

Defense Contractor Office Space For Lease

UNPRECEDENTED ACCESS TO YOUR PARTNERS AT KIRTLAND AFB **MULTI-TENANT OFFICE BUILDING**

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



A MIXED-USED DEVELOPMENT WHERE INNOVATION AND TECHNOLOGY TAKE FLIGHT



ADJACENT TO AFRL, DIRECTED ENERGY DIRECTORATE, SPACE VEHICLES DIRECTORATE



AVAILABLE

Up to ±79,381 SF
Class-A Office Space



LEASE RATE

Full Service and NNN Rates
Available with \$70/SF TI Allowance

- Mixed-uses campus including hospitality and restaurants
- Directly across the fence from AF/DOD/DOE research facilities
- Build-to-suit solutions to meet specific mission-critical requirements
- SCIF opportunities exist

NASunVista

got space™

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

PROJECT OVERVIEW



Defense Contractor Office Space For Lease

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



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

- 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

Conceptual image, subject to change.



505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

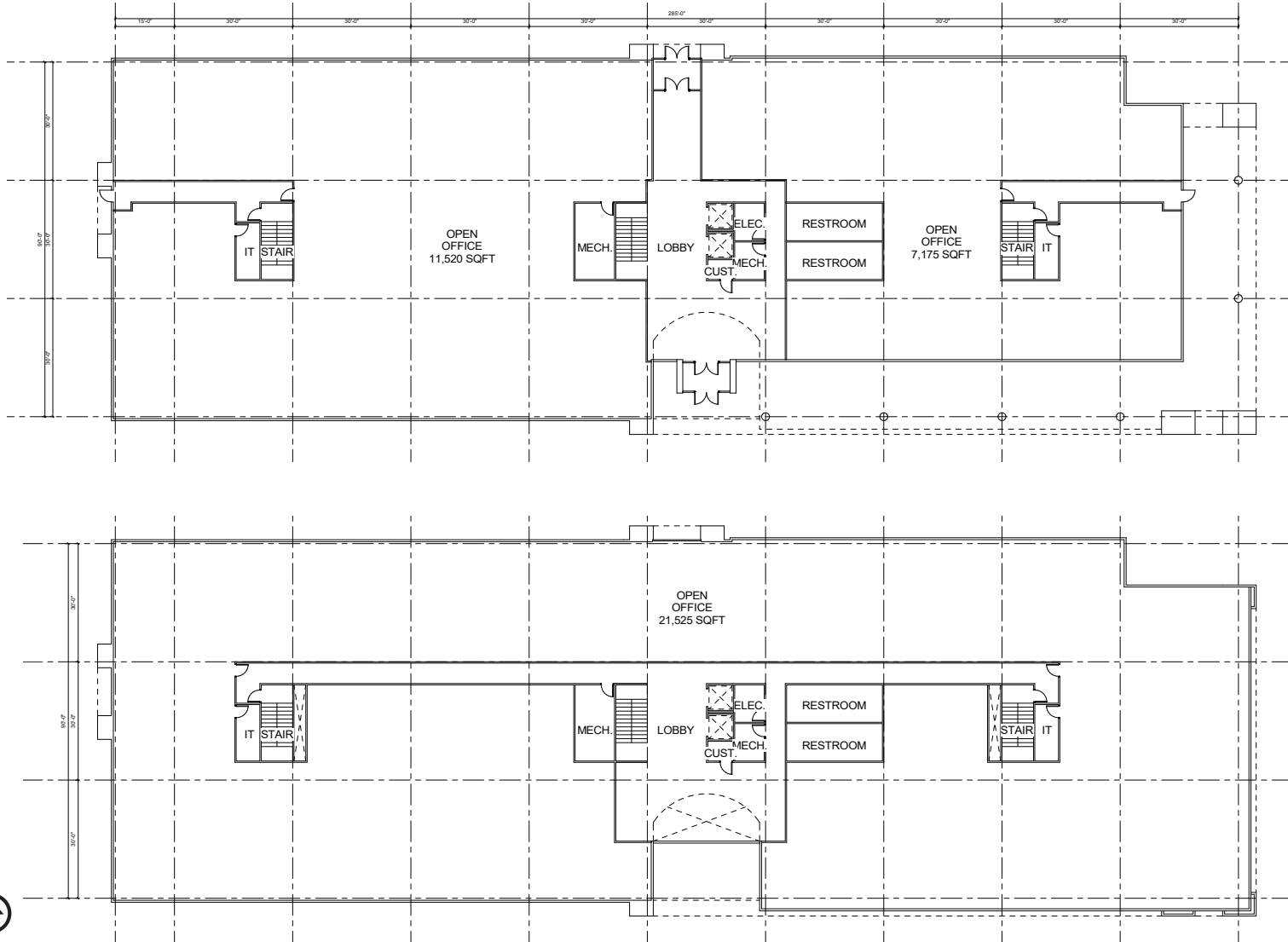
Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

BUILDING B FLOOR PLAN



Defense Contractor
Office Space
For Lease

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



BUILDING B

Base Rate:
\$38.00/SF Full Service
\$45.00/SF Full Service
with \$70.00/SF Tenant
Improvement Allowance

LEVEL 1

±23,095 SF

LEVEL 2

±27,122 SF



505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

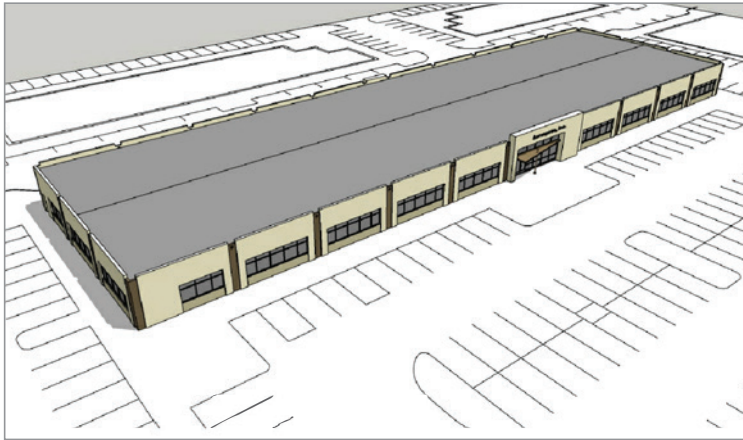
Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

BUILDING 2A FLOOR PLAN



Defense Contractor
Office Space
For Lease

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

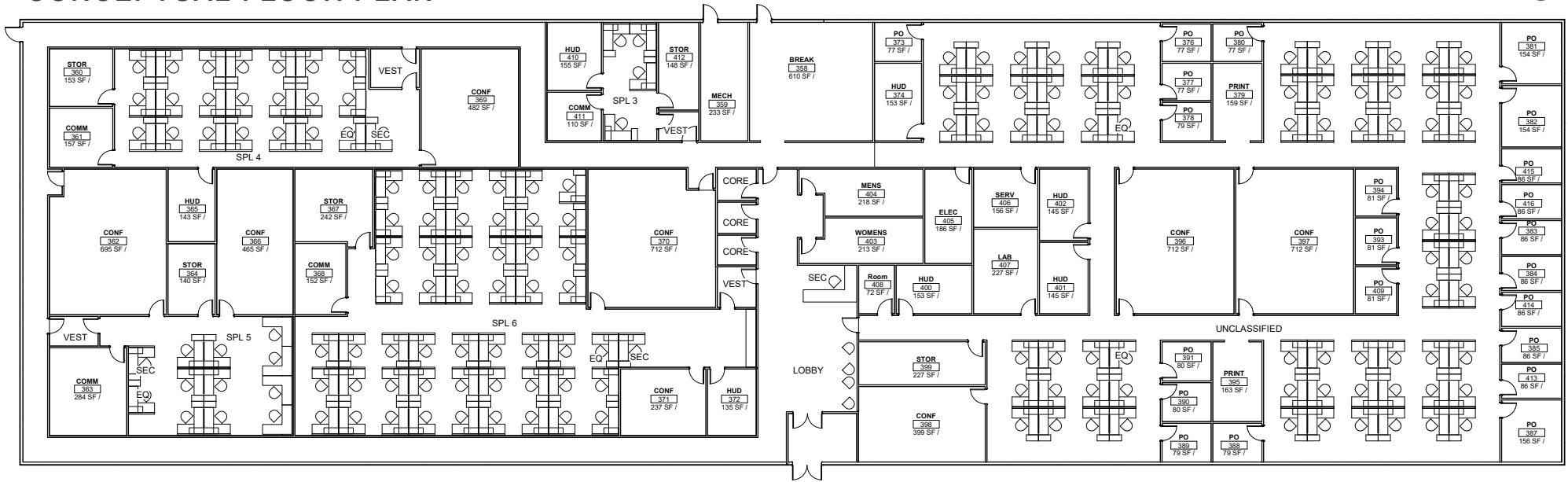


BUILDING 2A

±29,164 SF

Base Rate:
\$21.00/SF + NNN
\$28.00/SF + NNN with
\$70.00/SF Tenant
Improvement Allowance

CONCEPTUAL FLOOR PLAN

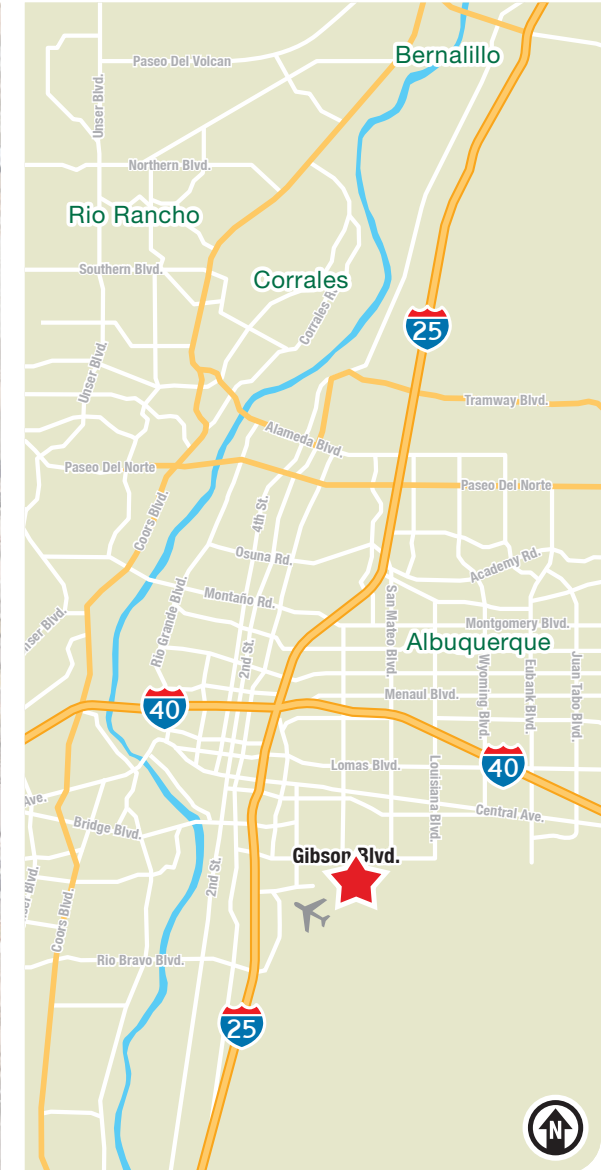


PROJECT LOCATION



Defense Contractor Office Space For Lease

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



505 878 0001 | sunvista.com |

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

PROJECT SITE PLAN



Defense Contractor
Office Space
For Lease

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



PROJECT LOCATION



Defense Contractor
Office Space
For Lease

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



505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

AREA DEMOGRAPHICS



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

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	7,396	73,758	188,249
Average HH Income	\$87,076	\$71,115	\$71,992
Daytime Employment	3,367	67,803	180,596

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

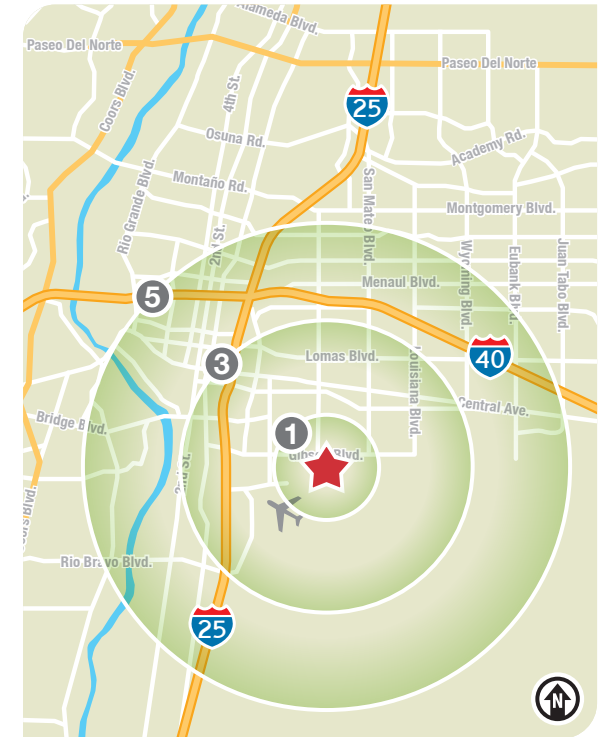
"Sunport" Facts & Figures Source: ABQSunport.com

5,405,662 Travelers

151,588 Takeoffs & Landings

415 Flights a day with eight major airlines: Advanced Air, Alaska, American, Delta, JetBlue, Spirit, Southwest & United

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



Demographic & Data Sources: ESRI 2023, 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



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

Defense Contractor Office Space For Lease

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:



SPECIAL INCENTIVES



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

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.

Defense Contractor
Office Space
For Lease

