

LARGE CLASS A
OFFICE & DATA
CENTER IN RIO
RANCHO CITY
CENTER

FOR LEASE
FULL FLOOR
AVAILABILITY

2351
HP WAY



CBRE

AMENITY-RICH CLASS A OFFICE

- + First Floor:
 - + Suite 100-150 - ±55,237 SF
 - + Suite 100 - ±19,094 SF - Data Center
 - + Suite 150 - ±36,143 SF
- + Third Full Floor:
 - + Full Floor: ±74,000 SF
 - + Suite 300: ±29,000 SF
 - + Suite 350: ±45,000 SF
- + Three-Story Class A Building on ±17 Acres
- + Award winning design with strong ownership
- + Proven location attracting strong workforce from all quadrants of the greater Albuquerque/Rio Rancho region
- + Surrounded by top national and regional tenants including HP, University of New Mexico (UNM), UNM Hospital, CNM, Santa Ana Event Center and City of Rio Rancho City Hall
- + LEED Silver with health and wellness directives including abundant natural light, outside-air intake, flexible floorplans and other safety features
- + Amenities include game room, café, fitness center, data center, multiple lounges, outside collaboration areas, distributed break areas, conference rooms, in-suite and common area restrooms, loading dock, back-up generator, receiving area and coffee bars
- + 8/1,000 parking ratio
- + Secured entry, common area card access



BUILDING AMENITIES

REIMAGINING THE WORKPLACE



COMMON AREA MARKET



IN-SUITE CONFERENCE ROOMS



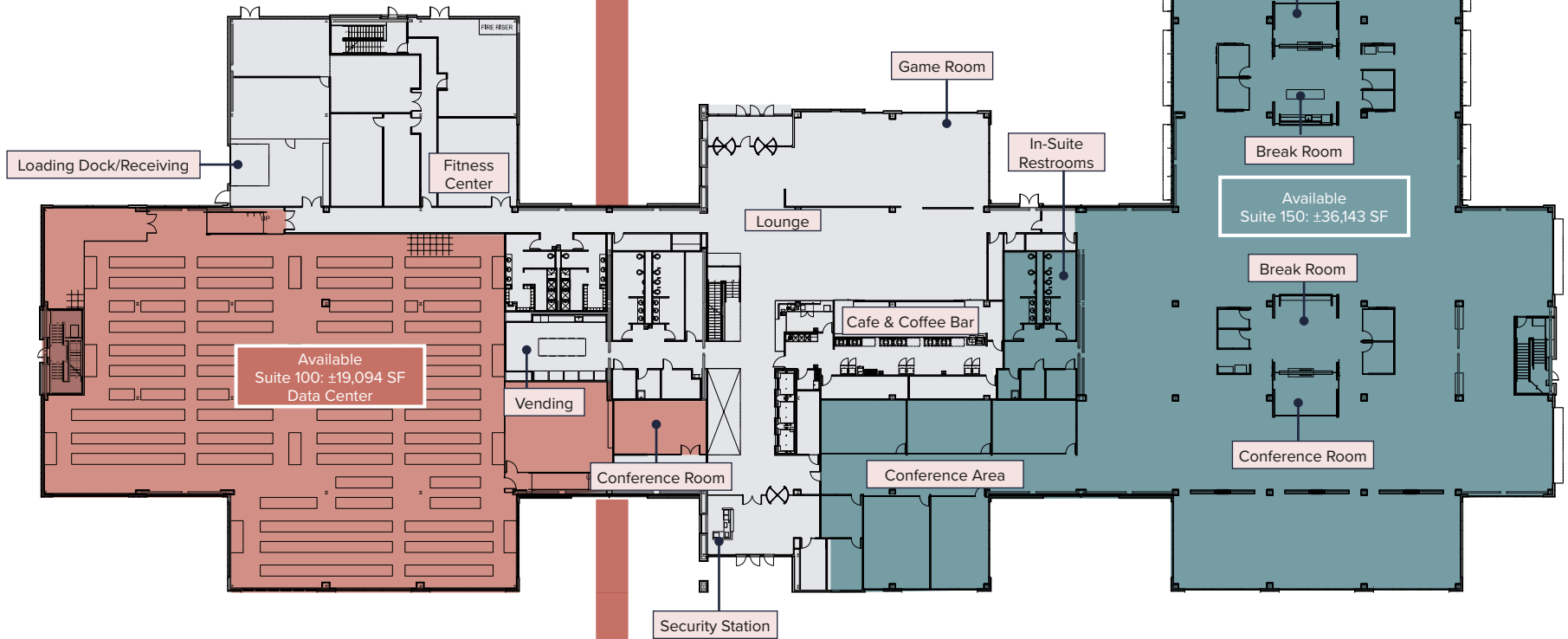
COMMON AREA CAFÉ



IN-SUITE BREAKROOMS

FIRST FLOOR

±55,237 SF TOTAL AVAILABLE



THIRD FLOOR

±74,000 SF TOTAL AVAILABLE



BUILDING SPECIFICATIONS

Parking:	8:1,000
Ceiling Clear Height:	9'6"
Sprinklers:	Fully Sprinklered
HVAC:	2 separate systems; Office has closed loop chilled water system and Data Center has separate cooling (see below).
Power:	Single Feed at 12.47 KV
Fiber:	Dual Fiber Feed through Century Link
Receiving Area:	Shared receiving area - 10'X12' roll up door
Building Access:	Card access control for building perimeter
Building Generator	

FIRST FLOOR OFFICE - SUITE 150: ± 36,143 RSF

- ± 336 seats
- Raised floor for cabling
- CAT 6 cabling in place
- Herman Miller furnishings available for use

THIRD FLOOR OFFICE: ± 29,000 - ± 74,000 RSF

- Ready for immediate tenant upfit.
- North and South Blocks are demisable with existing separate restrooms, breakrooms, IDF rooms and shared elevator lobby

FIRST FLOOR DATA CENTER - SUITE 100: ± 19,094 RSF

- Designed 70 W/SF on the computer floor, or 1,190 kW for the +/- 19,094 RSF
- With cooling, just over 300 ton chiller, pumps and CRACs come to another 520 kVA
- Space has 300 kVA transformers feeding the floor which is 1500 kVA (more than the 1,190 kVA, above). The transformer feeding this is rated 2,000 kVA so potential exists for more capacity
- Lab is currently fed from the building generator.
- CAT 6 cabling
- Additional infrastructure in place:
 - Buses and Racks
 - CAT 6 cabling
 - Lieberts/cooling units (11 units)- via a Bill of Sale
 - Raised Floor
 - 3 humidifiers
- There are windows in the Data Center (with black out shades)
- Lab is not NOT currently submetered

Mechanical:

The existing +/- 19,094 RSF data center/lab is currently serviced by (11) 40 ton Computer Room Air Conditioners, CRAC Units. The units provide chilled water cooling which is provided by (2) 300 ton chillers and is distributed through a piped distribution system pumped by (3) 25 HP end suction pumps. Air is distributed through the space by a pressurized supply air plenum beneath the 18" raised floor and enters the space through perforated floor tiles. Air is returned to the CRAC units through the open space. Before the space was a data center/lab, it was designed to be an open office space. The rooftop air conditioning unit, duct mains, and boiler heating capacity were installed to serve this space as office space.

Electrical:

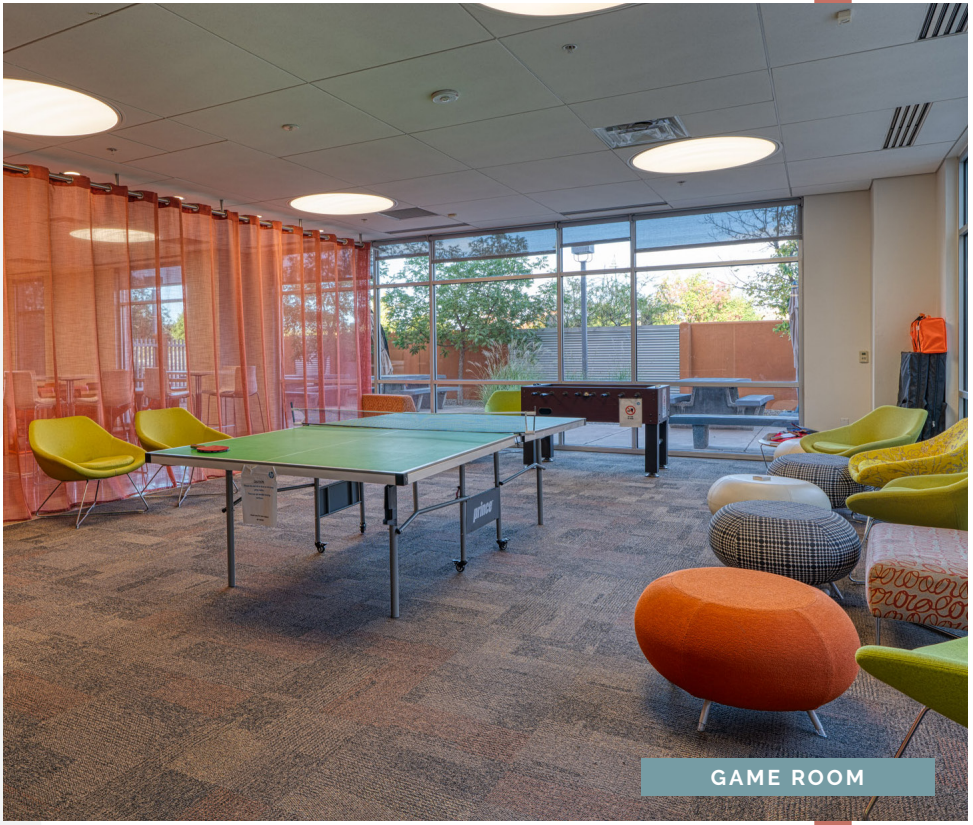
The data center/lab power distribution is fed from a dedicated switchboard in the UPS room. It serves the CRAC units, computer cabinet power via overhead busway, general power in the space, and the outdoor air-cooled chiller and associated pumps. The busway power consists of dry type transformers/switchboards on the raised floor. Lighting consists of specific fixtures aligned with computer racks to coordinate with diffusers and busway. Grounding is provided below the raised floor.

CREATING COMMUNITY

A WORKPLACE THAT EXCITES



FITNESS CENTER



GAME ROOM



INVITING LOBBY

RIO RANCHO CITY CENTER

INNOVATIVE GROWTH WITH COMMUNITY IN MIND

Rio Rancho's City Center is home to a number of impressive businesses, educational campuses and economic drivers for Rio Rancho and Sandoval County. These include Hewlett Packard, the University of New Mexico (UNM West), Central NM Community College (CNM), UNM Regional Sandoval Medical Center, City Hall and the Santa Ana Star Event Center. There has been significant growth in the area the last few years including new housing and retail amenities to support the new population, including a brand-new Campus Park and Sky Room Amphitheater, which won the 2021 Honor Award from the American Institute of Architects. This distinctive, multi-use park is a "destination for people taking part in city events, concert performances, and more. On a daily basis, the park is a destination for college students, those working in City Center, and for residents."



RIO RANCHO OVERVIEW

A CITY WITH A VISION

Rio Rancho, NM is the third largest city and fastest growing community in the State of New Mexico. It serves as the economic hub for Sandoval County. Rio Rancho has been named one of the best places to live in the country with a vibrant economy, excellent schools and a highly educated workforce. The residential neighborhoods have been developed with an emphasis on open space, parks and recreation. The newest park, Campus Park in City Center, is located within walking distance to 2351 HP Way.

EDUCATION: Rio Rancho has one of the highest concentrations of top ranked public schools in New Mexico. It is also home to the UNM Health Science Rio Rancho campus at the City Center, the UNM Rio Rancho satellite campus, and the Central New Mexico Community College Rio Rancho campus.

RESIDENTIAL GROWTH: According to Zonda's Q3 2025 report Rio Rancho has five of the top 10 most active projects. Sandoval County has 49% of the market share in housing starts and 44% of the closings from Q2 2024 - Q2 2025.



RIO RANCHO BY THE NUMBERS:

POPULATION

114,160

PROJECTED POPULATION (2029)

127,533

HOUSEHOLDS

42,536

AVERAGE HH INCOME

\$110,047

BACHELOR'S DEGREE +

36.2%

RESIDENTIAL GROWTH

49% Market Share of
Annual Housing Starts
Sandoval County

HIGHER EDUCATION CAMPUSES

2

MAJOR MEDICAL CENTERS

2

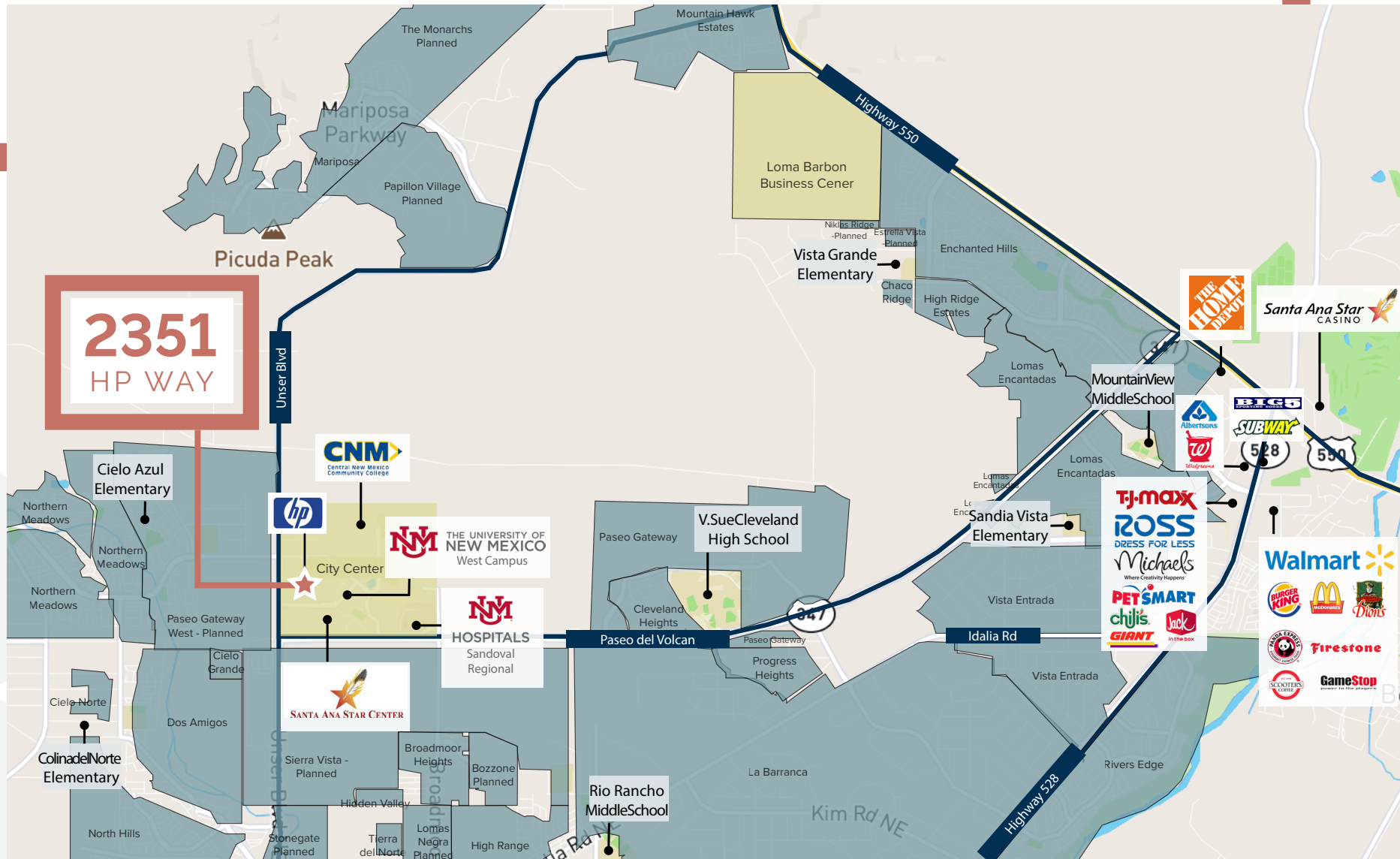
AMENITIES AT YOUR FINGERTIPS

13 MINUTES
to Major Retail Amenities

20 MINUTES
to Interstate 25

2 MINUTES
to higher education campuses

13 MINUTES
to Restaurant



INCENTIVES THAT DRIVE GROWTH

BUSINESS-FRIENDLY ENVIRONMENT

Learn more about available incentives

www.abq.org/cbreareaincentives/

Rio Rancho and the State of New Mexico offer aggressive business incentives, reducing the overall cost of doing business, including:

INDUSTRIAL REVENUE BONDS (IRB)

Significant real and personal property tax abatement and compensating tax and grow receipts tax exemptions.

JOB TRAINING INCENTIVE PROGRAM (JTIP)

On-the-job training and customized training programs.

WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)

Federal program providing financial incentive for hiring individuals and training existing employees.

HIGH WAGE JOB TAX CREDIT (HWJTC)

Tax credit of 8.5 percent of the value of salaries for each net new job paying a net taxable wage of at least \$60,000 per year in community with a population of 60,000 or more.

TECHNOLOGY JOBS AND R&D TAX CREDIT

Federal program providing financial incentive for hiring individuals and training existing employees.

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

Financial resources for attraction and support of new or growing eligible private-sector, economic-base business projects.

MAJOR TARGET INDUSTRIES



Renewable Energy



Aerospace



Corporate & Professional Services



Digital Media & Film



Biosciences



Data Center

2351

HP WAY

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