

# Titan Innovation Center

LOCATED IN THE SANDIA SCIENCE AND TECH PARK

Build-to-Suit  
For Sale or Lease



TITAN INNOVATION CENTER  
±11.02 Acres

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123



**AVAILABLE**

±11.02 Acres for  
±25,000 - ±190,000 SF



**PRICE/RATE**

See Advisors

- Class-A, build-to-suit for office, industrial, laboratory and manufacturing
- Ideal location for defense contractors, aerospace, technology and manufacturing
- Quick access to Kirtland AFB and Sandia National Labs

**NAISunVista**

**got space™**

DJ Brigman, CCIM  
DJ@sunvista.com  
505 998 1562

Micah Gray  
micah@sunvista.com  
505 338 9878

Dave Hill, CCIM, SIOR  
dave@sunvista.com  
505 238 6413



# Build-to-Suit For Sale or Lease

## TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

### LOCATION

#### AVAILABLE

- Land: ±11.02 Acres for ±25,000 - ±190,000 SF

#### HIGHLIGHTS

- Located in the Sandia Science & Technology Park
- Ideal location for defense contractors, aerospace, technology and manufacturing
- Quick access to Kirtland AFB and Sandia National Labs
- Conveniently located:
  - I-40: 2 minutes
  - I-25: 10 minutes
  - Santa Fe: 60 minutes
  - Los Lunas: 35 minutes
  - Kirtland AFB/Sandia Labs Eubank Gate: 2 minutes





Build-to-Suit  
For Sale or Lease

# TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123



## HIGHLIGHTS

- Class-A, build-to-suit opportunities with SCIF and high-bay options for:
  - Office
  - Industrial
  - Laboratory
  - Manufacturing
- Approximate time frame from a build-to-suit to a fully-executed lease or removal of contingencies is 15-20 months
- IDO Zoning: [NR-BP](#)

SANDIA SCIENCE & TECHNOLOGY PARK

TITAN INNOVATION CENTER  
±11.02 Acres

NAI SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

DJ Brigman, CCIM  
DJ@sunvista.com  
505 998 1562

Micah Gray  
micah@sunvista.com  
505 338 9878

Dave Hill, CCIM, SIOR  
dave@sunvista.com  
505 238 6413



**Build-to-Suit  
For Sale or Lease**

# TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

## CONCEPTUAL SITE PLAN 1



505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562

**Micah Gray**  
micah@sunvista.com  
505 338 9878

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413



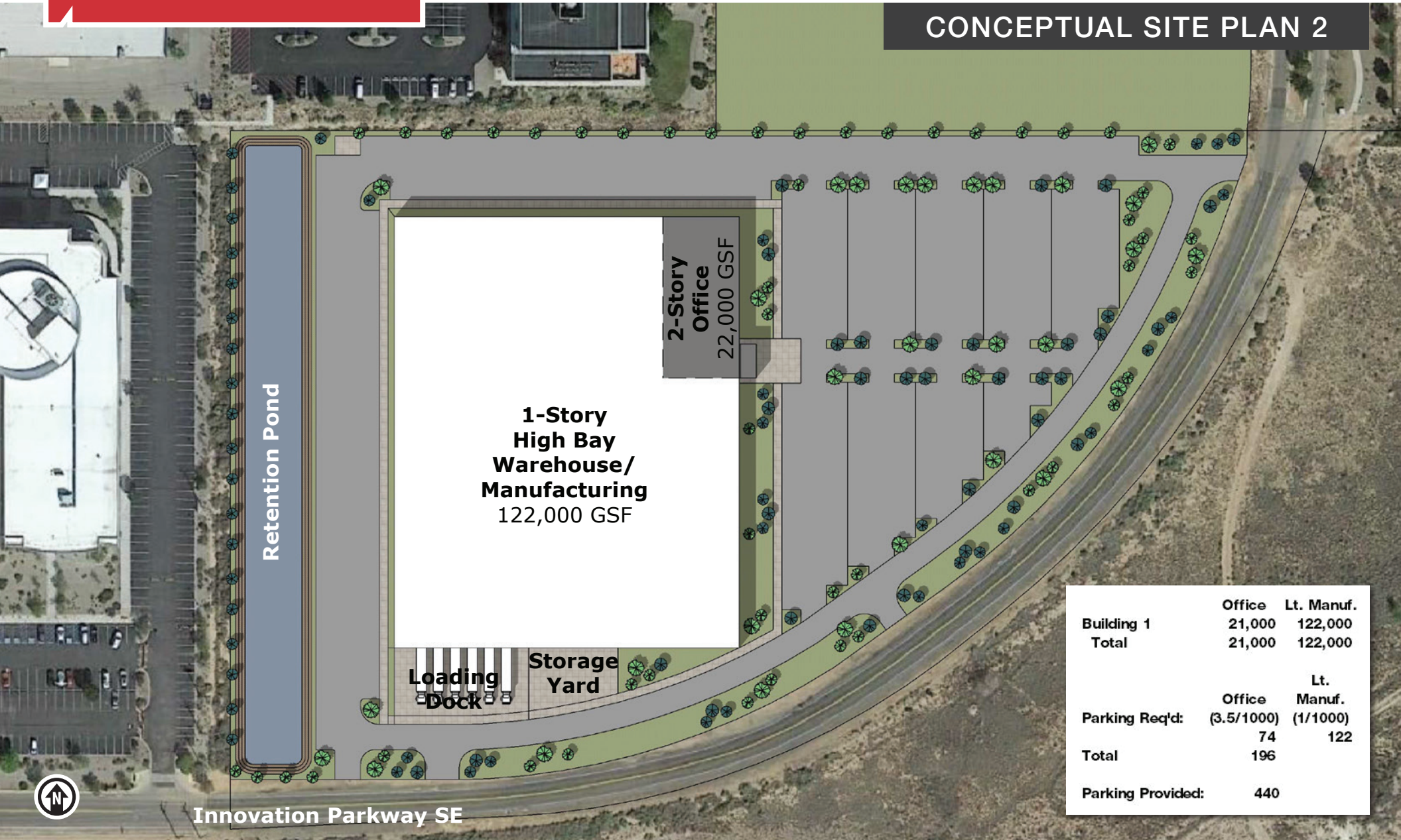


**Build-to-Suit  
For Sale or Lease**

# TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

## CONCEPTUAL SITE PLAN 2



	Office	Lt. Manuf.
<b>Building 1</b>	21,000	122,000
<b>Total</b>	21,000	122,000
	Office	Lt. Manuf.
<b>Parking Req'd:</b>	(3.5/1000)	(1/1000)
	74	122
<b>Total</b>	196	
<b>Parking Provided:</b>	440	



Innovation Parkway SE

**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](https://www.facebook.com/sunvista) [X](https://twitter.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [v](https://www.youtube.com/sunvista)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562

**Micah Gray**  
micah@sunvista.com  
505 338 9878

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413

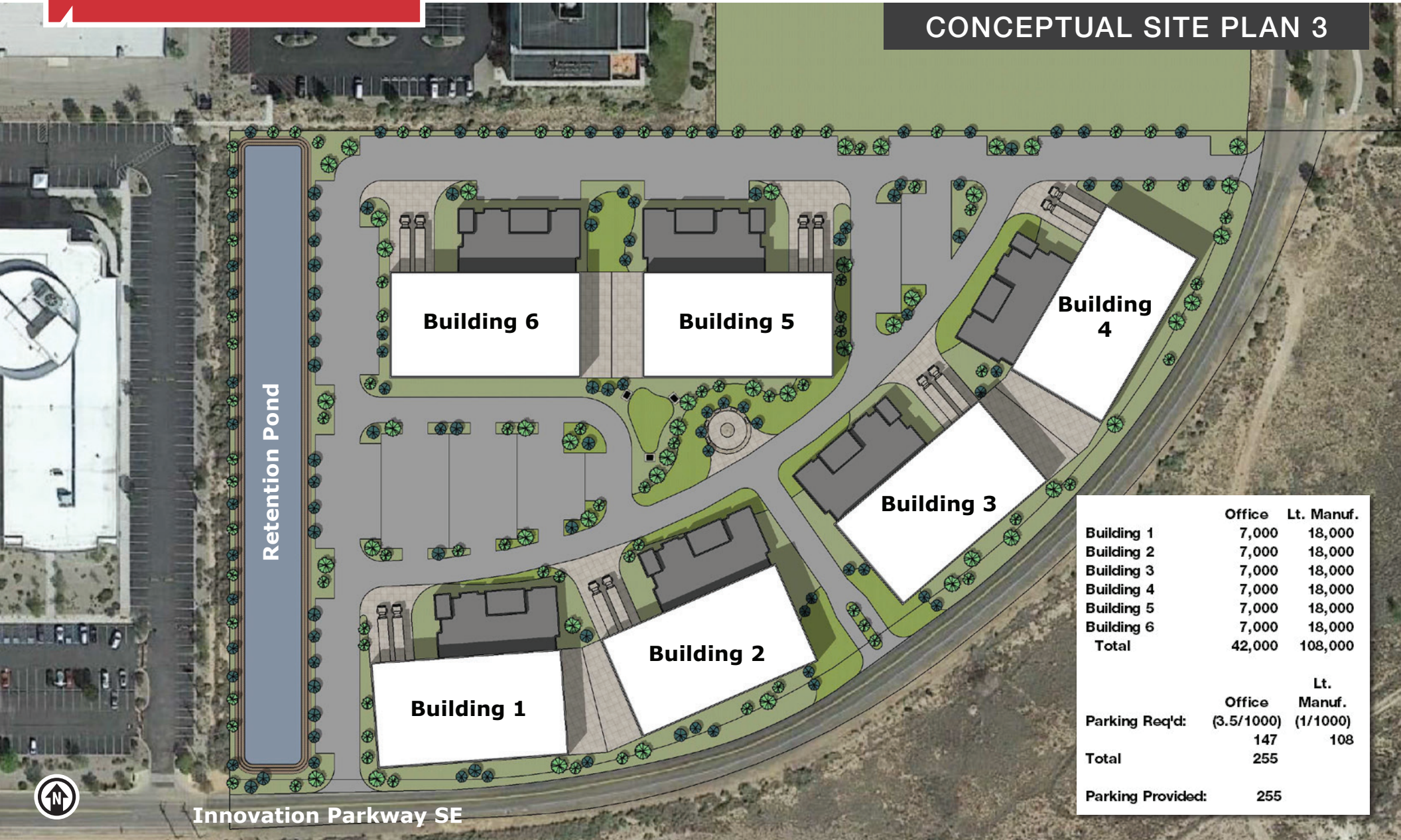


**Build-to-Suit  
For Sale or Lease**

# TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

## CONCEPTUAL SITE PLAN 3



	Office	Lt. Manuf.
Building 1	7,000	18,000
Building 2	7,000	18,000
Building 3	7,000	18,000
Building 4	7,000	18,000
Building 5	7,000	18,000
Building 6	7,000	18,000
<b>Total</b>	<b>42,000</b>	<b>108,000</b>
		<b>Lt.</b>
	<b>Office</b>	<b>Manuf.</b>
Parking Req'd:	(3.5/1000)	(1/1000)
	147	108
<b>Total</b>	<b>255</b>	
<b>Parking Provided:</b>	<b>255</b>	



Innovation Parkway SE



505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [X](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562

**Micah Gray**  
micah@sunvista.com  
505 338 9878

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413

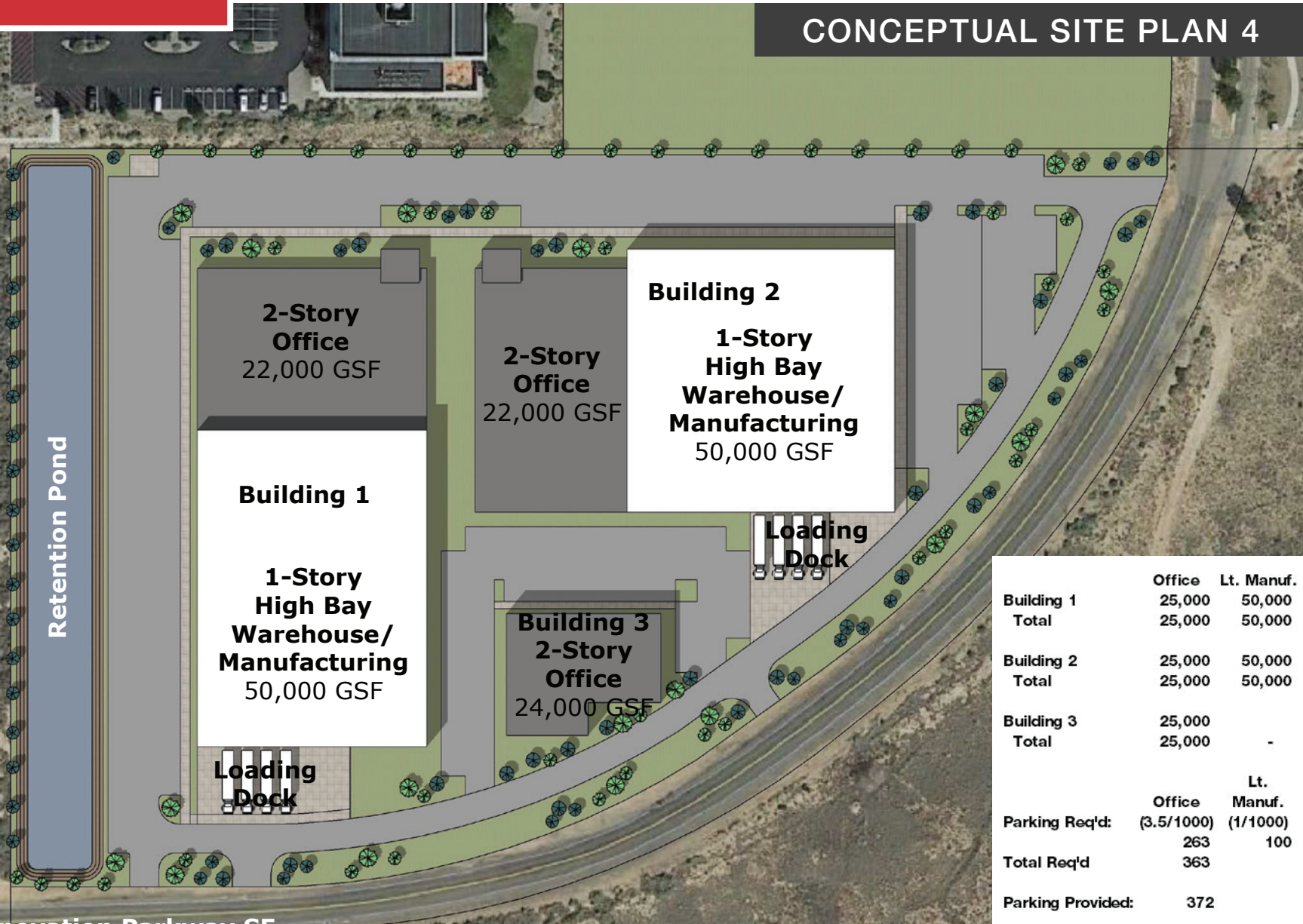


**Build-to-Suit  
For Sale or Lease**

# TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

## CONCEPTUAL SITE PLAN 4



	Office	Lt. Manuf.
<b>Building 1</b>	25,000	50,000
<b>Building 1 Total</b>	25,000	50,000
<b>Building 2</b>	25,000	50,000
<b>Building 2 Total</b>	25,000	50,000
<b>Building 3</b>	25,000	-
<b>Building 3 Total</b>	25,000	-
	Office	Lt. Manuf.
<b>Parking Req'd:</b>	(3.5/1000)	(1/1000)
	263	100
<b>Total Req'd</b>	363	
<b>Parking Provided:</b>	372	

Innovation Parkway SE



505 878 0001 | [sunvista.com](http://sunvista.com) | f X in v  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562

**Micah Gray**  
micah@sunvista.com  
505 338 9878

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413



# Build-to-Suit For Sale or Lease

## TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

### SANDIA SCIENCE & TECH PARK | ALBUQUERQUE

The Sandia Science & Technology Park is a master-planned, 340-acre technology community. Associated with Sandia National Labs and adjacent to Kirtland AFB, companies have access to world-class facilities, technologies, scientists, and engineers. The SS&TP is a model for public-private partnerships. The Park's approach blends the technology transfer and supply chain strengths of Sandia with community involvement.



#### AEROSPACE & DEFENSE

± **26,000 Jobs**

Albuquerque is home to the **Air Force Research Lab**, **Kirtland AFB**, **Sandia National Labs** and regionally connected to **Los Alamos National Labs** and **Spaceport America**. The metro area has 18 times the concentration of astronomers and physicists as compared to the national average. It has 10 times the national concentration of semi-conductor techs, and 7 times for nuclear engineers.



#### 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



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico.

± **2,000** Licensed Hospital Beds

**9** Major Hospitals in the Metro Area

The **University of New Mexico** is a Nationally-Recognized **Class 1 Research Institution**

#### SPECIAL INCENTIVES

##### 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.

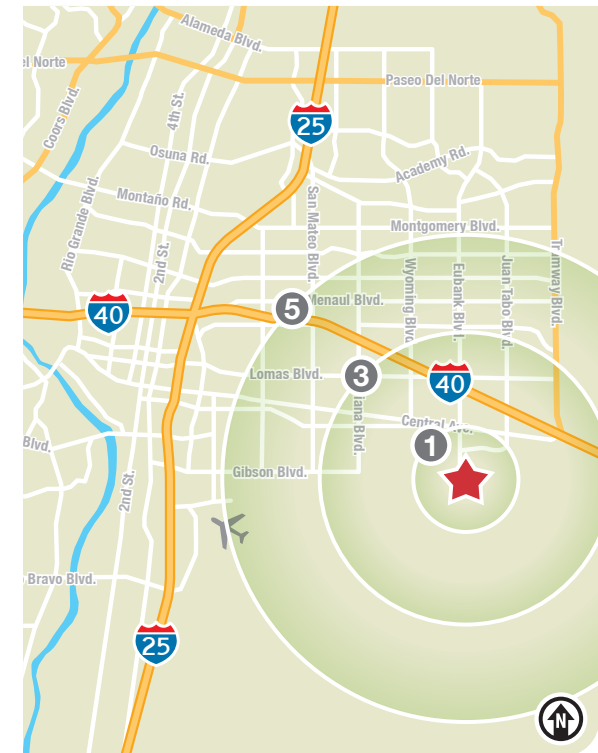
##### Space Gross Receipts Tax Credit

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.

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

#### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	10,171	78,923	165,812
Average HH Income	\$122,254	\$77,843	\$83,821
Daytime Employment	4,802	30,403	72,111



Demographic & Data Sources: ESRI 2023, New Mexico Economic Development Department, UNM, CNM, Kirtland AFB, and Sandia Labs (Information is sourced and is deemed reliable but is not guaranteed.)



# Build-to-Suit For Sale or Lease

## TITAN INNOVATION CENTER

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123

### 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.

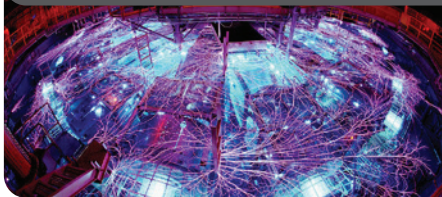
**15%**  
15% less operating costs than aerospace peers.

#### 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:



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

DJ Brigman, CCIM  
DJ@sunvista.com  
505 998 1562

Micah Gray  
micah@sunvista.com  
505 338 9878

Dave Hill, CCIM, SIOR  
dave@sunvista.com  
505 238 6413