OFFICE FOR LEASE

Sandia Synergy Center
1451 Innovation Parkway SE, Albuquerque, NM

PROPERTY HIGHLIGHTS

• Located in 300+ acre Sandia Science & Tech 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

LEASE OVERVIEW

LEASE RATE

$17 psf + NNN (Est. $5.18 psf NNN for 2020)

LOAD FACTOR:

8.14%

AVAILABLE:

Suite 200: +/- 3,189 sf
The suite consists of a conference room, private offices, a kitchenette and private bathrooms.

Suite 300: +/- 4,015 sf
The suite consists of several conference areas, private offices, a break area and private bathrooms.

Suites may be combined for +/- 7,204 sf

Zoning:

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.

Building Class: B

Parking: 4:1000

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

The information contained herein was obtained from sources believed reliable; however, REA Management makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.
IDEAL LOCATION

- The 300+ 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

Several new projects and buildings will be built in the Sandia Science and Tech Park including:
- National Nuclear Security Administration Albuquerque Complex Project
- Cooperative Educational Services Building
- Xertrix Technologies building

Less than 5 minutes to the Eubank Gate

Sandia Synergy Center—1451 Innovation Parkway SE

Floor plan may vary from plan shown.

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