

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box with a thin white border. Below the text, there are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Investment Opportunity | Offering Memorandum

# Arrowhead Park: Building 1

4605 Research Park Cir  
Las Cruces, NM 88001

**John Ransom, CCIM, SIOR**

SR. Vice President | Principal  
+1 505 880 7011  
john.ransom@colliers.com  
Lic. No. 11451

**Tim With, CCIM, SIOR**

SR. Vice President | Principal  
+1 505 880 7092  
tim.with@colliers.com  
Lic. No. 36272



# Investment Highlights

## Executive Summary

<b>Sale Price</b>	\$2,400,000 (\$153.95 PSF)
<b>NOI</b>	\$195,930
<b>CAP</b>	8.16%
<b>GLA</b>	± 15,589 SF
<b>Tenants</b>	Spaceport America Corporate Office (Leased through 3/31/29) NM Administrative Office of the Courts (Leased through 12/31/31)
<b>Year Built</b>	2010
<b>Lot Size</b>	1.421 Acres

## Property Features

- Two State of New Mexico tenants with long-term leases
- Favorable ground lease terms. Initial term expires 7/25/2047, three (3) additional five (5) year options to extend.
- Located within NMSU's 257-acre, Arrowhead Research Park
- Direct visual exposure and easy access to Interstate 25 and 10
- Access to NMSU resources and strategic partners
- Opportunities for business to partner with NMSU in pursuit of grants and contracts
- Access to the Arrowhead Technology Incubator and the National Security Technology Incubator
- On-site world-class telecommunication network



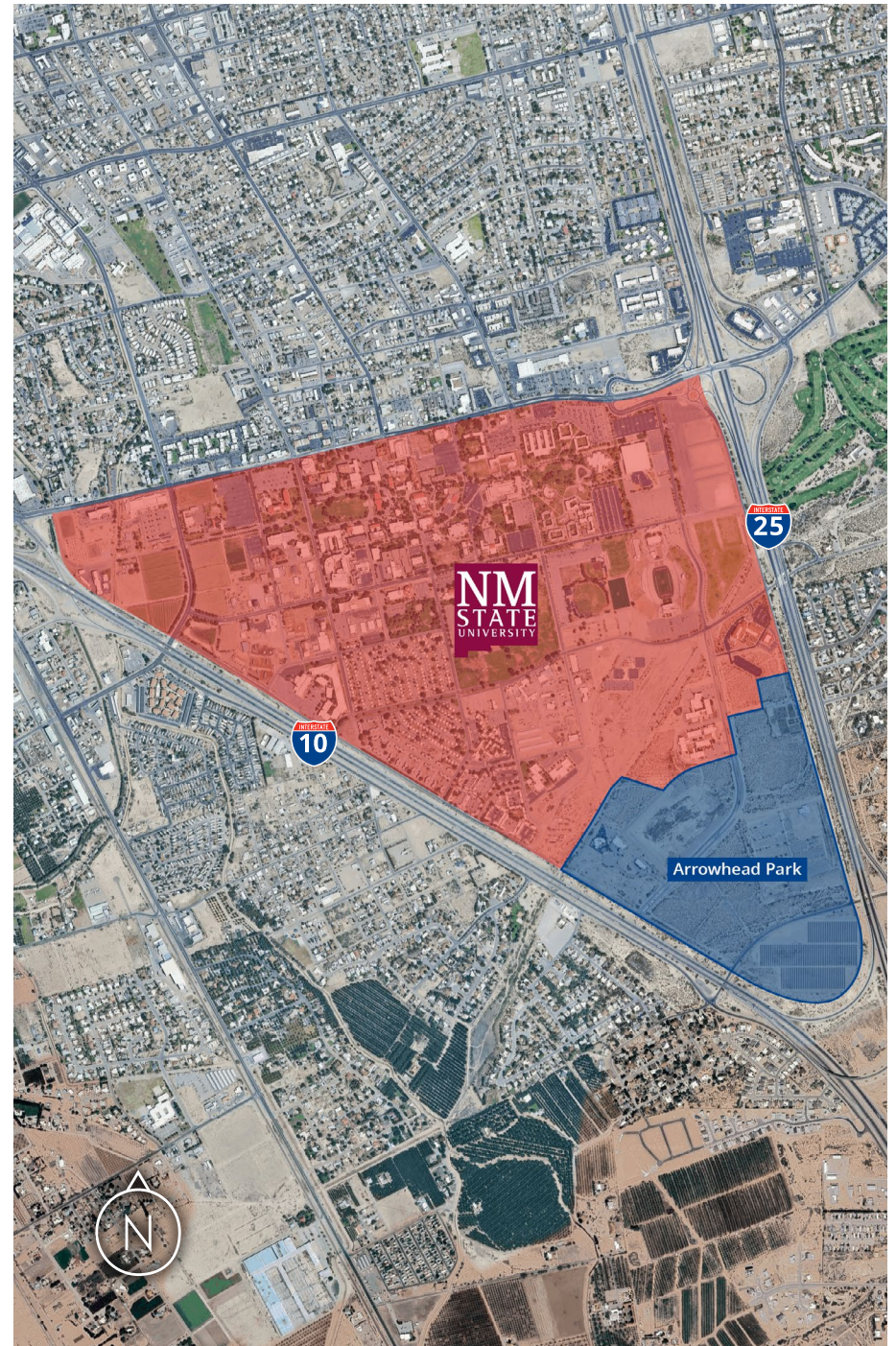


# Arrowhead Park

Located on the campus of New Mexico State University, Arrowhead Park is a hub of innovation and entrepreneurship. The master-planned tech office complex was established to enhance technology transfer and provide private enterprises with immediate access to nationally recognized academic and technical on-site resources. The park is designed for companies specializing in research, development, and light manufacturing, as well as for businesses supporting these activities.

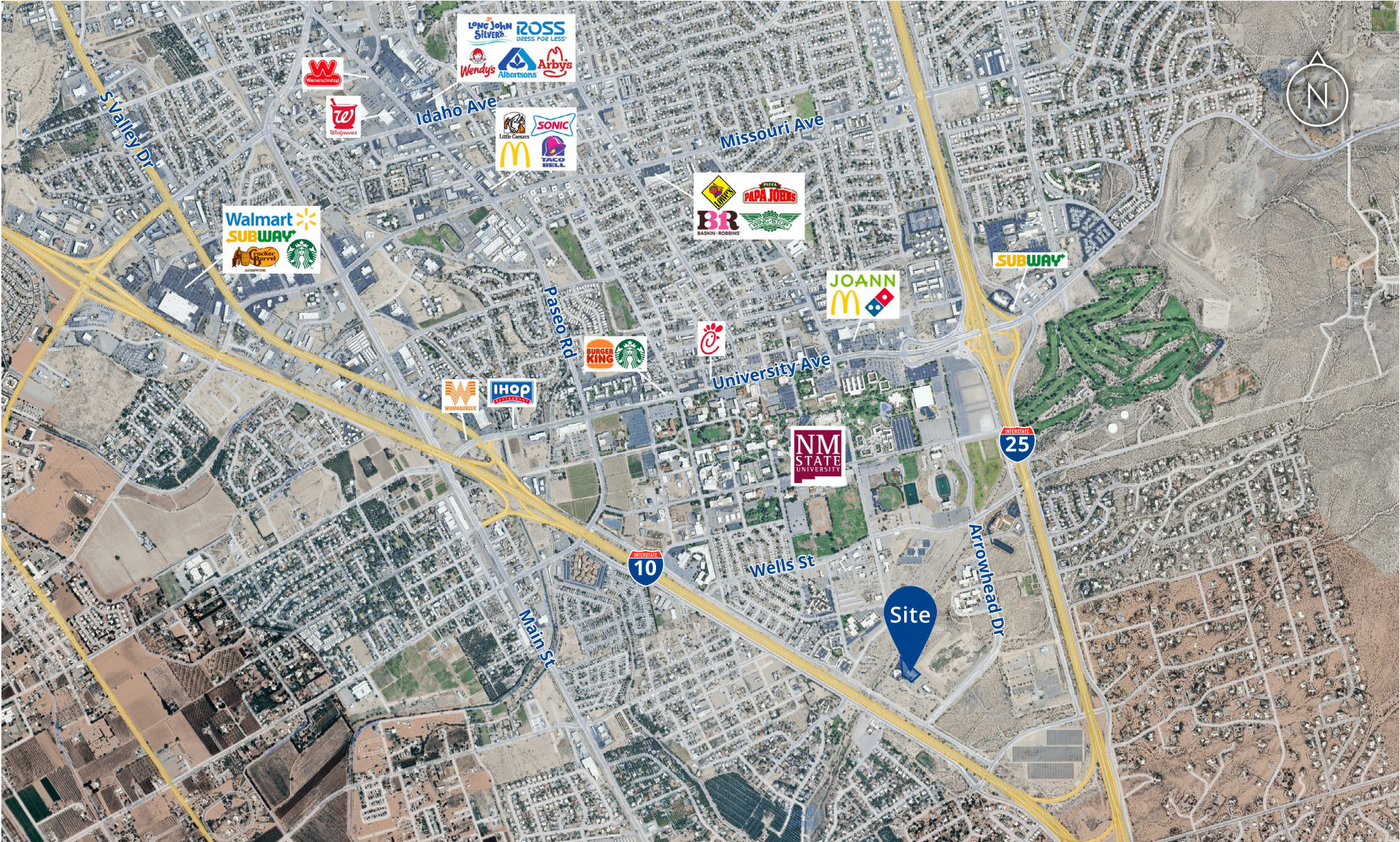
Future retail amenities and residential areas, as well as a highly-skilled workforce of over 23,000 within walking distance of the park, make this a prime location for any business in the growing regional clusters of life sciences, aerospace, agribusiness, digital media, and more. Businesses also benefit from direct access to the Arrowhead Technology Incubator and the National Security Technology Incubator.

The complex is situated in a census tract that qualifies for the Opportunity Zone tax incentive, New Market Tax Credits, New Mexico LEDA incentives, and EB-5 financing. Businesses are also encouraged to partner with the university in pursuit of grants and contracts.





# Trade Area Aerial

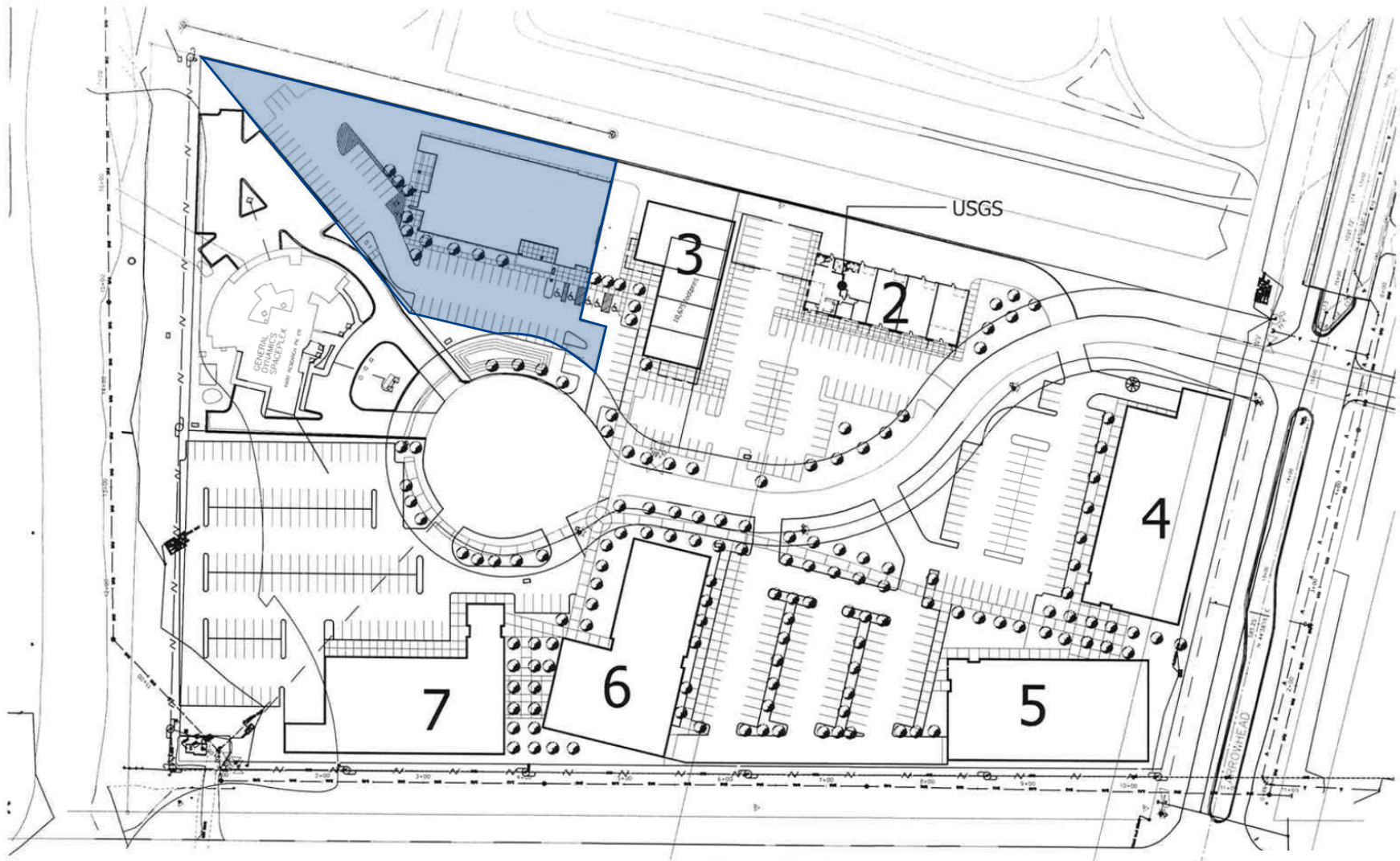




# Arrowhead Park Master Plan



# Arrowhead Park Site Plan

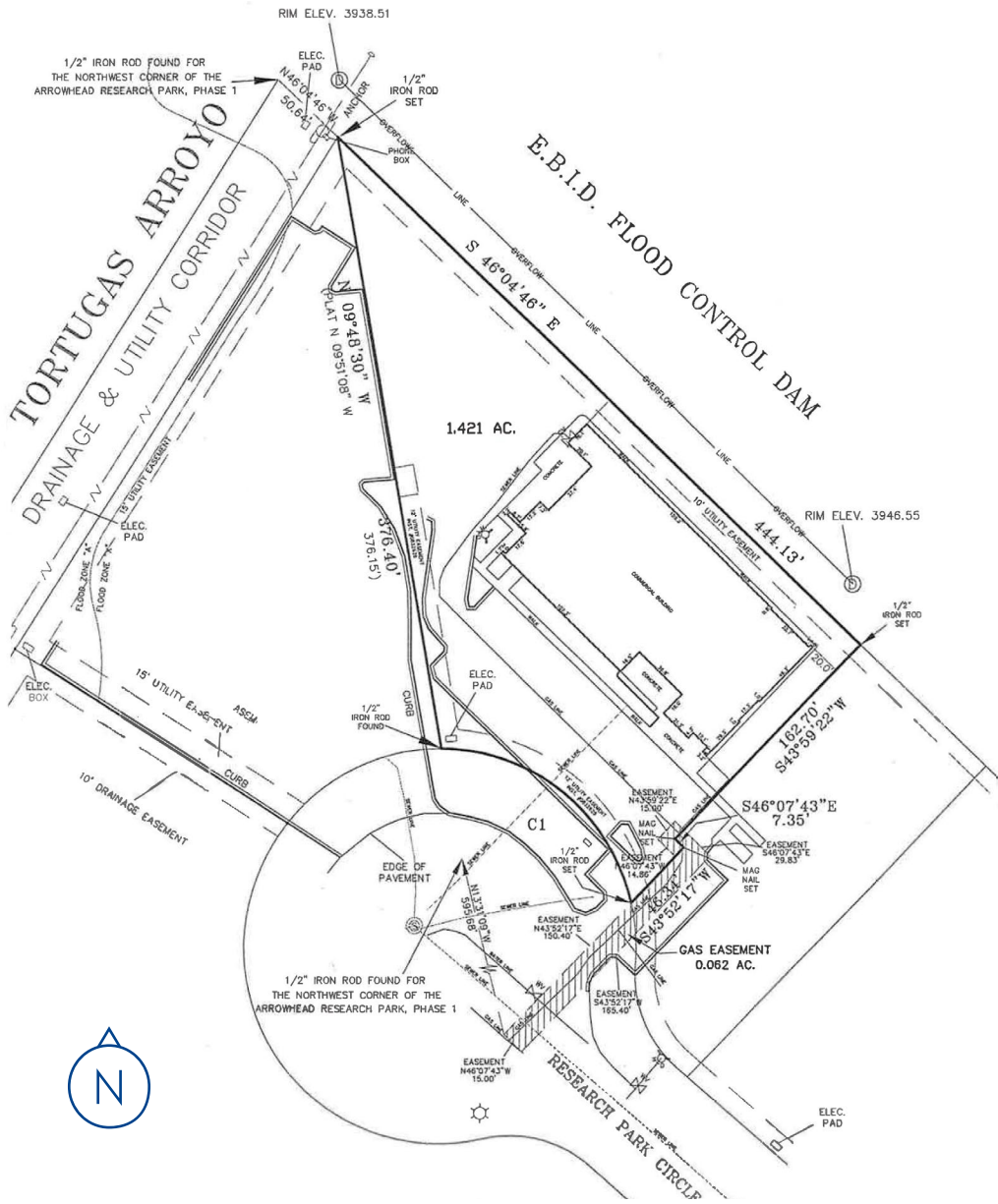


Overall Site Plan

scale = 1" = 50'



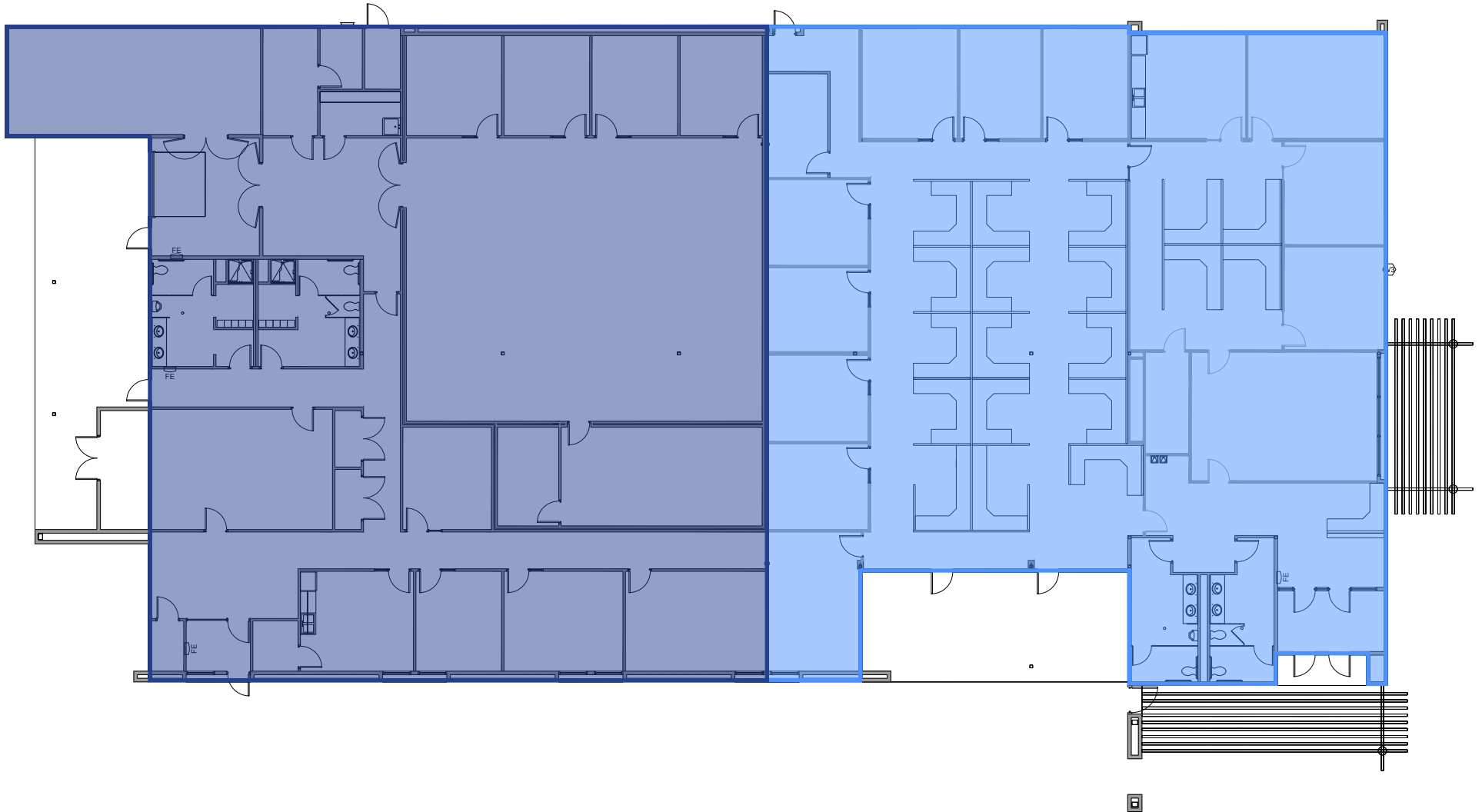
# Building 1 Site Plan



# Building 1 Floor Plan

**Admin Office of the Courts**  
Suites B & C  
8,244 SF

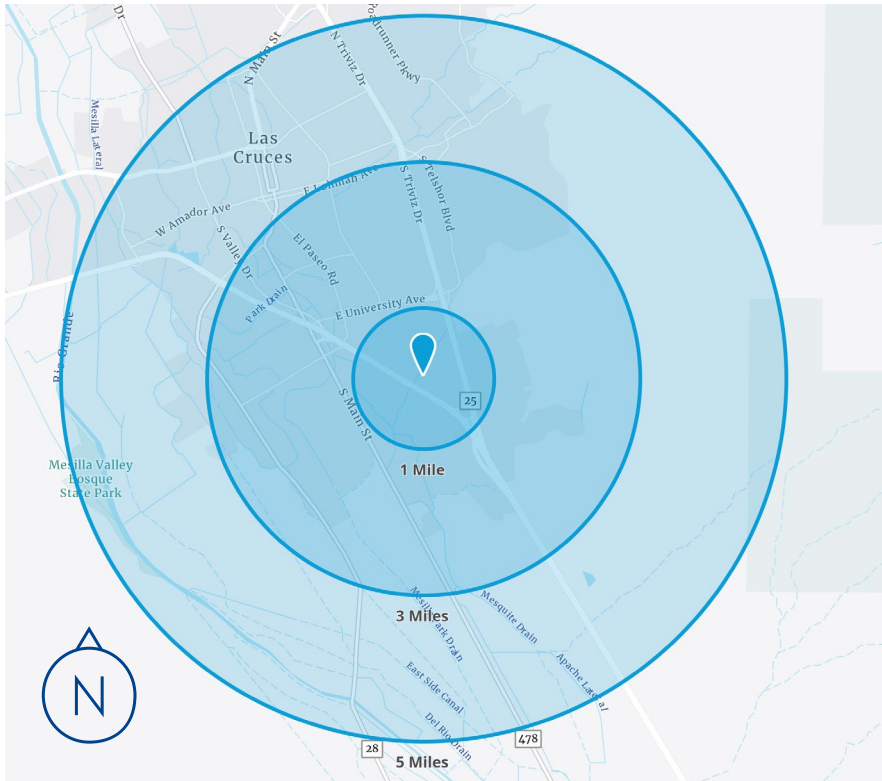
**NM Spaceport Authority**  
Suite A  
7,345 SF





# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	5,398	42,503	79,231
Households	1,317	17,890	33,569
Median Age	22.8	30.6	34.1
Average HH Income	\$80,818	\$62,947	\$67,466
Per Capita Income	\$20,531	\$26,679	\$28,714
Daytime Population	10,568	53,993	103,176
College Education	57.9%	47.1%	48.0%



**John Ransom, CCIM, SIOR**

SR. Vice President | Principal  
+1 505 880 7011  
john.ransom@colliers.com  
Lic. No. 11451

**Tim With, CCIM, SIOR**

SR. Vice President | Principal  
+1 505 880 7092  
tim.with@colliers.com  
Lic. No. 36272

Investment Opportunity | Offering Memorandum

# Arrowhead Park: Building 1

4605 Research Park Cir, Las Cruces, NM 88001



Accelerating success.

## Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025. All rights reserved.