

For Lease

Plug and Play Office Space

LOCATED IN THE SANDIA SCIENCE & TECH PARK



10421 Research Rd. SE | Albuquerque, NM 87123

NEC Eubank Blvd. & Research Rd. SE



AVAILABLE

Suite 201:
±5,480 SF



LEASE RATE

\$20.00/SF
Full Service

- Close proximity to Kirtland AFB, Sandia Labs and ABQ International Support
- Dual sonic ring fiber optics
- Furniture is included at no extra charge

NASunVista

got space

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

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

For Lease

PLUG AND PLAY OFFICE SPACE

10421 Research Rd. SE | Albuquerque, NM 87123

SITE

AVAILABLE

Suite 201: ±5,480 SF

HIGHLIGHTS

- Located in the Sandia Science & Tech Park
- Close proximity to Kirtland AFB, Sandia Labs and ABQ International Support
- Dual sonic-ring fiber optics
- Furniture is included at no extra charge
- Secure building access
- Break room with outdoor patio
- Phenomenal mountain views
- Parking ratio: 5:1,000

IDO ZONING

- [NR-BP](#) 

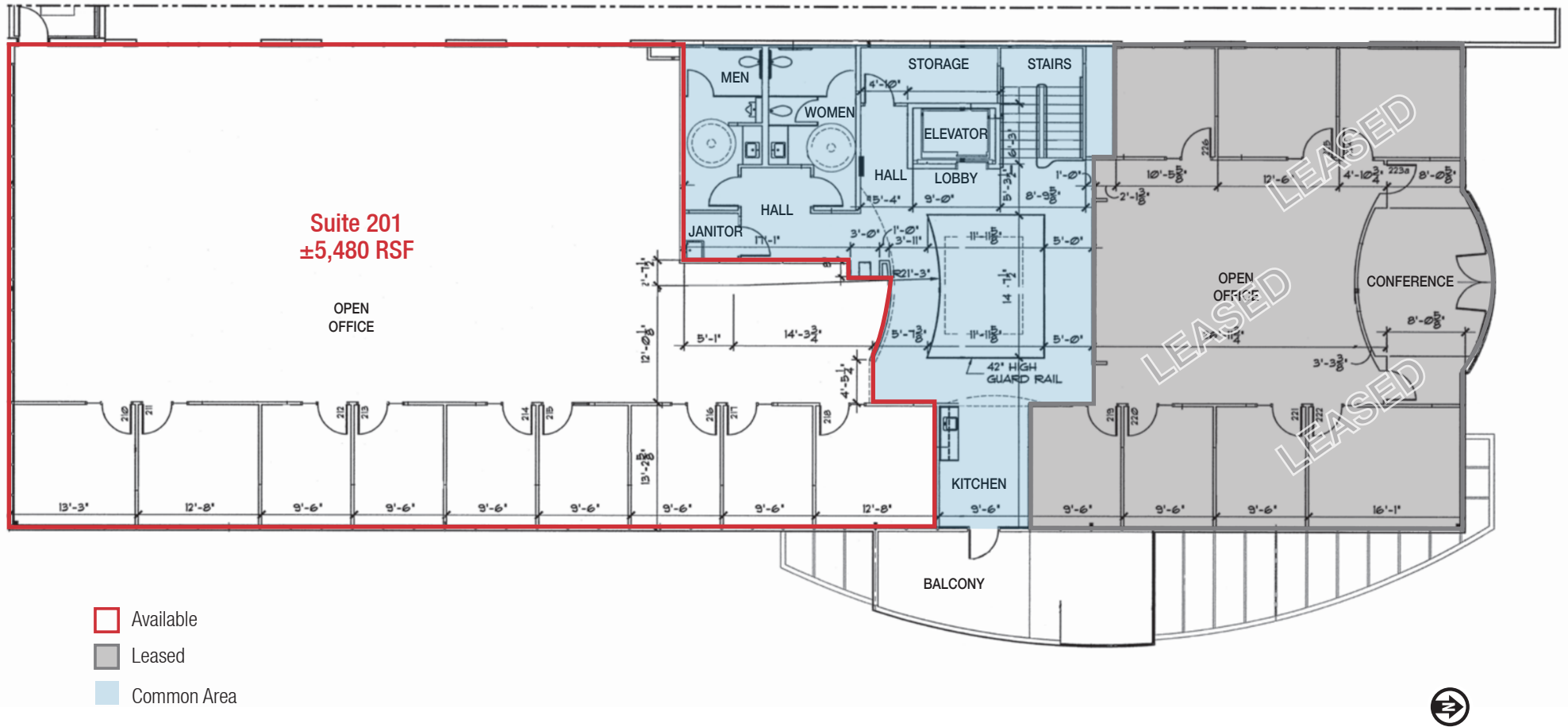


For Lease

PLUG AND PLAY OFFICE SPACE

10421 Research Rd. SE | Albuquerque, NM 87123

FLOOR PLAN



For Lease

PLUG AND PLAY OFFICE SPACE

10421 Research Rd. SE | Albuquerque, NM 87123



For Lease

PLUG AND PLAY OFFICE SPACE

10421 Research Rd. SE | Albuquerque, NM 87123



For Lease

PLUG AND PLAY OFFICE SPACE

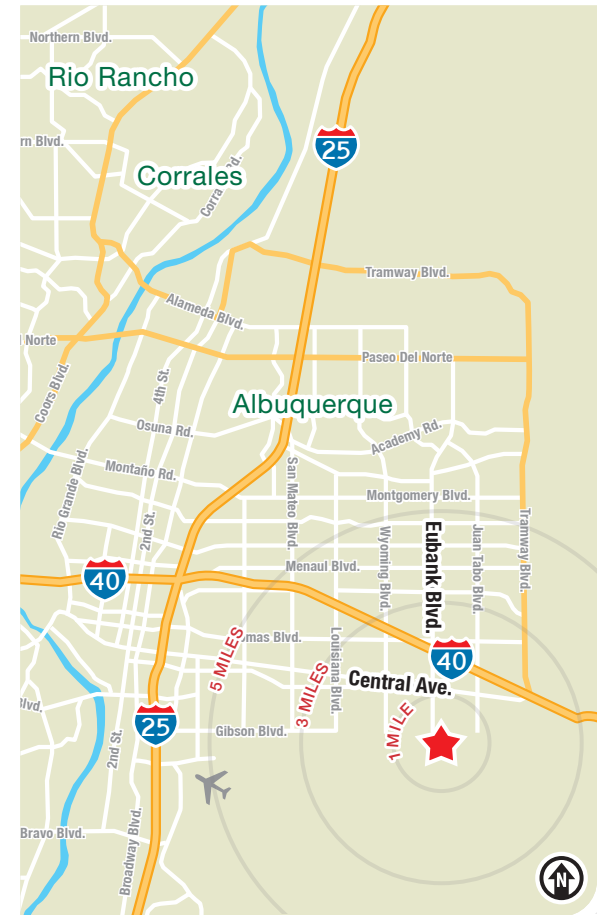
10421 Research Rd. SE | Albuquerque, NM 87123



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,900	83,458	172,262
Average HH Income	\$107,058	\$76,739	\$85,706
Daytime Employment	10,261	39,762	85,289

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:

