

2100 LOUISIANA BOULEVARD NE
ALBUQUERQUE, NEW MEXICO

WINROCK
TOWN CENTER



THE PORTLAND BUILDING

NEW CLASS A OFFICE & RETAIL
IN PREMIER MIXED-USE
UPTOWN DEVELOPMENT



CLASS A OFFICE NEW CONSTRUCTION

The Portland Building at Winrock introduces a new standard for office. As the first new construction Class A office developments in over a decade, the building offers a refined mix of full-floor and demisable suites alongside flexible workspace options, all accompanied by abundant natural light and contemporary finishes.

Tenants benefit from direct proximity to Winrock Park and a curated mix of dining, retail, wellness, and entertainment, creating an experience that extends beyond the workplace. With modern infrastructure, shared amenities, and immediate access to one of the city's most active destinations, the Portland Building positions office workers within a setting that is both functional and forward-looking.

BUILDING HIGHLIGHTS

- ☑ DISTINCTIVE ARCHITECTURE WITH STUNNING MOUNTAIN VIEWS
- ☑ HIGH CEILINGS AND ABUNDANT NATURAL LIGHT
- ☑ MONITORED CAMERAS, 24/7 ON-SITE SECURITY
- ☑ POWER: 480 VOLT, 3 PHASE, 15 WATTS PER SF
- ☑ SUSTAINABILITY FEATURES THROUGHOUT
- ☑ OUTDOOR AIR INTAKE AND PATIO DOORS ALLOW FRESH AIR
- ☑ ZONED MX-H

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WINROCK
TOWN CENTER



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2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque’s Uptown shopping district, is prominently located along Interstate 40 and welcomed 6 million visitors in 2023. The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space. 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 walkable, and thriving outdoor, mixed-use community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment. Access to Winrock is unparalleled with its eight 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.

PROPERTY HIGHLIGHTS

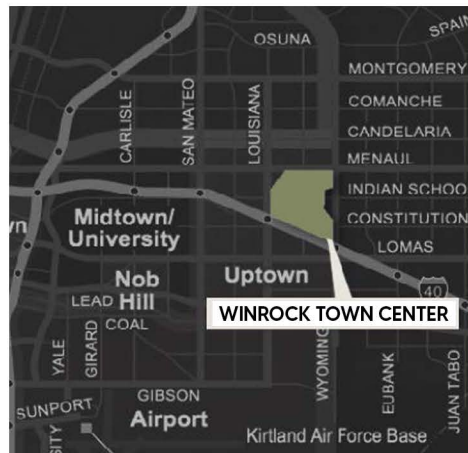
- 83-acre mixed-use development:
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment
 - Residential
- 2-acre community park
 - Water features
 - Amphitheater
 - Walking paths
 - Cafe
 - Children’s playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces
- 1,000 car subterranean parking garage

ACCESS

- 8 access points
- Private I40 slip ramp
- 6M yearly visitors

VISIBILITY

- I-40 176,500 VPD
- Louisiana Blvd 47,380 VPD



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FIREHOUSE SUBS
BURGER 21
TAKUMI
85°C Bakery Cafe
MARK PARDO
GIMANI
THE JOINT chiropractic
Jamba Juice

TOWNEPLACE SUITES
MARRIOTT
Fairfield
BY MARRIOTT

Fidelity INVESTMENTS

MILANI
Lower Hair Extension

LOWER LEVEL
Hyena's

COMPOSITE AS-BUILT SITE PLAN
SCALE: 1"=100'
0 100 200 400

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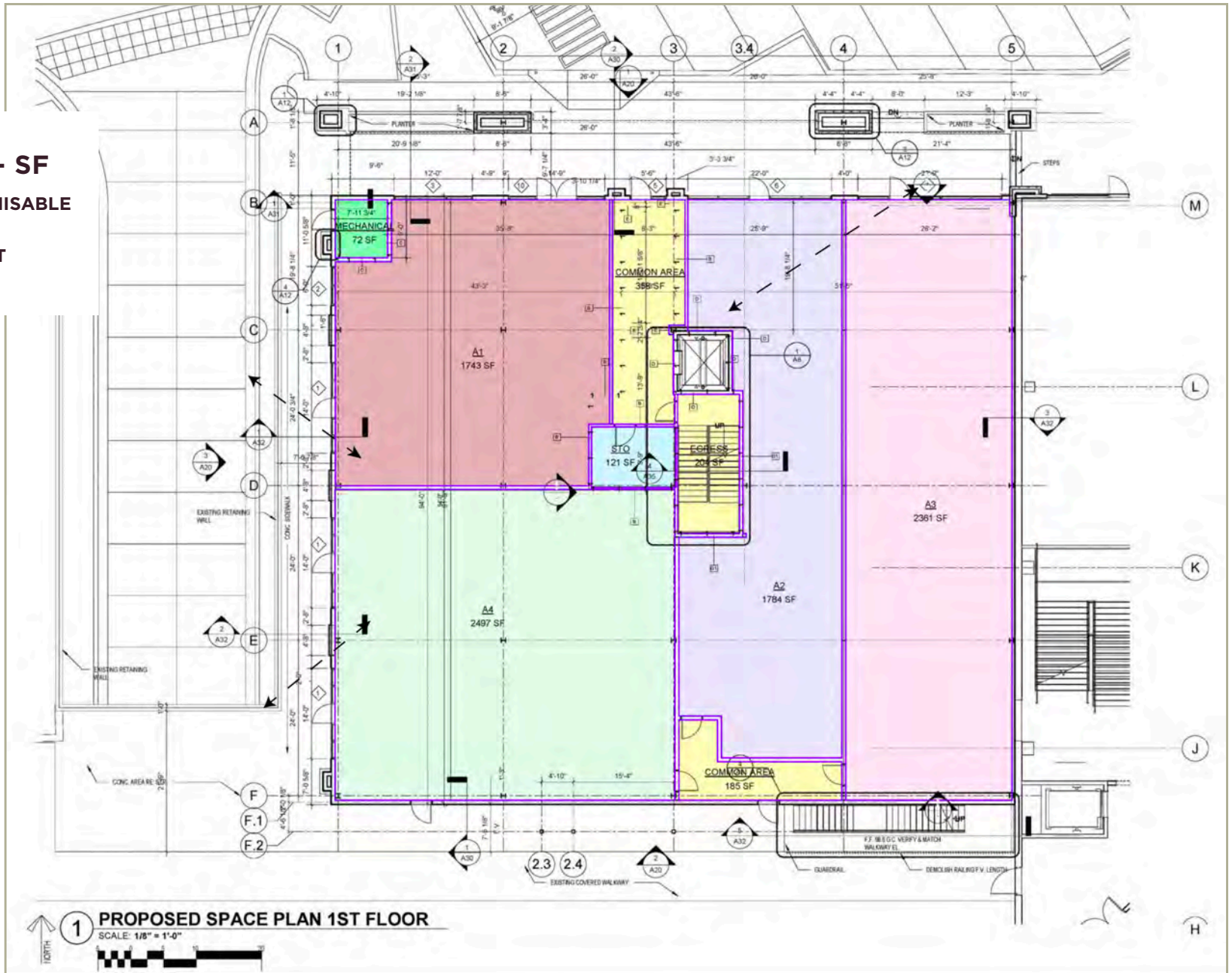
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FIRST FLOOR PLAN

8,493 +/- SF

RETAIL/OFFICE DEMISABLE

READY FOR TENANT
IMPROVEMENTS



SECOND FLOOR PLAN

LEASED
10,453 +/- SF



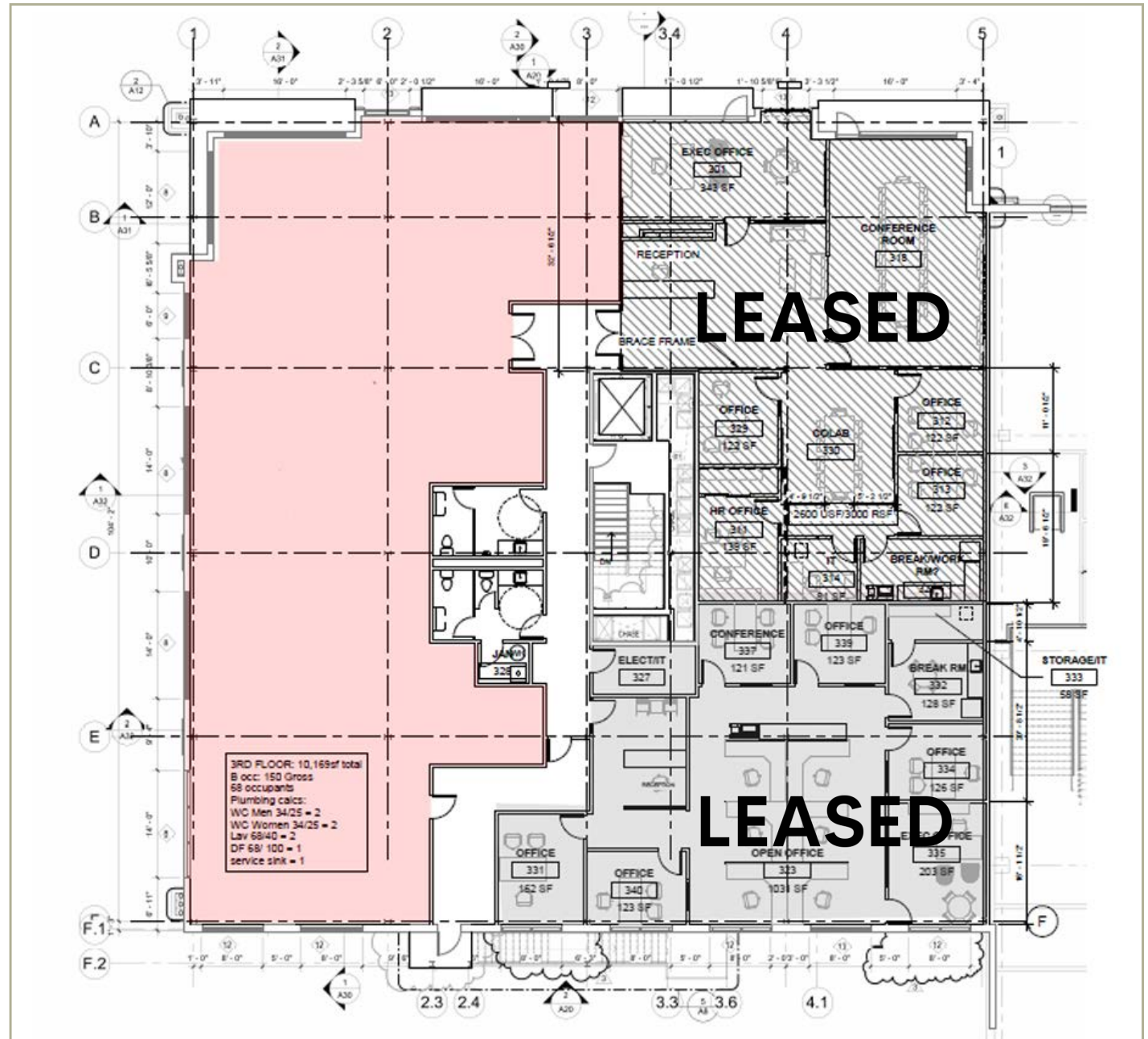
LEASED

THIRD FLOOR PLAN

5,545 +/- RSF

CLASS A OFFICE

**READY FOR TENANT
IMPROVEMENTS**





ABQ
uptown

TRADER
JOE'S

TARGET

Fidelity

BJ's

Red Robin
GOURMET BURGERS ON BREW

MILAN
Laser Hair Removal

INTERSTATE
40 DIRECT ONRAMP

GIMANI
FIREHOUSE
SUBS
GENGHIS GRILL
BURGER 21
BURGERS REINVENTED
Takumi
RESTAURANT
85°C Bakery Cafe
MARK PARDO
THE JOINT
chiropractic

NAVE'S
SISTERS

CHYZE
FITNESS

TOWNEPLACE
SUITES
MARRIOTT
Fairfield
BY MARRIOTT

Bath
body
works

Dillard's
MEN'S

PETSMART

ULTA
BEAUTY

NORDSTROM
RACK

DSW
SHOES & ACCESSORIES

ETHAN
ALLEN

DAVID'S
BRIDAL

Dillard's
WOMEN'S

THE PORTLAND
BUILDING

STRETCH LAB
BODYBAR
PILATES
FARMAKELO
PHARMACY
Alyssa's

REGAL

Famous
Footwear

TJ-maxx

M
W

SKECHERS

Crackin' Crab
SEAFOOD

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CORONADO CENTER



San Pedro Drive



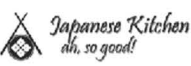
181,400 VPD



Uptown Blvd



30,800 VPD



I-40 Direct Onramp

36,700 VPD

148,200 VPD



Louisiana Blvd

5,500 VPD

Indian School Rd



13,200 VPD

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TRADE AREA & MARKET OVERVIEW

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PRIME LOCATION

Located at the intersection of I-40 and Louisiana Blvd NE, Winrock sits within Albuquerque's strongest retail trade area.

- Direct I-40 access via private on-ramp
- Central positioning near ABQ Uptown, Coronado, and major employment hubs

WORKFORCE & EDUCATION

- 41%+ hold a bachelor's degree or higher
- 258,000+ employees within the broader trade area
- Strong white-collar workforce concentration
- Major regional institutions and research centers drive stable employment

COST OF LIVING INDEX

- Albuquerque Cost of Living Index: **92.9**

Below the national average and most comparable Western markets, supporting strong consumer spending relative to housing and operational costs.

MAJOR REGIONAL EMPLOYERS



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BUILDING TODAY ENVISIONING TOMORROW

At Goodman Realty Group, we believe sustainable development is the cornerstone of any successful project. Every property we develop or acquire is chosen precisely because it allows us to follow through on our commitment to environmental responsiveness, resource efficiency and community, and cultural sensitivity.

REVITALIZING & SUSTAINING WINROCK



WATER CONSERVATION

Our commitment to environmental sustainability helped facilitate the transfer of reclaimed water from the Albuquerque Bernalillo County Water Authority to Winrock and the city's uptown region.



ENERGY EFFICIENCY

Solar panels on our roof generate the majority of our power. Custom storefront awnings incorporate solar panels. A "park once" environment reduces vehicular traffic and pollution.



RE-GROWTH

We've planted over 37,000 native and drought hardy plants. Fruit trees and vegetables are planted in place of ornamentals in landscape areas.

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WINROCK PUBLIC SAFETY FORCE

Our Commitment to Safety

Winrock Town Center offers an unmatched lifestyle experience with amenities such as our central park, lake, and children's play area.

To ensure these spaces remain welcoming and safe for everyone, we have a dedicated team of professionals working **24/7**. Our public safety force is committed to maintaining a secure environment, allowing everyone to shop, dine, work, stay, and play with a sense of security.

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Robust Camera System

With cameras strategically placed throughout the site, our team can continuously monitor all areas effectively.

Computer-Aided Dispatch

Our system is equipped with computer-aided dispatch capabilities or CADS, allowing our team to **significantly improve response times**.

License Plate Recognition

Used to monitor vehicle activity and support safety across the property.

24/7 Personal Presence

There will always be a personal presence surveilling the park to ensure the safety of our guests and tenants.

Drone Surveillance

Our public safety team will periodically deploy a surveillance drone to monitor the site to help prevent crime before it happens.

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