

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

WINROCK

TOWN CENTER



PORTLAND BUILDING

LOCATED ALONG THE NEW PEDESTRIAN-FOCUSED
MAIN STREET IN WINROCK TOWN CENTER

2100 LOUISIANA BOULEVARD NE
ALBUQUERQUE, NEW MEXICO

CLASS A OFFICE: NEW CONSTRUCTION



AVAILABLE

30,492 SF

**THREE-STORY OFFICE/
RETAIL BUILDING**

**FIRST FLOOR: 8,493 SF
RETAIL/OFFICE**

**SECOND FLOOR:
10,453 SF OFFICE**

**THIRD FLOOR: 10,833
SF OFFICE**

**AVAILABLE FOR
TENANT IMPROVE-
MENTS MAY 2024**

The Portland Building is a new construction Class A office building in the desirable Uptown submarket. The new building is ideally located in the heart of Winrock Town Center, a mixed-use development with an unmatched neighborhood ambiance. The development features a thriving, walkable and health conscious outdoor community integrated with office, residential, shopping, dining, medical and public gathering spaces. The Portland Building will be adjacent to a 20-restaurant food hall, with direct access to a park, walking trails, outdoor seating and integrated health and wellness amenities including a full-service gym. The building will also feature ground level retail for the ultimate office experience.

WHERE FUNCTION AND CREATIVITY MEET



THE WINROCK TOWN CENTER IS A REVOLUTIONARY MIXED-USE PROJECT IDEAL FOR REGIONAL CORPORATE TENANTS LOOKING TO JOIN A TRUE LIVE/WORK/PLAY ENVIRONMENT. EVERY DETAIL HAS BEEN METICULOUSLY CURATED FOR AN UNMATCHED EXPERIENCE, EVERY TIME.

WINROCK TOWN CENTER AMENITIES



WALKABLE AMENITIES: 20+ RESTAURANT FOOD HALL, MOVIE THEATER, ENTERTAINMENT VENUES, SHOPPING, OUTDOOR GATHERING SPACES, AND FULL-SERVICE FITNESS CENTER



TWO-ACRE PARK WITH A WATER FEATURE, OUTDOOR SEATING AND WALKING PATHS



OUTDOOR COMMUNITY EVENTS



LOCATED IN NEW MEXICO'S LARGEST RETAIL TRADE AREA WITHIN WALKING DISTANCE TO ABQ UPTOWN AND CORONADO MALL



IMMEDIATELY ADJACENT TO CABQ'S "50 MILE LOOP" BICYCLE COMMUTE TRAIL



EASY ACCESS TO I-40 WITH A DEDICATED WEST-BOUND INTERSTATE ON-RAMP



SAFE AND SECURE, WITH 24/7 ONSITE SECURITY



FUTURE HOTEL AND RESIDENTIAL DEVELOPMENTS UNDERWAY

PORTLAND BUILDING HIGHLIGHTS



THE PORTLAND BUILDING IS THE FIRST NEW SPECULATIVE CLASS A OFFICE BUILDING TO BREAK GROUND IN THE GREATER ALBUQUERQUE REGION IN YEARS. THE BUILDING HAS BEEN DESIGNED TO KEEP TENANTS, VISITORS AND SHOPPERS DELIGHTED AROUND EVERY CORNER.

ELEVATED DESIGN

- ✓ **DISTINCTIVE ARCHITECTURE WITH STUNNING MOUNTAIN VIEWS**
- ✓ **HIGH CEILINGS AND ABUNDANT NATURAL LIGHT**
- ✓ **PLANNED VALET/CONCIERGE SERVICE VIA APP THAT TIES ALL AMENITIES TOGETHER FOR AN UNMATCHED TENANT EXPERIENCE**
- ✓ **5/1000 PARKING**
- ✓ **• MONITORED CAMERAS
• 24/7 ON-SITE SECURITY
• SECURITY ACCOMPANIMENT UPON REQUEST**
- ✓ **POWER: 480 VOLT, 3 PHASE, 15 WATTS PER SF**
- ✓ **SUSTAINABILITY FEATURES THROUGHOUT**
- ✓ **OUTDOOR AIR INTAKE AND PATIO DOORS ALLOW FRESH AIR CIRCULATION**
- ✓ **ZONED MX-H**

SITE PLAN

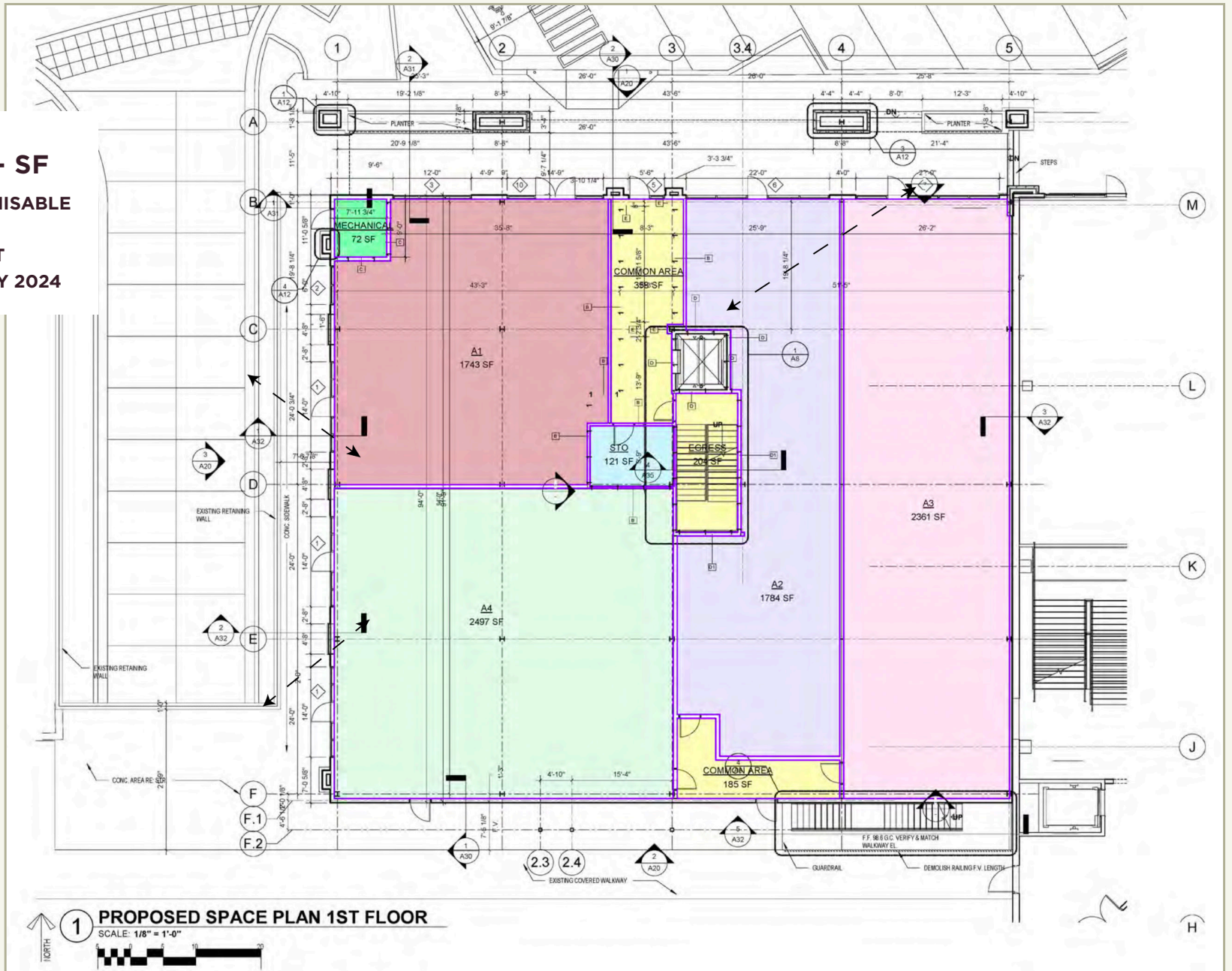


FIRST FLOOR PLAN

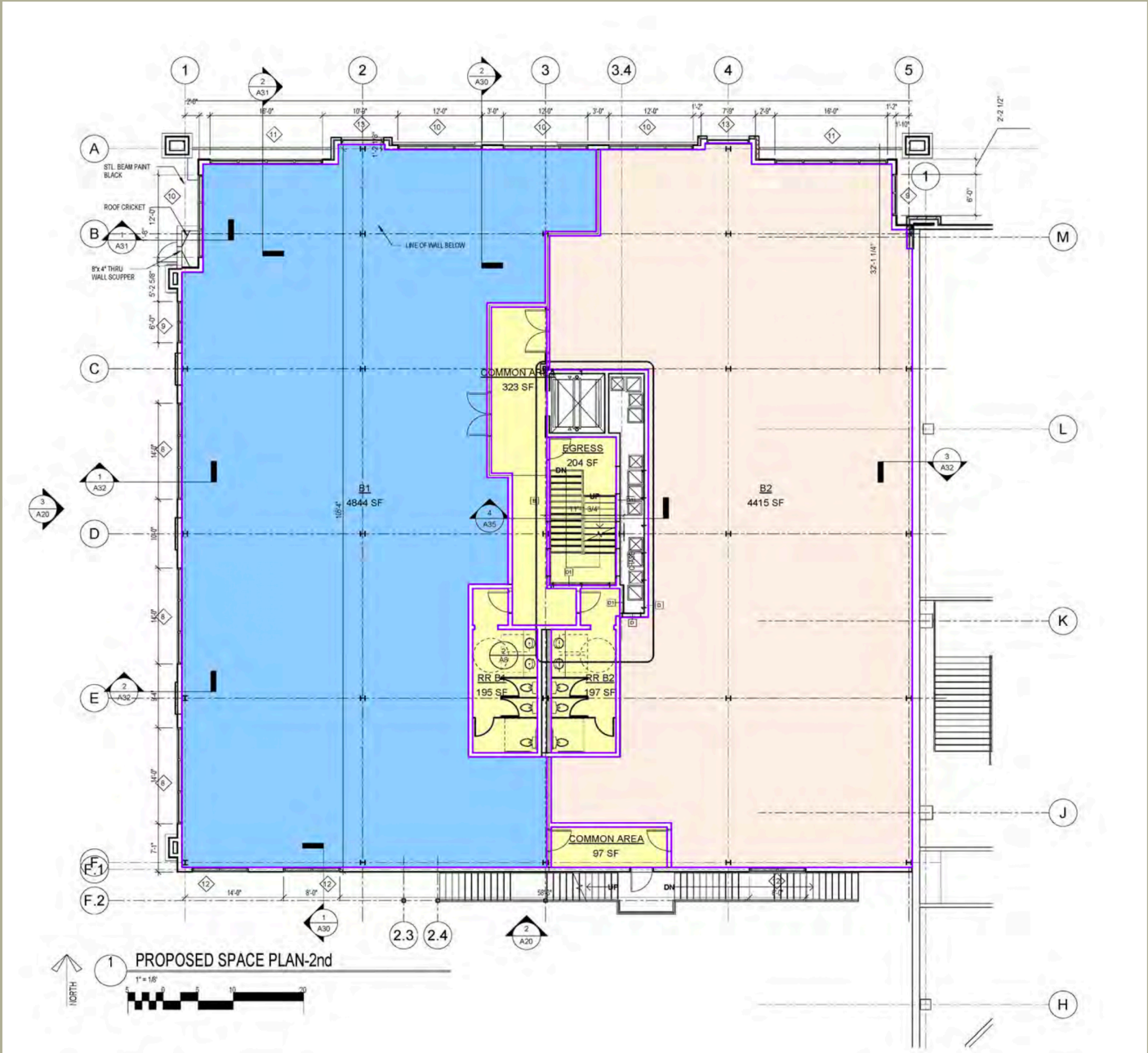
8,493 +/- SF

RETAIL/OFFICE DEMISABLE

READY FOR TENANT
IMPROVEMENTS MAY 2024



SECOND FLOOR PLAN



10,453 +/- SF
OFFICE DEMISABLE
READY FOR TENANT
IMPROVEMENTS MAY 2024

THIRD FLOOR PLAN

10,833 +/- SF

OFFICE DEMISABLE

READY FOR TENANT
IMPROVEMENTS MAY 2024



WINROCK TOWN CENTER



UPTOWN AERIAL

Logos and Brands:

- Coronado
- macy's
- JCPenney
- KOHL'S
- ROUND1
- DICK'S SPORTING GOODS
- The Container Store
- H.M
- The Cheesecake Factory
- LONGHORN
- Panera
- FIDELITY
- SAGGIOS
- Marriott HOTELS & RESORTS
- RUTH'S CHRIS STEAK HOUSE
- CHASE
- Total Wine & MORE
- CHEESE & COFFEE
- Sheraton
- Seamy
- LONGHORN
- CHIPOTLE MEXICAN GRILL
- FORK & FIG
- Upside Sports & Cantina
- Jason's deli
- Japanese Kitchen
- WINROCK TOWN CENTER
- REGAL CINEMAS
- RED ROBIN
- PET SMART
- Dillard's
- CH2O FITNESS
- D&B BUS TENTS
- NORDSTROM
- rack
- DSW
- BJ's RESTAURANT BREWHOUSE
- NEW MEXICO ORTHOPAEDICS ...And Others!
- ABQ uptown
- POTTERY BARN
- TRADER JOE'S
- Apple
- Coldwater Creek
- BRVO! CUCINA ITALIANA
- Starbucks
- The Melting Pot
- chico's
- ANN TAYLOR LOFT
- ELEPHANT BAR RESTAURANT
- McALISTER'S DELI
- THE NORTH FACE
- MAC

Streets and Distances:

- San Pedro Drive
- Uptown Blvd
- Louisiana Blvd
- Indian School Rd
- Menaul Blvd
- 132,400 VPD
- 30,800 VPD
- 36,700 VPD
- 5,500 VPD
- 13,200 VPD
- 148,200 VPD
- I-40 Direct Onramp

Central Feature: THE PORTLAND BUILDING

WINROCK TOWN CENTER



Winrock Town Center, situated in Albuquerque's Uptown shopping district, is prominently located along Interstate 40. This 83-acre high-density urban environment boasts approximately 740,000 SF of office, retail, medical, wellness and entertainment space. The development's foundation is built around innovation, health & wellness and creating a unique sense of place. The development will blend green technology, beautiful design and functional amenities for a complete urban community environment.

Currently under development is a 150-room Marriott, a 2.5 acre park, and The Portland Building, a 30,000 three-story mixed-use retail/office building. Access to Winrock Town Center is unparalleled with eight separate entrances. The site also has a dedicated 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.

ABOUT UPTOWN



DINING

A WIDE VARIETY OF IN-DEMAND DINING ESTABLISHMENTS



SHOPPING

UPTOWN HAS ONE OF THE CITY'S TWO REGIONAL SHOPPING MALLS AND OUTDOOR LIFESTYLE CENTER



LIVE-WORK-PLAY

UPTOWN ACCOMMODATES EVERY NEED WITH UPSCALE APARTMENTS, HOTELS AND PROFESSIONAL OFFICES



MASS TRANSIT HUB

UPTOWN ENJOYS A MASS TRANSIT HUB JUST NORTHWEST OF THE PROPERTY WITH NUMEROUS BUS STOPS THROUGHOUT THE AREA



ENTERTAINMENT

UPTOWN OFFERS NUMEROUS ENTERTAINMENT ESTABLISHMENTS INCLUDING A DAVE & BUSTER'S AND A STATE-OF-THE-ART IMAX THEATER

79%

VERY WALKABLE

UPTOWN HAS ONE OF THE BEST WALKABILITY SCORES IN ALBUQUERQUE



BIKER'S PARADISE

91%

EXCELLENT BIKE LANES WITH MINIMAL INCLINES



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	13,462	145,317	303,874
Bachelor's Degree +	39.1%	35.8%	40.0%
2022 Households	6,398	66,343	138,148
2022 Avg. Household Income	\$76,650	\$73,128	\$81,872
2022 Daytime Population	23,717	151,864	376,226

REGIONAL SNAPSHOT

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.



COMMERCIAL HUB
FOR BUSINESS,
TRADE, FINANCE,
INDUSTRY AND
COMMERCE FOR NEW MEXICO



1,047,887
POPULATION
WITHIN A 60-
MINUTE DRIVE TIME
OF THE I-40/I-25 INTERCHANGE
(ESRI)

63.3% DIVERSE POPULATION
COMPARED TO 41.5% NATION-
ALLY (LIGHTCAST 2023)



**LOW COST
OF LIVING**
• **92.9** ON A NA-
TIONAL SCALE OF
100 (C2ER 2022)

• **\$335,200** MEDIAN HOUSING
VALUE
NATIONAL - \$371,200 (NAR)



WORKFORCE
• 33.9% HAVE A
BACHELOR'S
DEGREE OR
HIGHER (ESRI)
• 99,4203 STUDENTS ARE
ENROLLED IN TWO-YEAR
AND FOUR-YEAR COLLEGES
AND UNIVERSITIES
• VERY HIGH DENSITY OF
EDUCATED POPULATION (PER
CAPITA PHDS) (UNM, NIH 2021)
• 4% INCREASE IN COLLEGE
ENROLLMENT FROM 2021
(RISE NM)
• TOP 10 MOST DIVERSE LABOR
FORCE - 60% OF WORKERS
IN ALL OCCUPATIONS IDENTIFY
AS A PERSON OF COLOR

(LIGHTCAST 2023)



**EXCEPTIONAL
QUALITY OF LIFE**
• 4 SEASONS
• 5,312 FEET IN
ELEVATION - HIGHER THAN
DENVER
• 24-MINUTE AVERAGE
COMMUTE TIME
• ABUNDANT OUTDOOR
ADVENTURE OPTIONS
• 3RD-LARGEST ART MARKET
IN THE U.S. LOCATED IN
SANTA FE
• AWARD-WINNING BREWER-
IES, WINE BARS AND RESTAU-
RANTS
• ECLECTIC AND ICONIC
CULTURE, ARTS AND
ENTERTAINMENT

TOP 25

ONE OF THE TOP
25 EMERGING MAR-
KETS FOR TECH
TALENT

-CBRE 2022 TECH TALENT
REPORT

NUMBER 5

BEST CITY TO LIVE
AND WORK IN AS A
MOVIE MAKER

-MOVIE MAKER 2023

WELL EDUCATED

HIGH CONCENTRA-
TION OF PHDS PER
CAPITA

-UNM NIH-2021

NUMBER 7

ONE OF THE TOP
10 BEST CITIES FOR
RECREATION

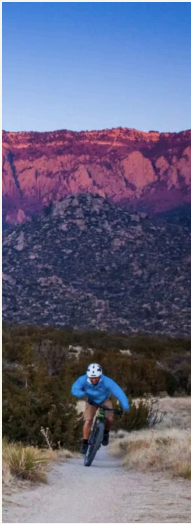
-WALLET HUB 2022

NUMBER 3

FOR PRESENCE OF
SEMI-CONDUCTOR
MANUFACTURING
AMONG SIMILAR
SIZED MARKETS

-LIGHTCAST 2023

QUALITY OF LIFE



The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 33.9% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.



COST OF LIVING INDEX



ALBUQUERQUE, NEW MEXICO

92.9

THE GREATER ALBUQUERQUE REGION'S COST OF LIVING INDEX IS 92.9, LOWER THAN THE NATIONAL AVERAGE AND THE MAJORITY OF COMPARABLE SURROUNDING REGIONS

TRANSPORTATION SYSTEMS

- › **ALBUQUERQUE INTERNATIONAL SUNPORT** is served by ten airlines with 5.4 million annual passengers.
- › **COMMUTER TRAIN:** The New Mexico Rail Runner connects the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- › **TWO MAJOR HIGHWAYS (I-25 AND I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

MAJOR REGIONAL EMPLOYERS

 KIRTLAND AIR FORCE BASE 33,500 Employees	 Sandia National Laboratories 14,400 Employees	 PRESBYTERIAN 13,456 Employees	 Fidelity 900 Employees
 NYM HOSPITALS 14,033 Employees	 amazon 3,500 Employees	 NETFLIX 1,000 Employees	 FACEBOOK 400 Employees
 Lovelace Health System 3,659 Employees	 CNM 2,200 Employees	 BOEING 262 Employees	 BLUEHALO 300 Employees
 TEMPUR-PEDIC 282 Employees	 T-Mobile 1,850 Employees	 intel 1,850 Employees	 Safelite AutoGlass 1,000 Employees
 General Mills 360 Employees	 JABIL 360 Employees	 curia 400 Employees	 SolAero 275 Employees