



ONE SUN PLAZA

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



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

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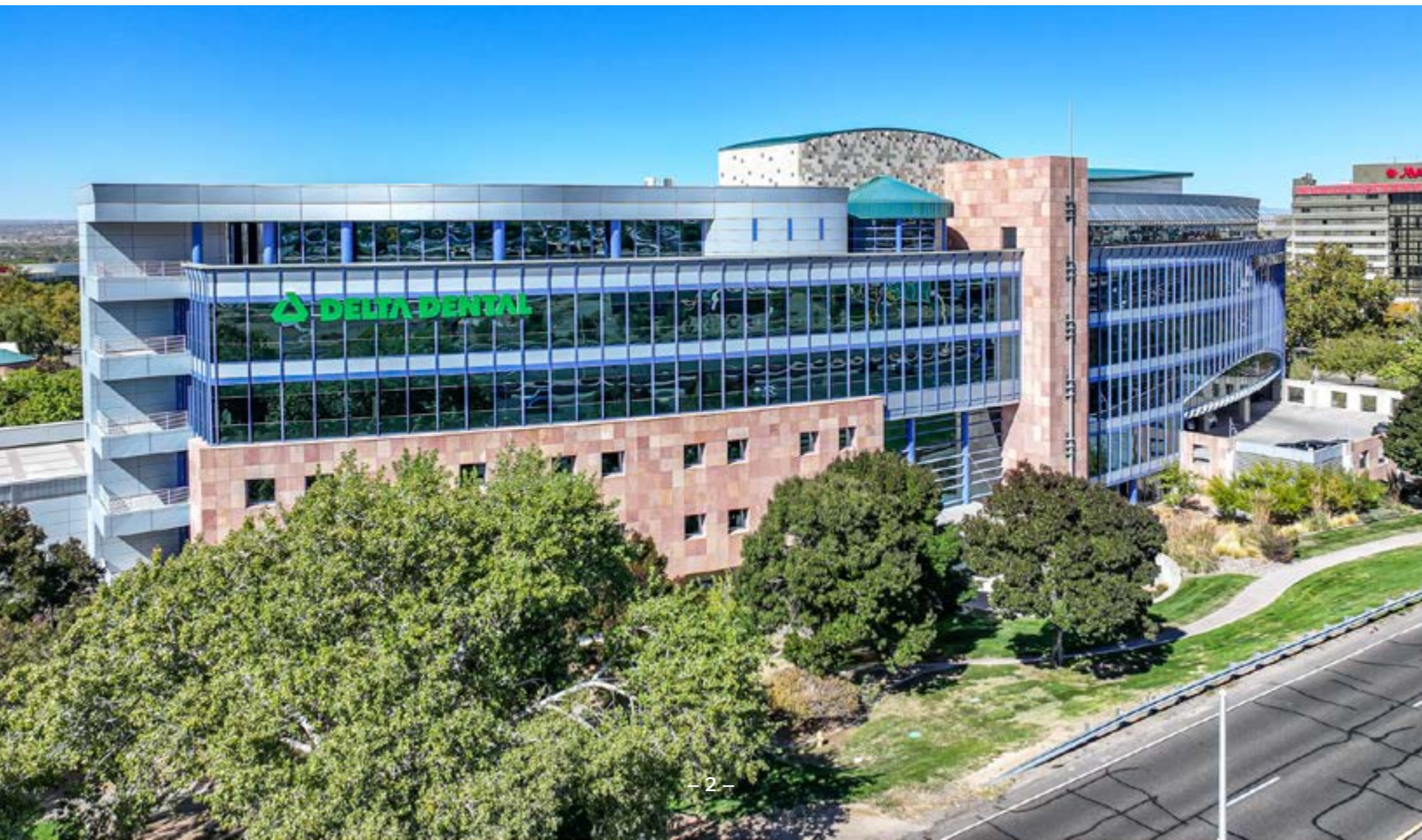
CBRE



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

±2,146 - ±17,714 RSF

101B Sun Ave

±1,869 - ±44,129 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
Santitas
Pasa Pasa

Cabela's
Marigold

ALBUQUERQUE
JOURNAL

JOURNAL
CENTER

DEKKER
PERICH
SANTONI

Sandia Laboratory
Federal Credit Union

ARIEL'S

First
Citizens Bank
usbank
NMCC
New Mexico Credit Union

ALBUQUERQUE
JOURNAL

WILSON
ACCOUNTING

REDW
CDs | Audios

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

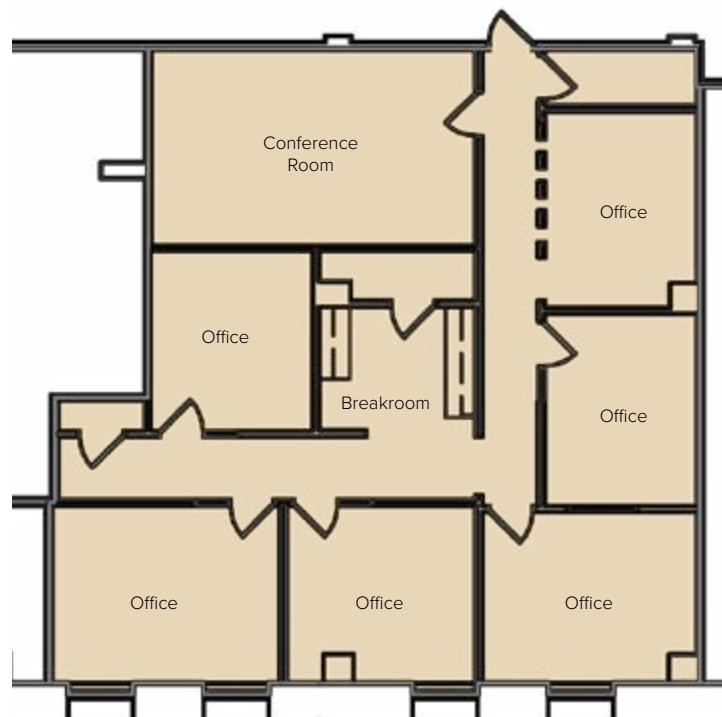
SUITE 206

2,146 RSF AT \$26.00 PER SF

Suite 206 is a small, traditional office space with a conference room and breakroom. The suite is move-in ready, and will be available beginning February 1, 2026.



Suite 206



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

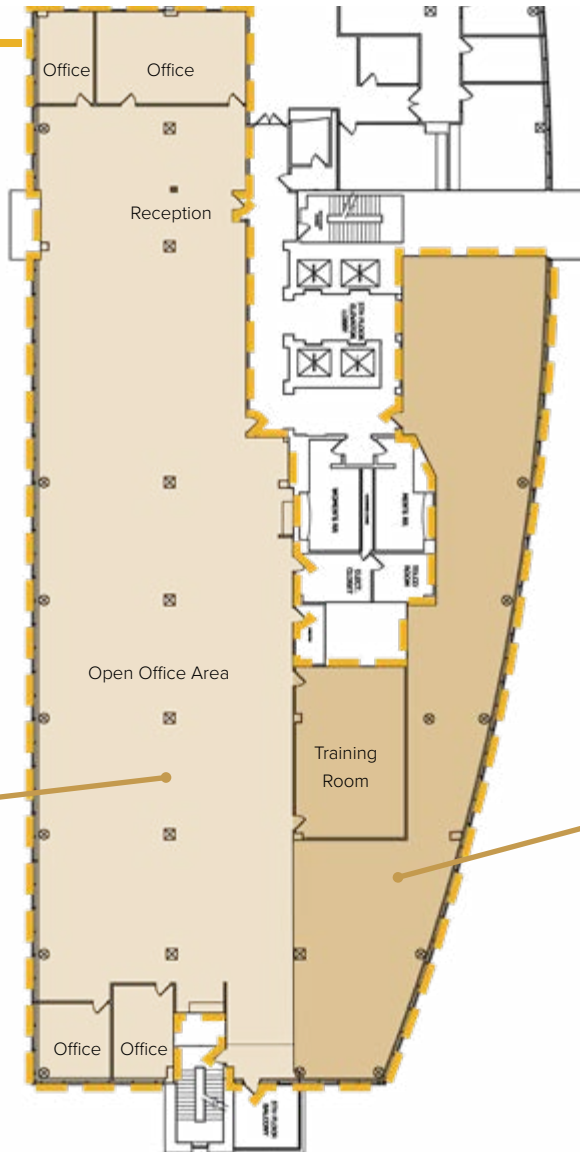
SUITE 520 17,714 RSF AT \$26.00 PER SF

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

Demised Suite 1
+/- 12,215 RSF



Demised Suite 2
+/- 5,499 RSF

IGNITE YOUR SUCCESS

101B Sun Ave

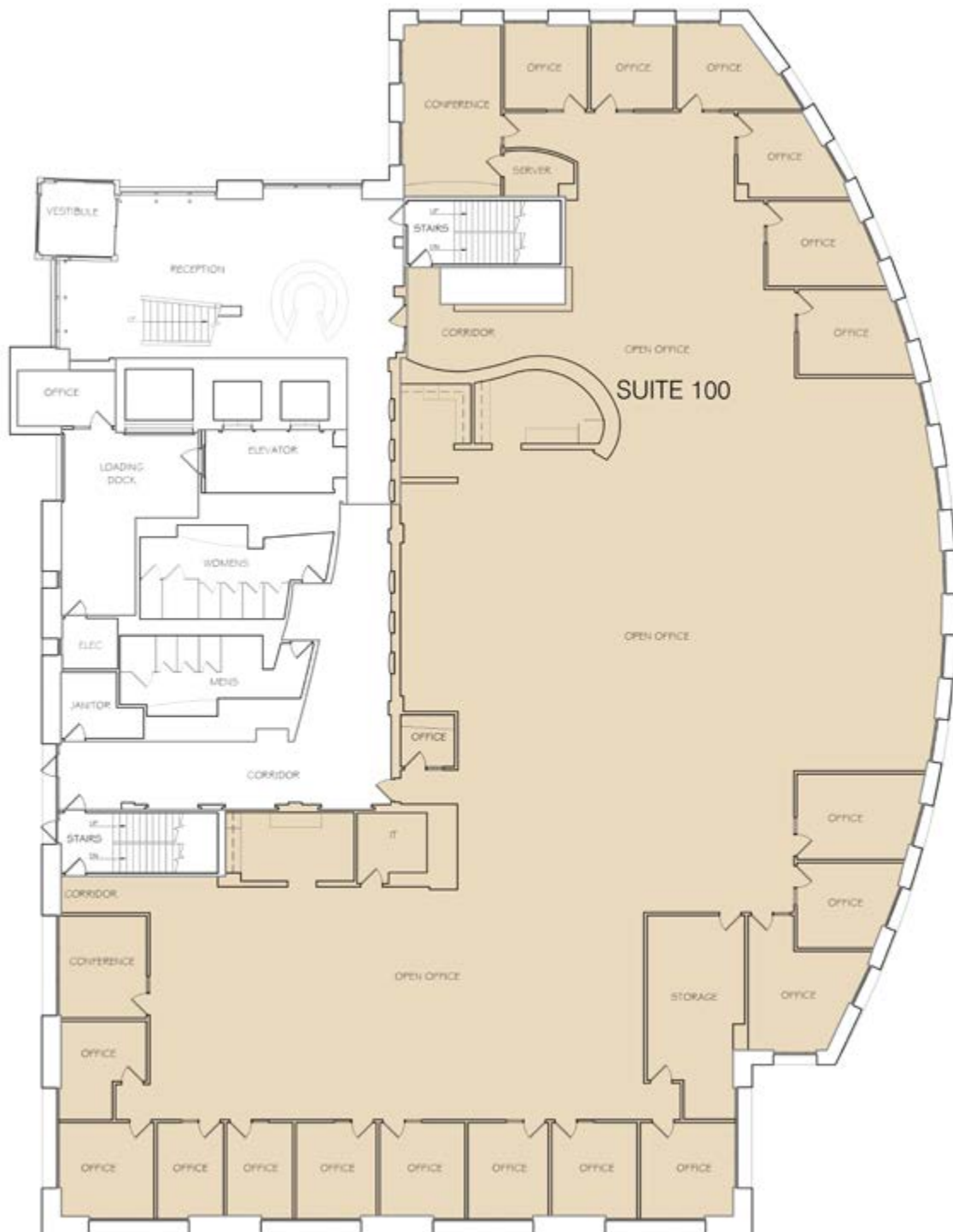
Discover the pinnacle of professional excellence at 101B Sun Ave, a four-story multi-tenant office building nestled within the prestigious Sun Plaza campus. The building offers beautiful office space, demisable in a variety of configurations for the needs of incoming tenants. Immerse yourself in thoughtfully 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 100 SUITES 15,117 RSF AT \$26.00 PER SF

The first floor of this secure building is fully demisable to suit tenant needs. Secure onsite storage is available for tenants on a first come, first serve basis.

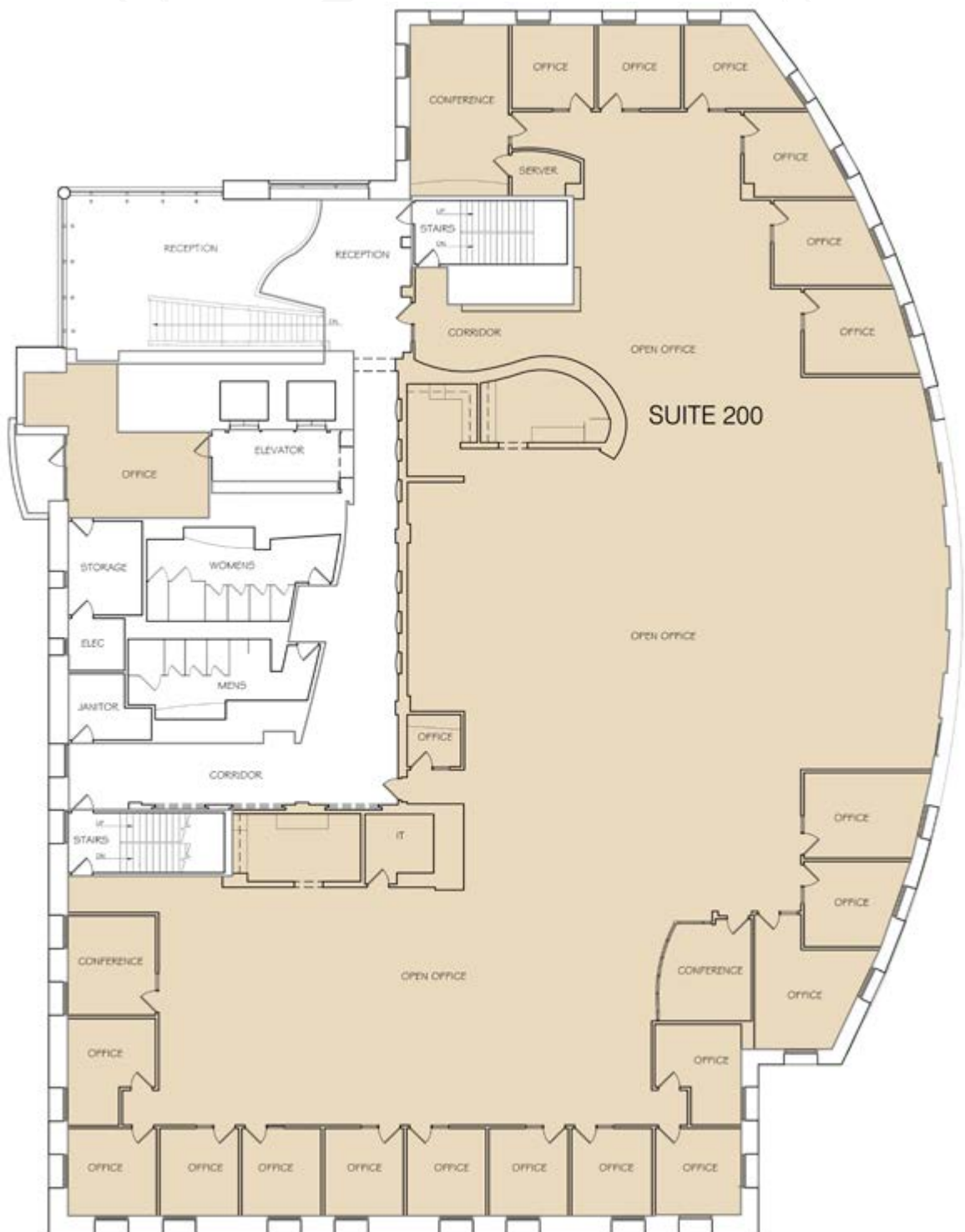


101B SUN AVE

THE 200 SUITES

15,646 RSF AT \$26.00 PER SF

Available space on the second floor is demisable in a variety of layouts to suit tenant needs. Secure onsite storage is available for tenants on a first come, first serve basis.

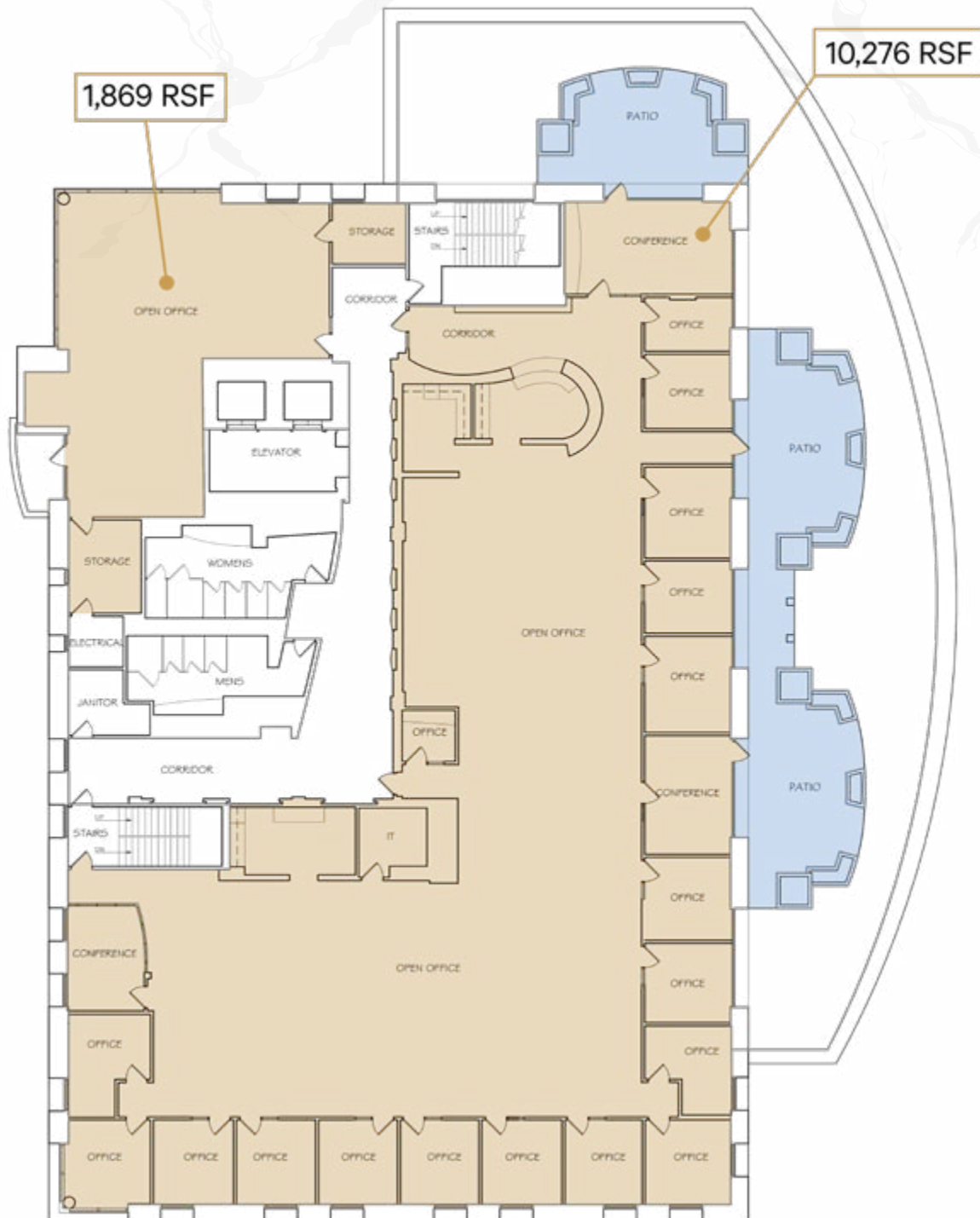


101B SUN AVE

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.

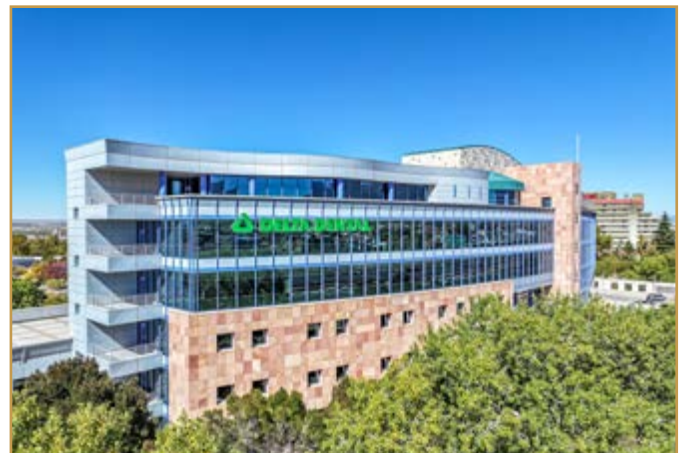
EXPERIENCE CONVENIENCE AT ITS PEAK

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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