

# OFFICE FOR LEASE

## PROPERTY HIGHLIGHTS

- Located in 340 - acre Sandia Science & Technology Park
- Great location with easy access to I-40 and the Eubank gate to Sandia National Labs & Kirkland AFB
- Built in 2005
- Stunning mountain views and bike paths to its pocket parks with exercise stations. The Park provides an excellent blend of high-technology with quality-of-life features and amenities



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Albuquerque, NM 87108

**DAVID PETERS**

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Qualifying Broker

Lisc # 20095

# Sandia Synergy Center

1451 Innovation Parkway SE, Albuquerque, NM



## LEASE OVERVIEW

**LEASE RATE** \$15 psf + NNN (Est. \$5.38 psf NNN for 2022)  
Tenant Improvement Allowance is negotiable

**LOAD FACTOR:** 8.14%

**AVAILABLE:** Suite 200: +/- 3,189 sf

NRBP— NON-RESIDENTIAL  
BUSINESS PARK ZONE DISTRICT

Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.

**ZONING:**

**BUILDING  
CLASS:**

B

**Parking:** 4:1000

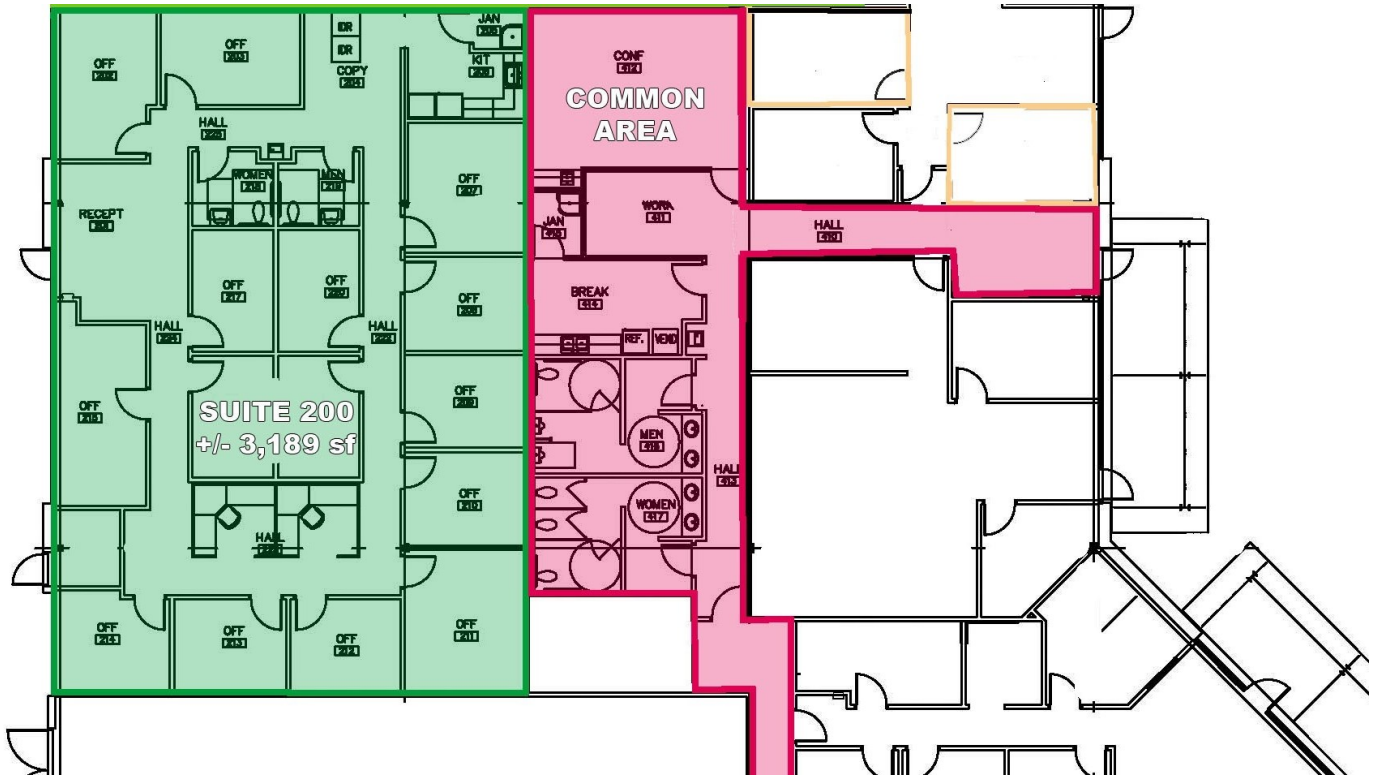
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# FLOOR PLAN

Sandia Synergy Center—1451 Innovation Parkway SE

## Suite 200: +/- 3,189 sf

The suite consists of a conference room, private offices, a kitchenette and private bathrooms.



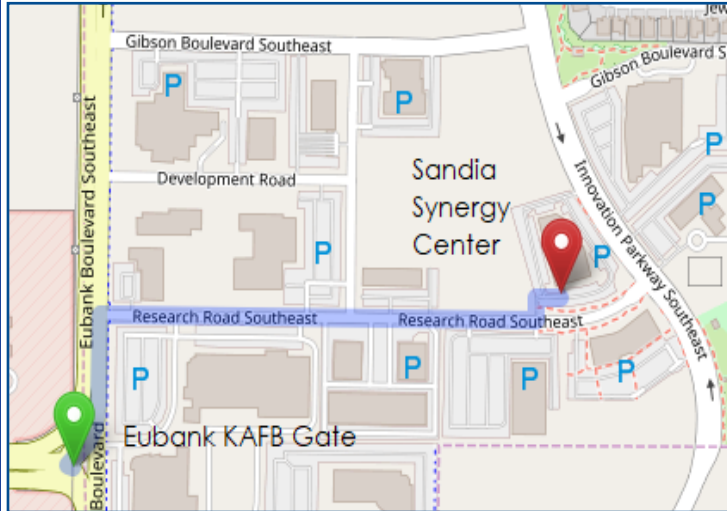
Floor plan may vary from plan shown.



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*Less than 5 minutes to the Eubank Gate*

### IDEAL LOCATION

- The 340-acre Master Planned technology community provides an excellent blend of high-technology with quality-of-life features and amenities
- Great location minutes away from I-40 with easy access to I-25
- 15 minutes away from the ABQ Airport

### HIGH GROWTH AREA

- Land available to construct new buildings

### Featuring the ORBIT Fiber Network

The ORBIT Network is the SS&TP's own fiber optic communications backbone, housed in a secure underground conduit system, connected to a controlled-access structure (the Point of Presence building known as the POP), and extending throughout the SS&TP properties. The network specially designed to meet the security and communication needs of this technology community.

#### ORBIT Provides:

- Fiber optics – the fastest transmission medium commercially available
- State-of-the-art technology with ring architecture and a centralized fiber access facility (the POP)
- Quick, easy, and secure fiber optic connections available to all Park residents
- Video, voice, and data service from alternate providers



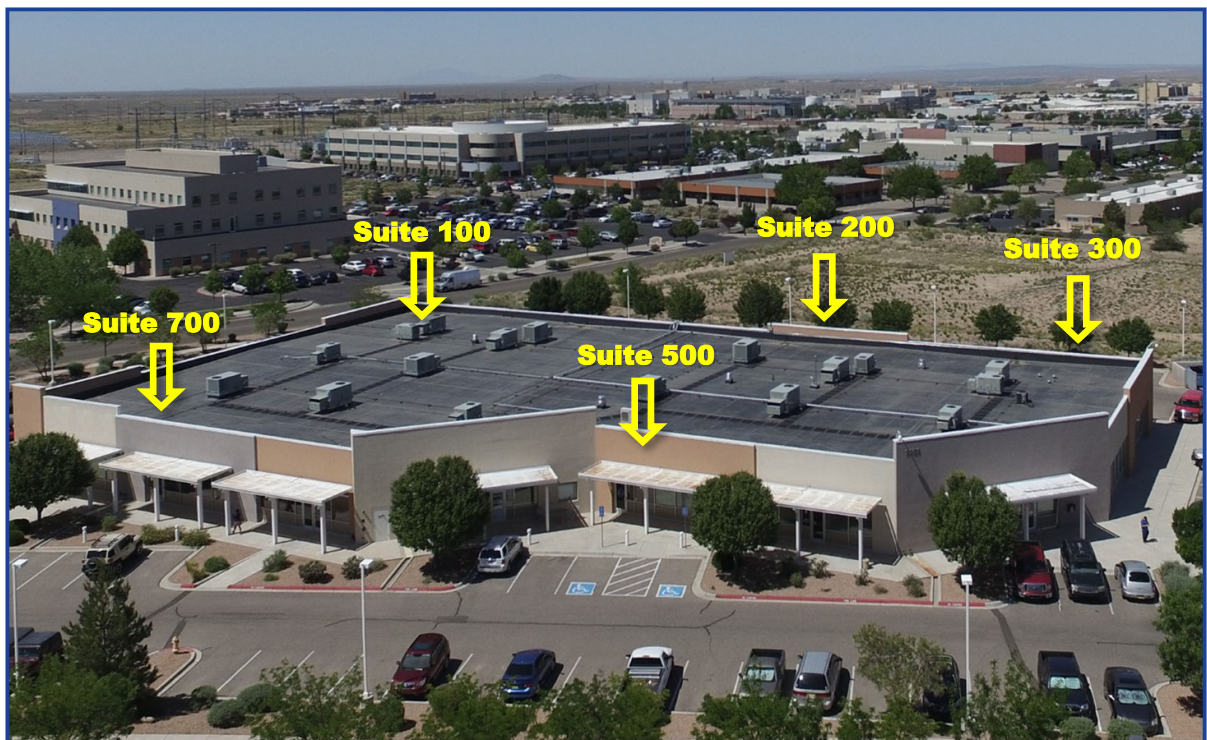
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