

**FOR LEASE**

**CLASS-A OFFICE/LAB/R&D SPACE**  
UNPRECEDENTED ACCESS TO YOUR PARTNERS AT KIRTLAND AFB



A Mixed-Used Development  
Where Innovation and  
Technology Take Flight

SEC Carlisle & Gibson Blvds. SE | Albuquerque, NM 87106

**NAISunVista**

got space™

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# PROJECT OVERVIEW



## OFFICE SPACE FOR LEASE

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Conceptual image, subject to change.

### A MIXED-USED DEVELOPMENT WHERE INNOVATION AND TECHNOLOGY TAKE FLIGHT

MaxQ is a contractor-focused development, designed to support and benefit suppliers who want direct access to the many missions on Kirtland Air Force Base such as Air Force Research Labs Directed Energy Directorate, Space Vehicles Directorate, or Space Rapid Capabilities Office. MaxQ has begun the transformation of over 70 acres of under-utilized base land into specialized and secure office, laboratory, manufacturing, collaborative and retail space. While it is a part of Kirtland Air Force Base, it is not behind the military fence, but it does feature pedestrian access through it. Individual offices and lab space may be secure while retail components of MaxQ are open to the public.

### PROJECT HIGHLIGHTS

- Class-A Office/Lab/R&D space available
- Build-to-suit solutions to meet specific mission-critical requirements
- Mixed-uses campus including hospitality and restaurants.
- Proximity to Kirtland AFB and Sandia National Labs for contractor officing requirements
- Signalized intersection & direct Gibson Blvd. access
- Active trade area near Kirtland AFB, UNM stadiums, Isotopes Park, student housing, hospitality
- SCIF opportunities exist
- See Advisors for rates

### ± 50,000 SF OFFICE BUILDING



Conceptual image, subject to change.



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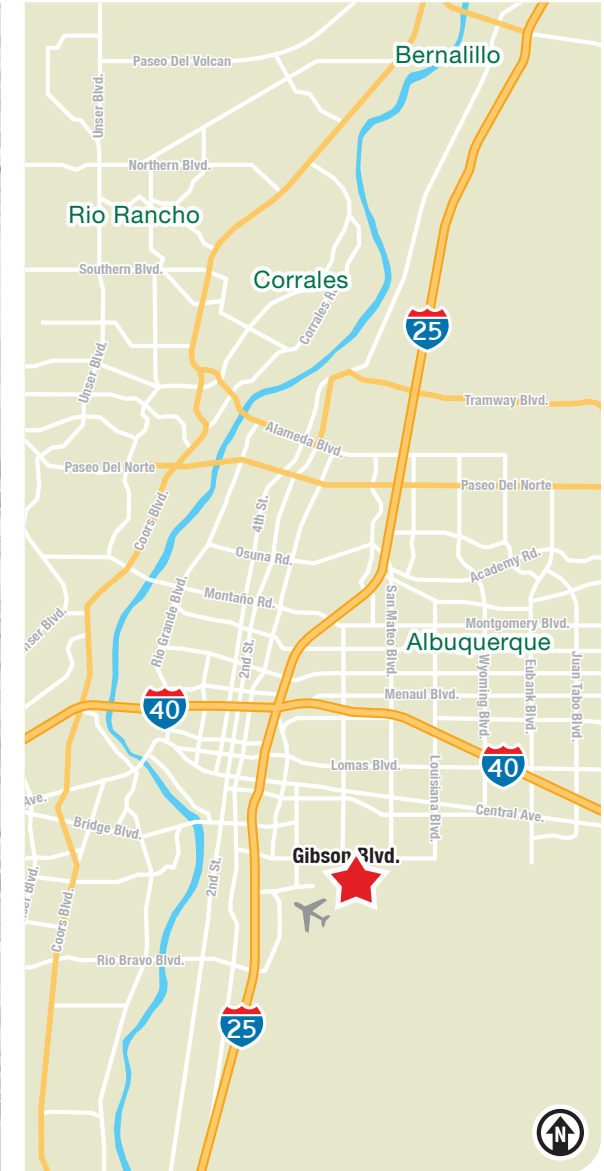
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# PROJECT LOCATION



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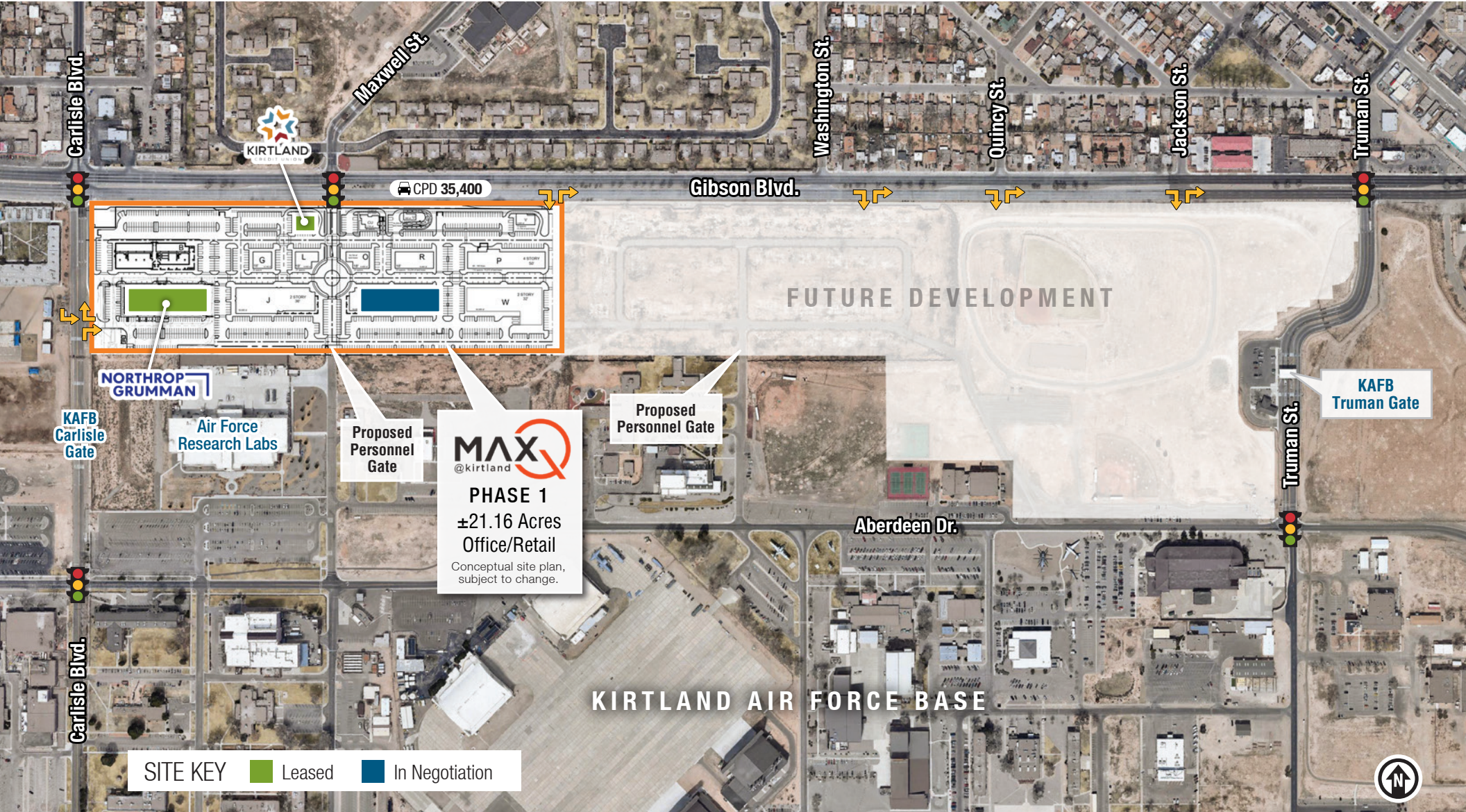


# PROJECT SITE PLAN



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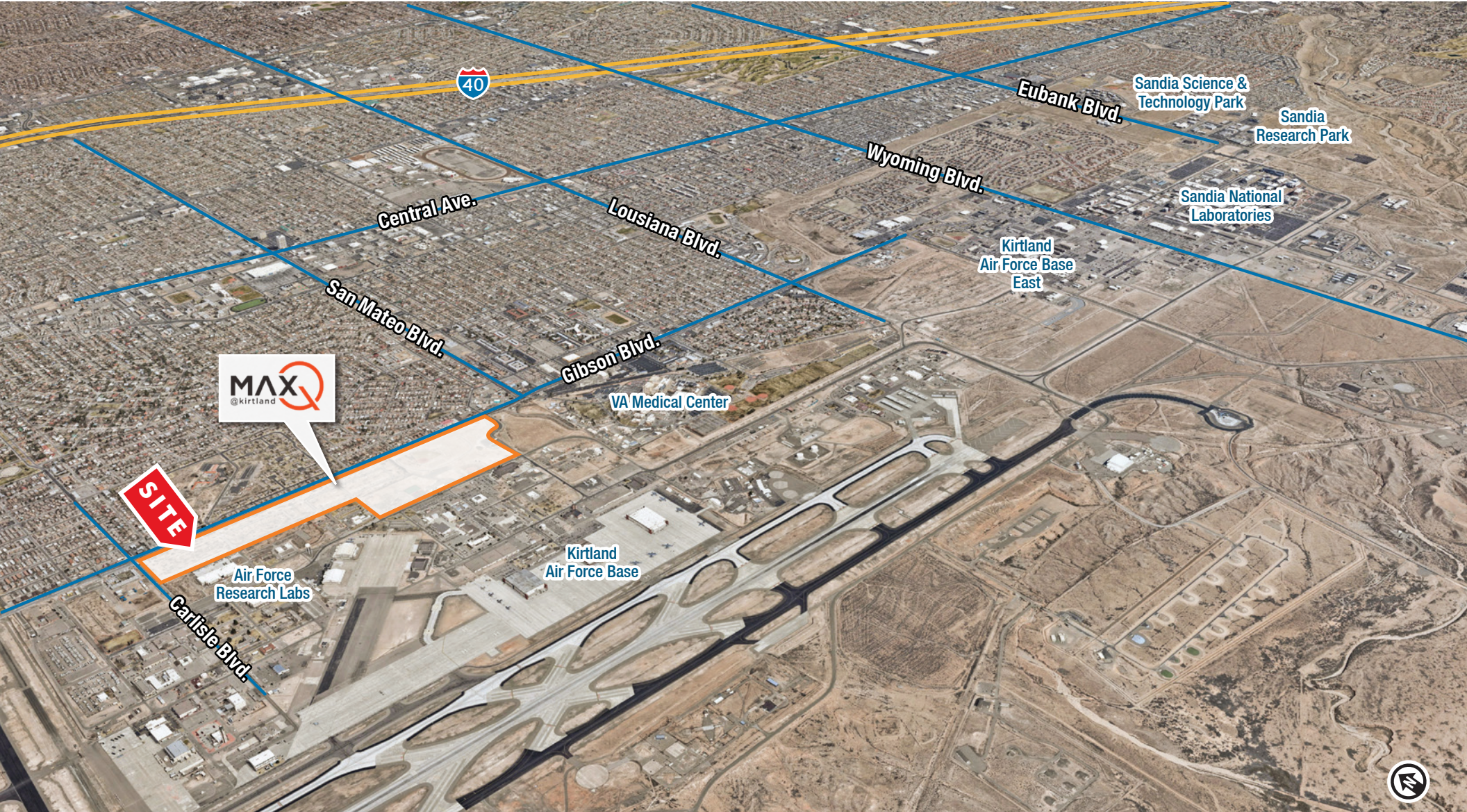


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# AREA DEMOGRAPHICS



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### AEROSPACE & DEFENSE

± **26,000 Jobs**

In the Albuquerque Metro Area Including **Kirtland AFB, Sandia National Labs, Air Force Research Labs**, AAFES, Guard Reserve, DoD Contractors and Civil Service



### SKILLED WORKFORCE

Albuquerque is #1 in nation for cities with the most college graduates.

± **70,000** College Students Reside in Metro Area

**32%** Of the Population 25 or Older Have a Bachelor's Degree

One of the Largest Number of PhDs Per Capita in the Nation



### 1,3 & 5-MILE DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	7,348	73,493	187,205
Average HH Income	\$91,603	\$74,844	\$73,827
Daytime Employment	3,444	56,943	180,218

### Sports Venues Within 3 Miles

**University Arena "The Pit"**  
**15,411**  
Basketball Capacity

**University Stadium**  
**39,224**  
Football Capacity

**Isotopes Park**  
**11,124**  
Baseball Capacity

**UNM Championship Golf Course**  
**40,000**  
Rounds Per Year



### EDUCATION



± **40,000** Students



### HOTELS



± **2,800** Rooms

22 National Brand Hotels Within 3 Miles

### HOUSING



± **2,140** Units

11 Apartment Complexes Within 3 Miles

**ABQ**

### Albuquerque International Airport

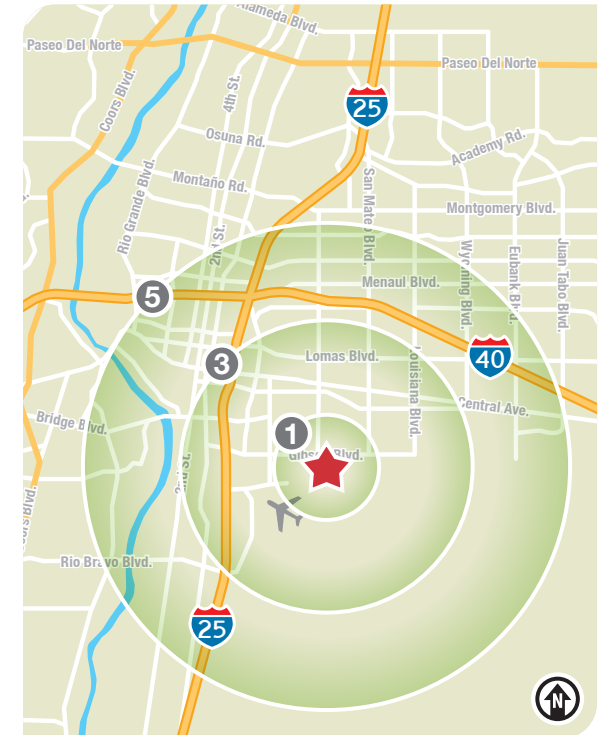
"Sunport" Facts & Figures Source: ABQSunport.com

**5,405,662** Travelers

**151,588** Takeoffs & Landings

**415** Flights a day with eight major airlines: Alaska Airlines, American, Delta, JetBlue, Southwest, Spirit, Sun Country Airlines and United.

**131,013** Tons of Cargo **\$2.22 Billion** In Economic Output for New Mexico



Demographic & Data Sources: ESRI 2024, New Mexico Economic Development Department, UNM, CNM, Kirtland AFB, Sandia Labs and ABQ Sunport. (Information is sourced and is deemed reliable but is not guaranteed.)

# AREA ASSETS



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## ALBUQUERQUE AEROSPACE CLUSTER

A strong pool of qualified talent, a competitively-priced operating environment with access to world-class-innovation assets allow Albuquerque to compete for high-quality aerospace and aviation operations.

# #1

Growth market for aircraft structure and systems assemblers.

# 2nd

Most concentrated aerospace cluster in the southwest.

# 15%

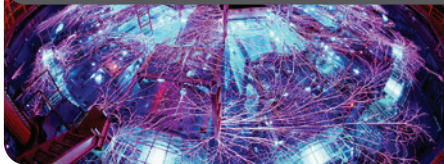
15% less operating costs than aerospace peers.

### Compared to Our Competitors:

**1st** for female Aerospace Engineers and Operations Technicians  
**2nd** for female Mechanical Engineering Technicians

**5th** for count of jobs for Aerospace Engineering Technicians and 4-times more concentrated than the national average  
**Top 10%** The University of New Mexico ranked in the top 10% nationwide for Total R&D Expenditures from the National Science Foundation

### Sandia National Laboratories



Sandia National Labs is a world-class research & development community that has more than 15,000 workers. They deliver on national security missions while advancing the frontiers of science and engineering. Established in 1949, Sandia National Labs is a "multimission laboratory" with the primary goal of advancing U.S. national security by developing various science-based technologies.



### Kirtland Air Force Base



The missions of Kirtland AFB fall into 4 major categories: research, development and testing; readiness and training; munitions maintenance; and support to base operations for more than 25 major mission partners. The base and its various mission partners employs about 20,000 active duty, civilians, Guard and Reserve personnel, including nearly 1,902 active duty military and civilians that belong to Air Force Global Strike Command.



### Air Force Research Laboratory



The Air Force Research Laboratory (AFRL) employs approx. 11,500 military, civilian and contractor personnel, and manages a \$7 billion portfolio of investments. The lab supports external customers and partners with industry while investing in basic research, applied research and advanced technology development. As one integrated lab, AFRL seamlessly supports the Science & Technology needs of two services: the Air Force and the Space Force.



## MAJOR EMPLOYERS

Here are some of the unique aerospace assets anchored within the region:



# INDUSTRY CLUSTER PRESENCE



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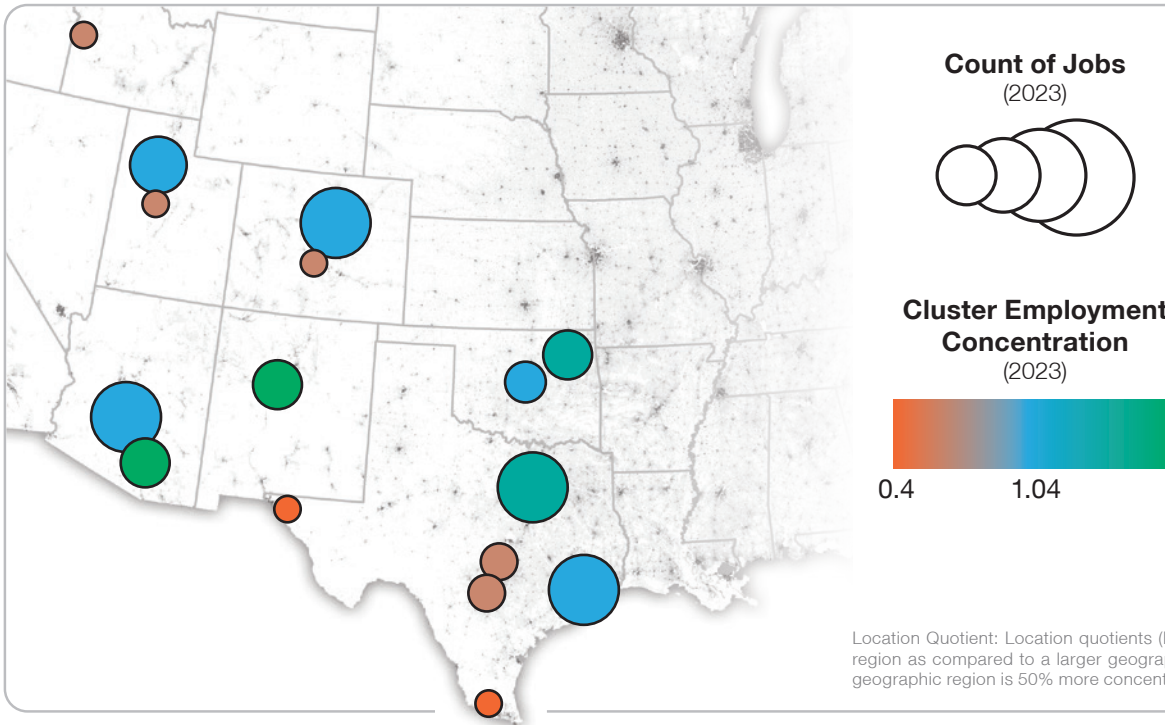
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## 2023 JOB COUNTS AND CONCENTRATION

In Greater Albuquerque, aerospace cluster industries employ 16,000 and is nearly 3x more concentrated regionally than within the Nation. These industries have enjoyed comfortable expansions thanks to the unique assets anchored within the region. In fact, growth within cluster industries increased by 12.3 percent (1,758 jobs) from 2018 to 2023, outpacing the national growth rate of 5.2 percent.

Contributing over \$2 billion to regional GDP, job growth within these industries continue to position Greater Albuquerque as a location of choice, with density of qualified skills and occupational presence.

Shown below, with access to strong federal and private sector assets, Greater Albuquerque holds the second highest location quotient for metropolitan areas in the Southwest with populations of more than 500,000.



Metro Area	2018 Jobs	2023 Location Quotient
Tucson, AZ	17,123	2.95
<b>Albuquerque, NM</b>	<b>15,105</b>	<b>2.71</b>
Tulsa, OK	16,840	2.20
Dallas, TX	85,613	1.41
Phoenix, AZ	37,638	1.17
Oklahoma City, OK	10,737	1.14
Salt Lake City, UT	11,484	1.12
Houston, TX	53,259	1.11
Denver, CO	20,694	0.97
Boise, ID	2,957	0.69
San Antonio, TX	12,183	0.68
Provo, UT	2,988	0.54
Austin, TX	7,332	0.53
Colorado Springs, CO	1,789	0.52
McAllen, TX	1,868	0.42
El Paso, TX	1,843	0.39
<b>Southwestern Peer Total</b>	<b>321,767</b>	
United States	2,218,015	

NOTE: City names reflect metro areas  
SOURCE: Lightcast Q1 2024 with author calculations

Location Quotient: Location quotients (LQ) are a useful way of quantifying how concentrated a particular industry, cluster, or occupation is in a region as compared to a larger geographic area. An LQ of 1 is equally concentrated within both areas. An LQ of 1.5 indicates that the smaller geographic region is 50% more concentrated regionally, and an LQ of 2 indicates the geographic region is twice as concentrated regionally.



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## Special New Mexico Gross Receipts Provisions for Space, Directed Energy and Satellite Work



### Directed Energy Systems Gross Receipts Tax Deduction

Contractors, other than a national laboratory, that provide qualified research and development services for directed energy and satellite-related inputs to the United States department of defense, may deduct their receipts derived from such inputs and services. This deduction only applies to contracts with the department of defense entered into on or after January 1, 2016. **This credit sunsets January 1, 2030.**



### Space Gross Receipts Tax Credit

In New Mexico, businesses may deduct receipts from launching, operating, and recovering space vehicles or payloads; preparing a payload; and operating a spaceport. Additionally, receipts from the provision of research, development, testing and evaluation services for the U.S. Air Force operationally responsive space program may be deducted from gross receipts.

