

FOR LEASE **WINROCK TOWN CENTER** **AVAILABLE OFFICE SPACE**



LOBBY ENTRANCE TO BASEMENT

2100 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87110

This lower-level office space, located along the new pedestrian-focused main street at Winrock Town Center, offers your company the unique opportunity to provide a robust environment for your employees to thrive. This mixed-use site has the advantages that state-of-the-art businesses require.



INQUIRIES: SHEILA SMITH
505-259-7024
SMITH@GOODMANREALTY.COM

LOWER LEVEL

up to 32,767 SF

SPACE OVERVIEW

- Warm dark shell lined
- Easy access to I-40 with a private West-bound I-40 on-ramp
- 20 Minutes to most metro areas and the airport
- Numerous on-site dining and shopping options
- Secured site
- Direct access to loading
- 3,700 surface parking spaces and 1,000-car subterranean parking garage, all complimentary

- National hotel on site
- Full-service commercial gym on site
- Walking and bike trails nearby
- Located directly across from 2-acre community park

MEDICAL AND FITNESS

- New Mexico Orthopaedics
- Albuquerque Hearing & Balance
- TriCore Lab
- Uptown Park Dental
- Chuze Fitness

DINING AND ENTERTAINMENT

- 9 Restaurants
- 16-screen IMAX theater
- Dave & Busters

SHOPPING

National retailers including:
Dillard's
Nordstrom RACK
TJ Maxx
DSW
PetSmart
ULTA
and more

WINROCK TOWN CENTER

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PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque's Uptown shopping district, is prominently located along Interstate 40 and welcomed 5.8 million visitors in 2022.

The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space.

Currently under development is a 150-room Marriott, a 2 ½ acre park, and a 28k three stories mixed-use retail/office. The developer is recreating Winrock as an authentic neighborhood experience to meet the demand for a pedestrian-oriented lifestyle. The completed project will include a healthy, walkable, and thriving outdoor, mixed-use, urban community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment.

Access to Winrock is unparalleled with its eight separate entrances. The site also has a private on-ramp to I-40 westbound, allowing visitors and employees quick access not only to I-40 but also to I-25, downtown, the airport, and Albuquerque's west side.



AREA DETAILS

The Uptown area encompasses the largest retail trade area in New Mexico, offering a variety of well-known national shopping, restaurant, and hotel brands. The area has become Albuquerque's most desirable market due to its high accessibility and central location.

WINROCK

TOWN CENTER

The statistics below are in reference to the city of Albuquerque as a whole.

 920,004
ALBUQUERQUE
POPULATION

 440K
LABOR FORCE

 \$56,366
MEDIAN HOUSEHOLD
INCOME

 3.1%
UNEMPLOYMENT RATE

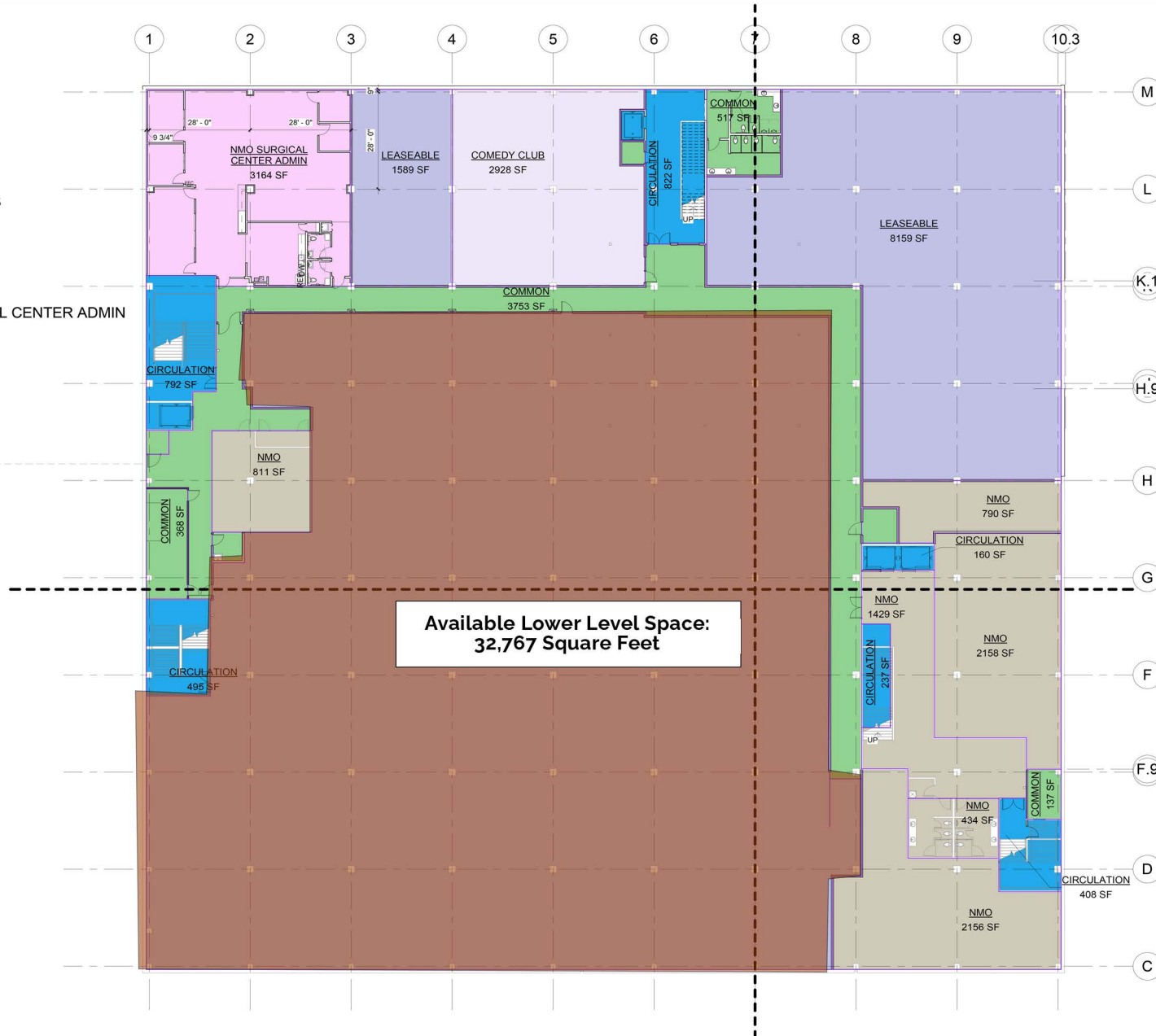
 98.1/100
COST OF LIVING SCORE

WINROCK TOWN CENTER

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LOD AREA

- CIRCULATION
- COMEDY CLUB
- COMMON
- LEASEABLE
- NMO
- NMO SURGICAL CENTER ADMIN




TARGET
 (NOT PART OF PROPERTY)

LOWER LEVEL
 32,767 SF

-  **LEASED**
-  **AVAILABLE**
-  **PROPOSED**

WINROCK

TOWN CENTER

Site plan is for illustrative purposes only

