

For Lease

Stand-Alone Office, R & D Building

SANDIA SCIENCE AND TECHNOLOGY PARK



10500 Research Rd. SE | Albuquerque, NM 87123

SEQ Eubank Blvd. & Research Rd. SE



AVAILABLE


±3,125 -
±6,432 SF



LEASE RATE

\$15.50/SF +
\$2.92/SF NNN

- Near Eubank Blvd. entrance to Kirtland AFB/Sandia National Labs
- Ideal location for government contractors

- Building is sprinklered
- 3-phase power
- IDO Zoning: [NR-BP](#) 

NAI SunVista

got space™

DJ Brigrman, SIOR, CCIM
DJ@sunvista.com
505 998 1562

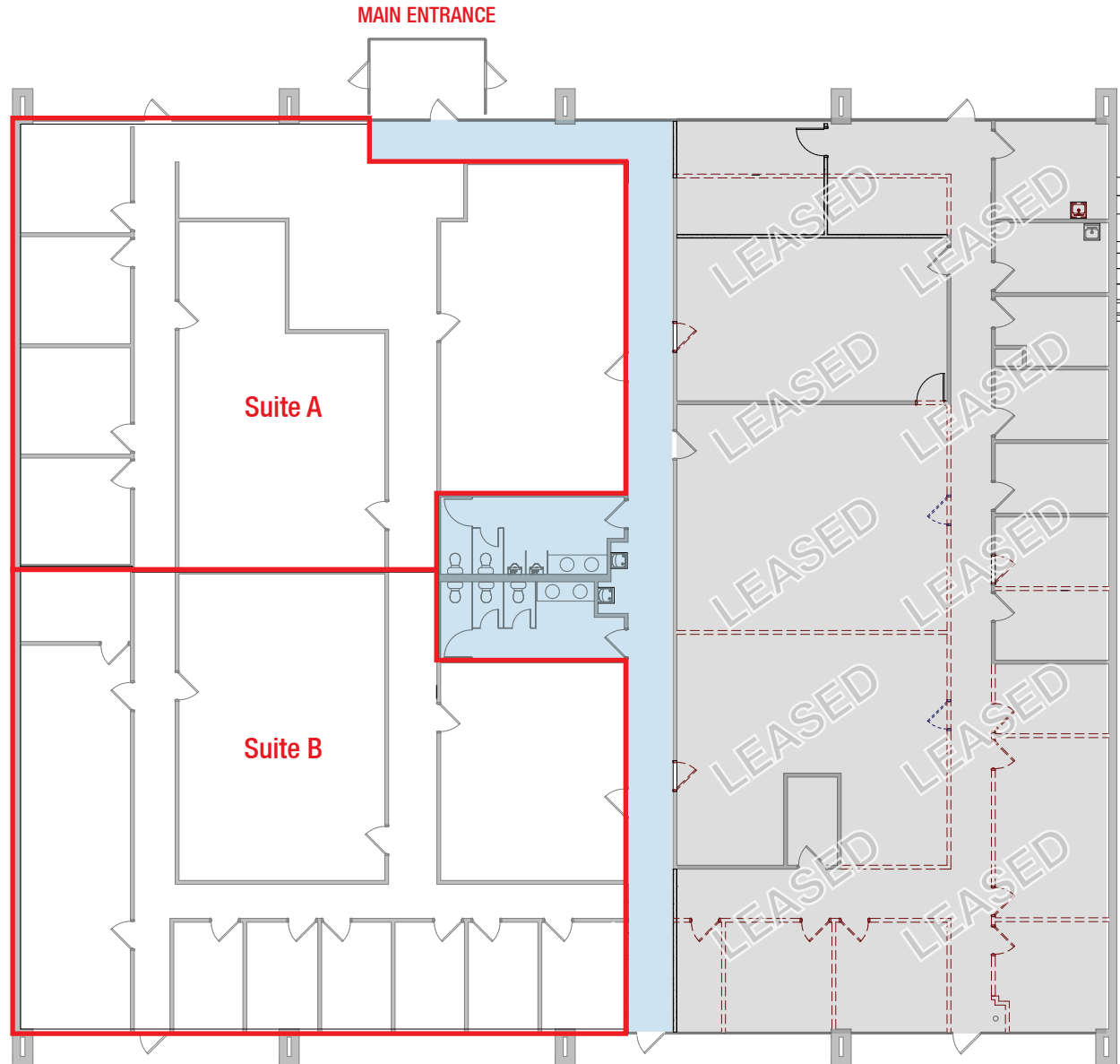
Dave Hill, CCIM, SIOR
dave@sunvista.com
505 238 6413

Micah Gray
micah@sunvista.com
505 338 9878

For Lease

STAND-ALONE OFFICE, R & D BUILDING

10500 Research Rd. SE | Albuquerque, NM 87123



AVAILABLE

Suite A: ±3,125 SF

Suite B: ±3,307 SF

Total: ±6,432 SF

-  Available
-  Leased
-  Common Area

For Lease

STAND-ALONE OFFICE, R & D BUILDING

10500 Research Rd. SE | Albuquerque, NM 87123



NAI SunVista

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

DJ Brigrman, SIOR, CCIM
DJ@sunvista.com
505 998 1562

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

Micah Gray
micah@sunvista.com
505 338 9878

For Lease

STAND-ALONE OFFICE, R & D BUILDING

10500 Research Rd. SE | Albuquerque, NM 87123



10500 Research Rd.

SANDIA SCIENCE & TECHNOLOGY PARK

NAI SunVista

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

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

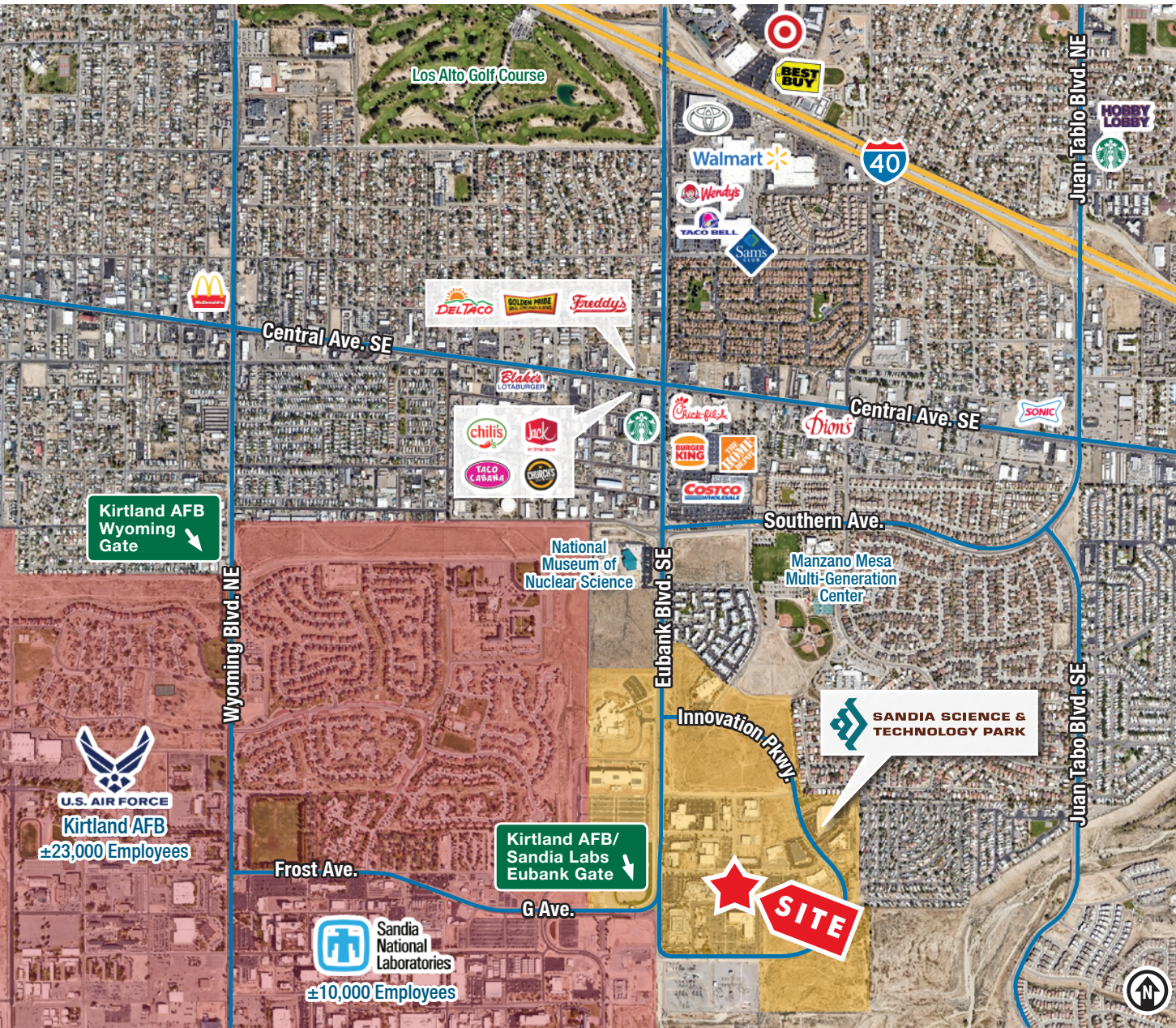
Dave Hill, CCIM, SIOR
dave@sunvista.com
505 238 6413

Micah Gray
micah@sunvista.com
505 338 9878

For Lease

STAND-ALONE OFFICE, R & D BUILDING

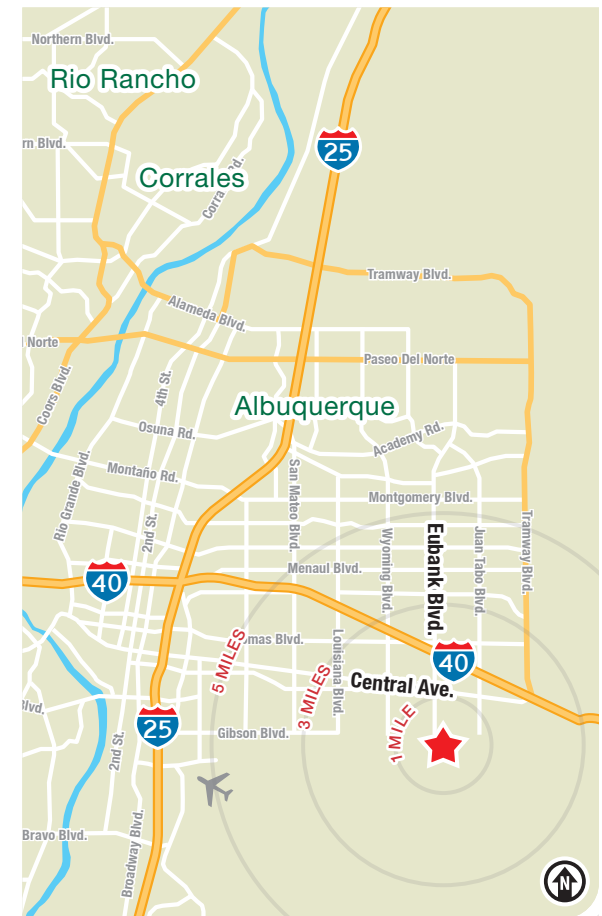
10500 Research Rd. SE | Albuquerque, NM 87123



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,594	80,420	167,458
Average HH Income	\$113,686	\$77,183	\$85,178
Daytime Employment	9,376	34,779	75,525

2024 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

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

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



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



HEALTHCARE

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

± 2,000 Licensed Hospital Beds

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

9 Major Hospitals in the Metro Area

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

MAJOR EMPLOYERS

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

