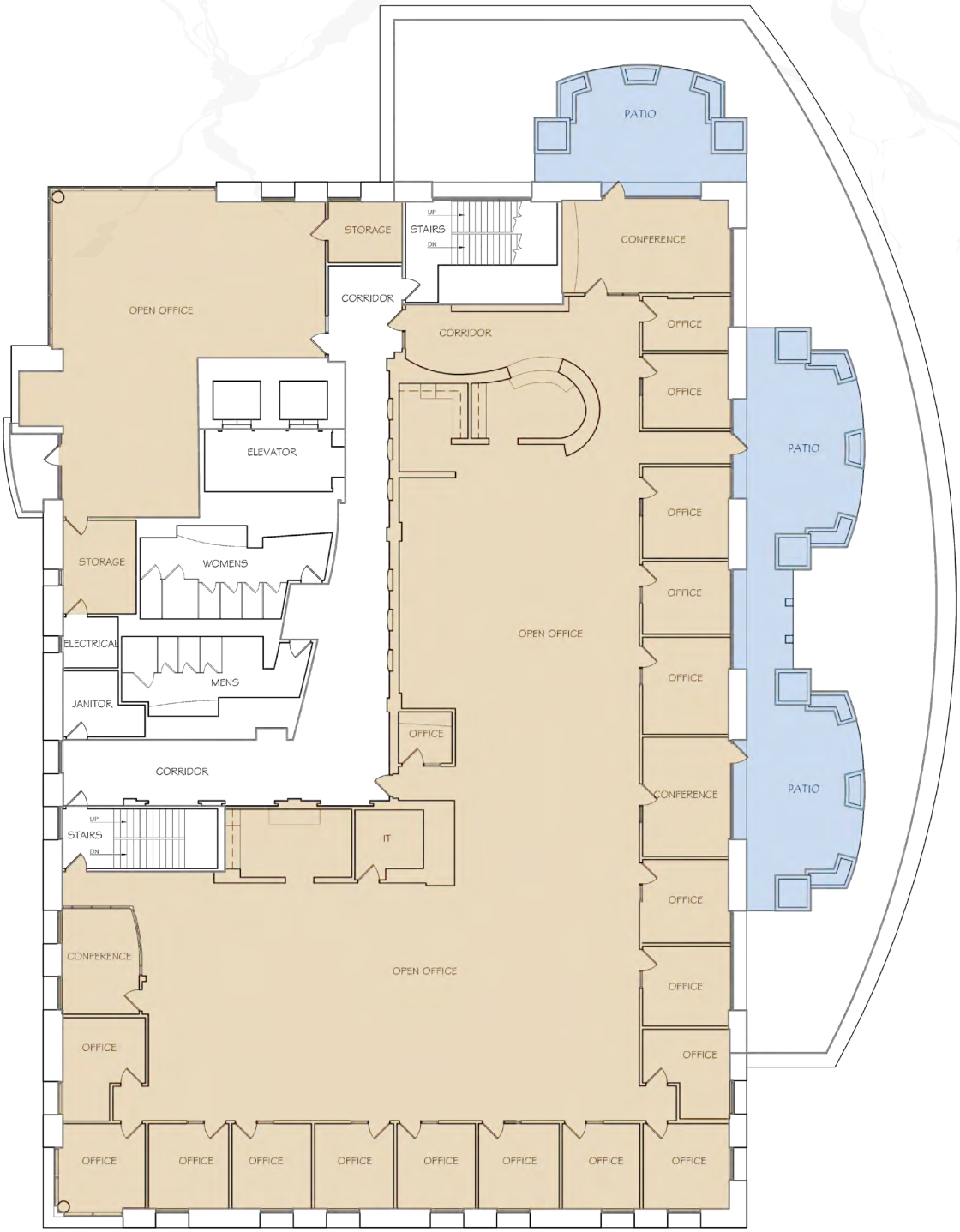
101B Sun Ave

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.



BANK OF ALBUQUERQUE
Journal Center
Business-Industrial Park

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.

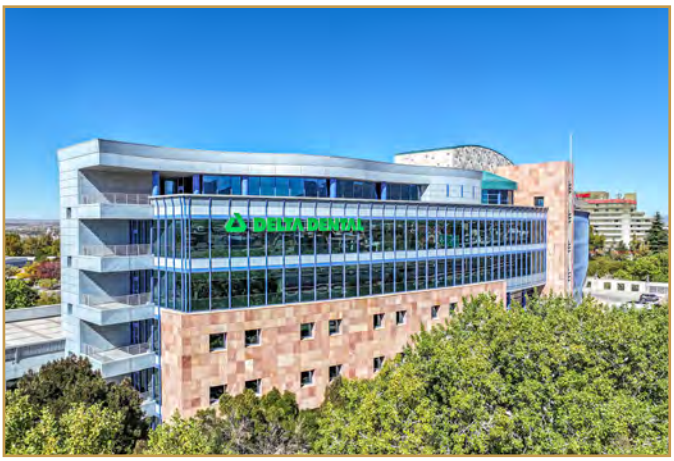
EXPERIENCE CONVENIENCE AT ITS PEAK

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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Senior Associate
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shona.martinez@cbre.com

CBRE, INC
6565 Americas Pkwy, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
www.cbre.com

CBRE

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