

OFFICE FOR LEASE OR SALE



1 PLAZA LA PRENSA - STATE OF NM

1 PLAZA LA PRENSA, SANTA FE, NM 87507



OFFICE FOR LEASE OR SALE | 46,975 SF | \$22.00/SF

REA | REAL ESTATE ADVISORS
901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, CCIM, SIOR
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TOM JENKINS, CCIM, SIOR
Qualifying Broker
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13292, New Mexico

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY HIGHLIGHTS

Office For Lease or Sale | 1 Plaza La Prensa | Santa Fe, NM 87507



OFFERING SUMMARY

Building SF:	46,975 SF
Lease Rate:	\$22.00
Sale Price:	Contact Broker
Lot Size:	5.84 Acres
Parking Ratio:	4.87 : 1,000
Parking:	229
Year Built:	2004
Zoning:	BIP
Type:	NNN

PROPERTY HIGHLIGHTS

- 46,975 square-foot office flex building sits on 5.84 acres and was constructed in 2004.
- Currently home to the State of New Mexico Human Services.
- Originally built as a mixed-use office and light manufacturing space, it was fully renovated in 2019 to serve as 100% office space but can be easily converted back.
- The building offers ample parking with 229 spaces.
- Designed with versatility, the building features both a dock and a drive-in door, catering to various tenant needs.

Property Summary

Office For Lease or Sale | 1 Plaza La Prensa | Santa Fe, NM 87507



Property Summary

Lease Rate:	\$22.00/SF NNN
Price:	Contact Broker
Rentable SF:	46,975
NOI:	\$1,033,450
Lot Size:	5.84 Acres
Year Built:	2004
Building Class:	B
Parking:	229
Parking Ratio:	4.81 : 1,000

Property Overview

1 Plaza La Prensa Road showcases modern architecture and functional design. This 46,975 square-foot office flex building on 5.84 acres was built in 2004 and houses the State of New Mexico Human Services.

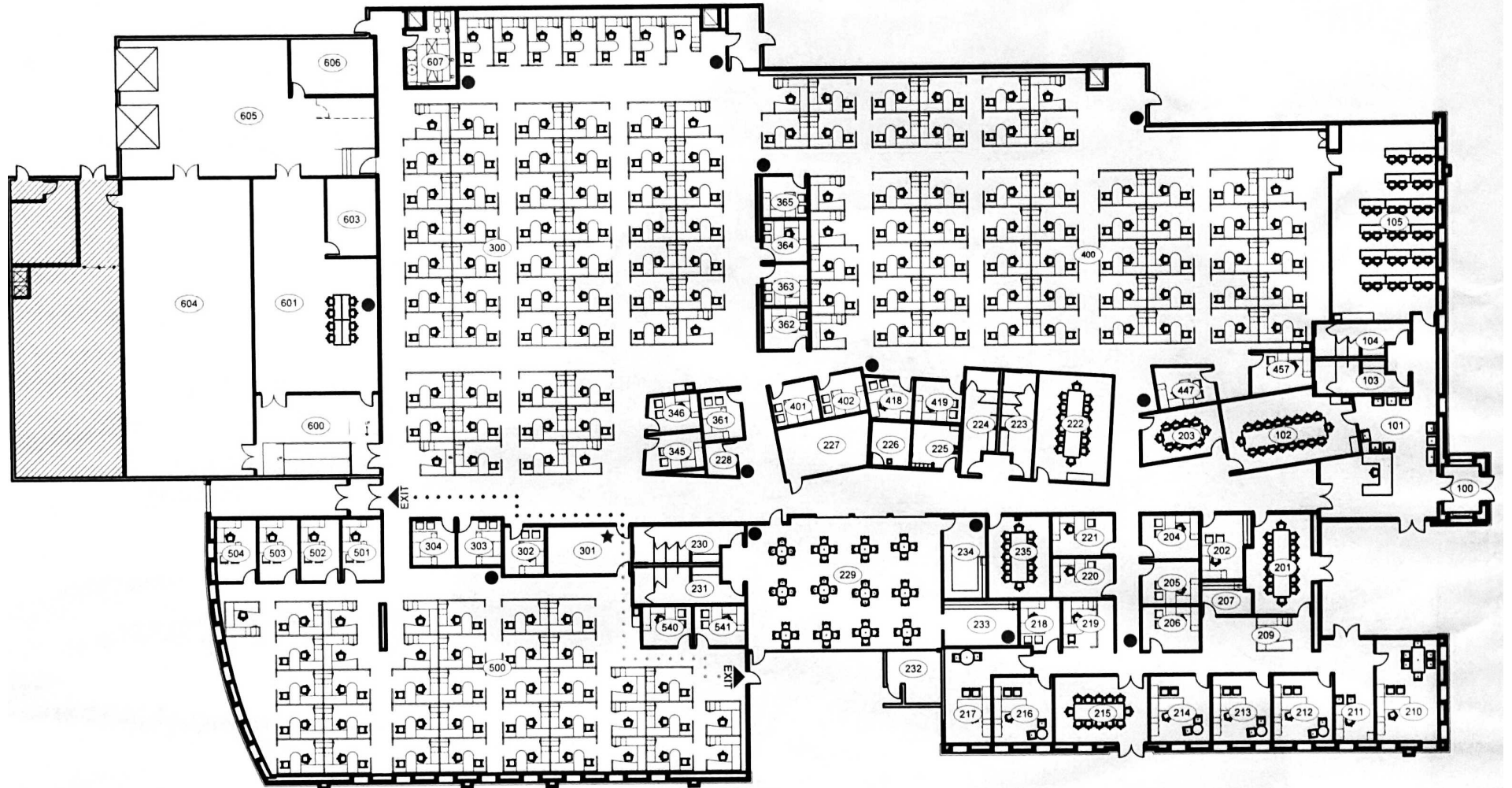
Initially built with one-third office space and two-thirds light manufacturing and warehousing, it was renovated in 2019 to be entirely office space. However, it can revert to a mixed-use office and warehouse setup. The versatile building includes a dock and a drive-in door, attracting various tenants. The property also offers parking spaces.

Location Overview

1 Plaza La Prensa Road is ideally located a few hundred feet from the Interstate 25 on-ramp and off-ramp, offering easy access to Santa Fe and the entire state. The nearby Santa Fe Bypass Road further enhances connectivity to northwestern New Mexico. Santa Fe, in north-central New Mexico, is connected by Interstate 25 to Albuquerque (55 miles south) and Denver (380 miles north).

FLOORPLAN

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Property Photos

Office For Lease or Sale | 1 Plaza La Prensa | Santa Fe, NM 87507



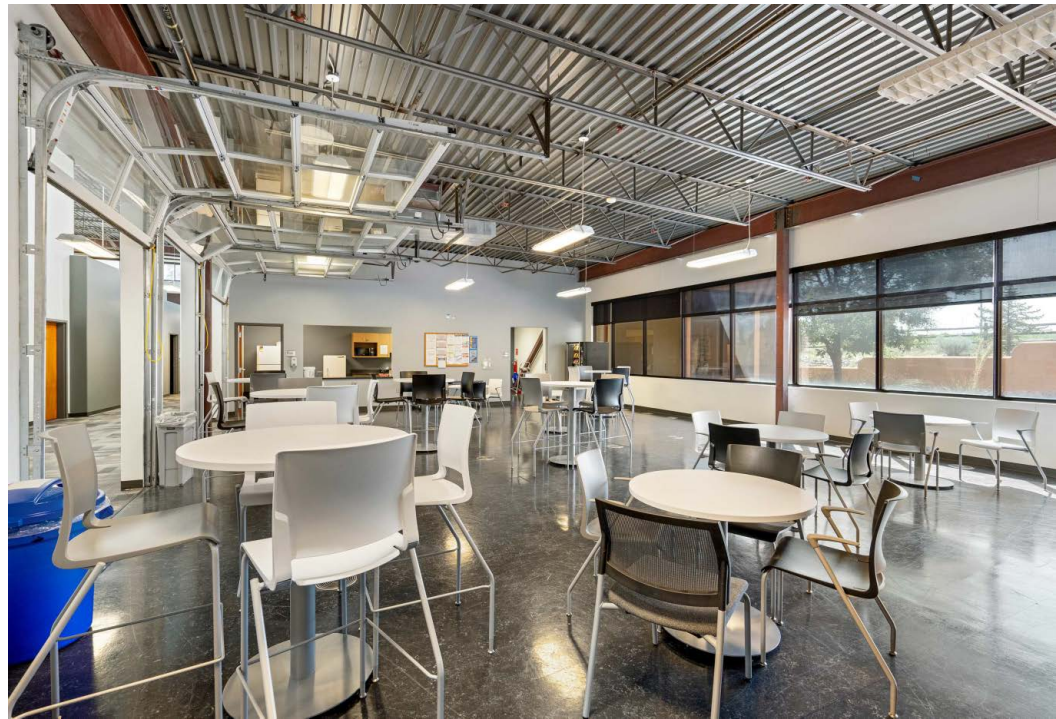
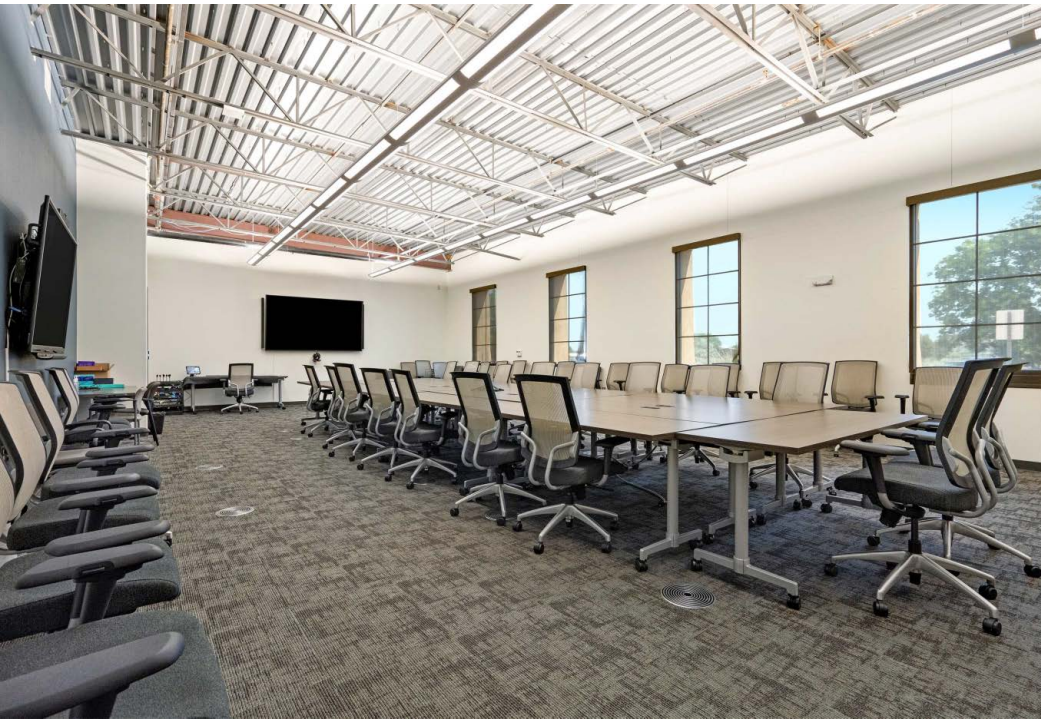
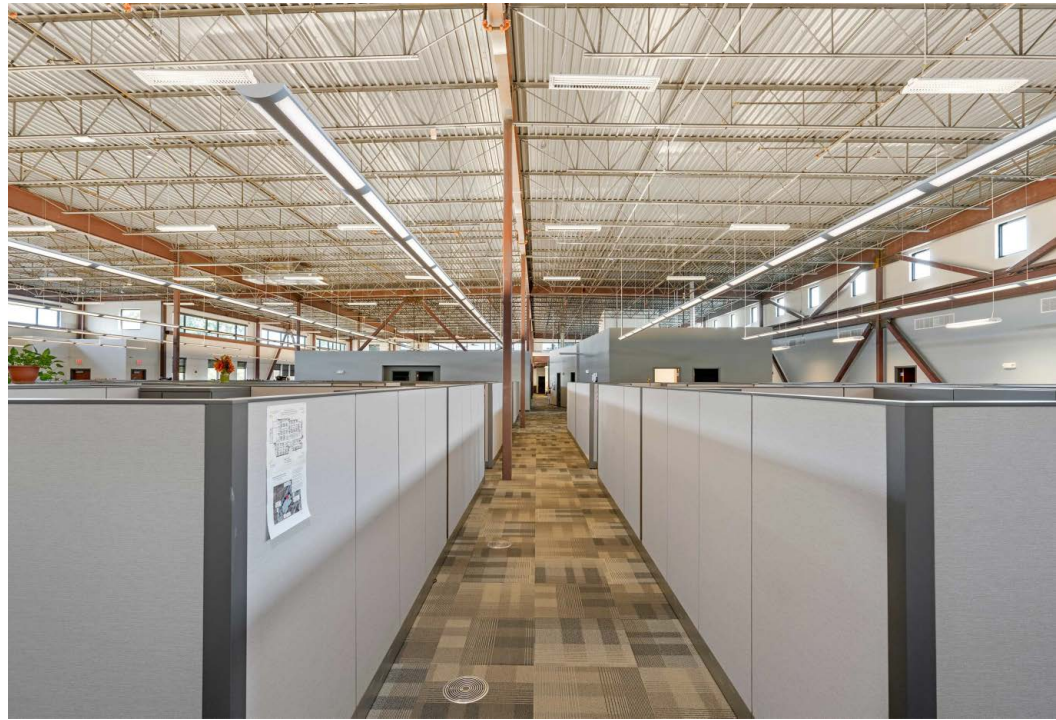
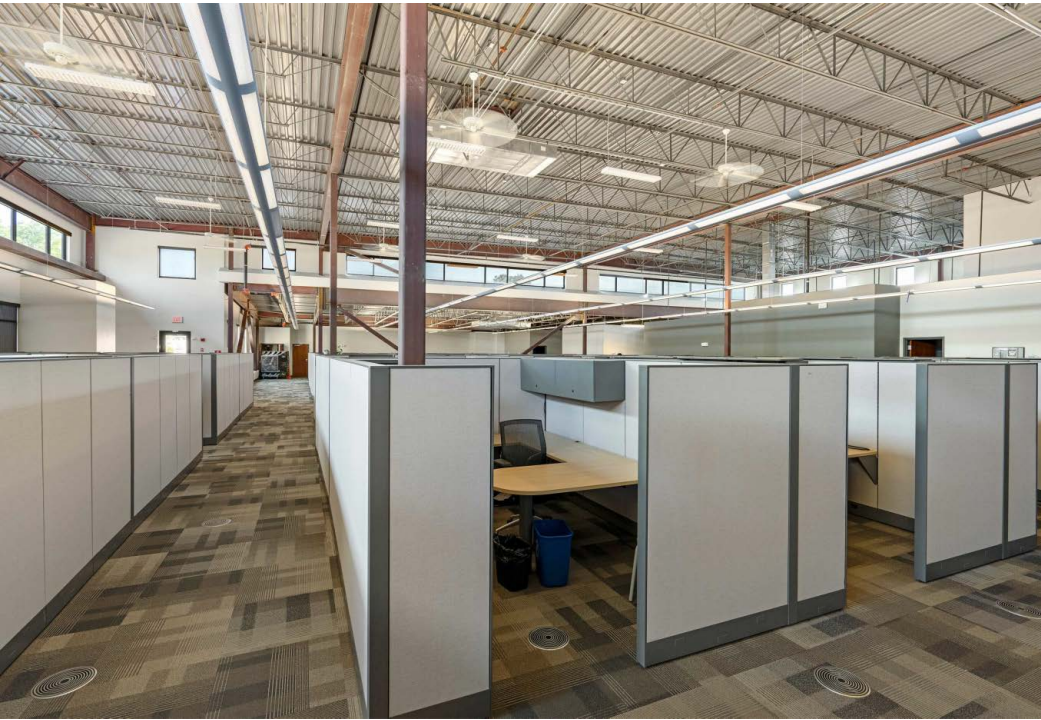
Property Photos

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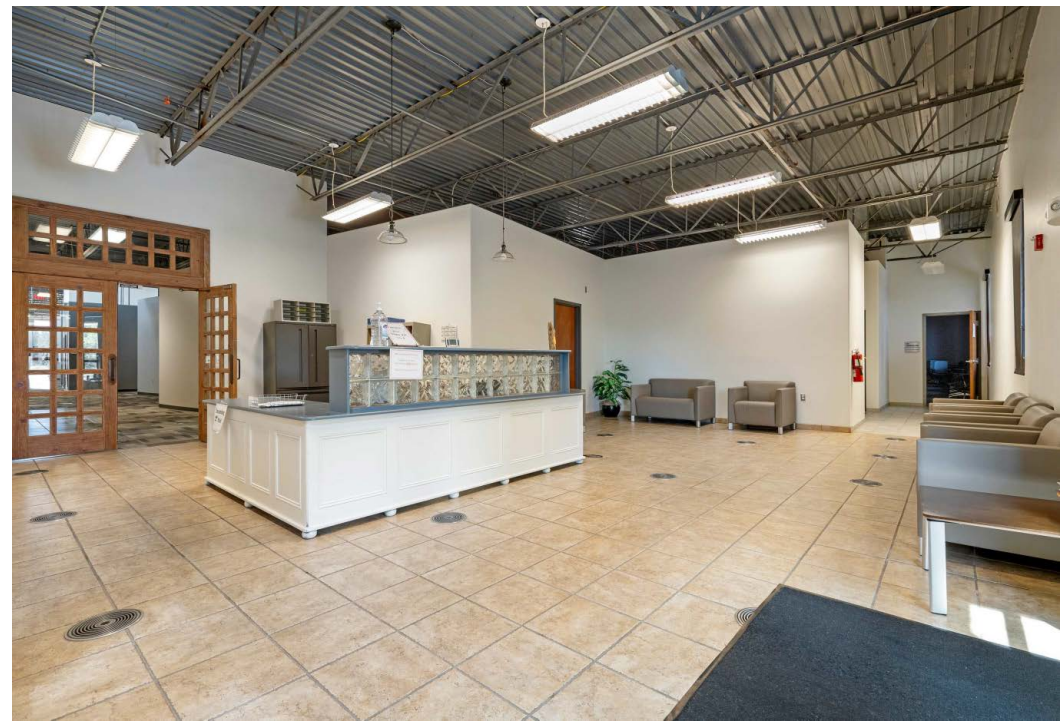
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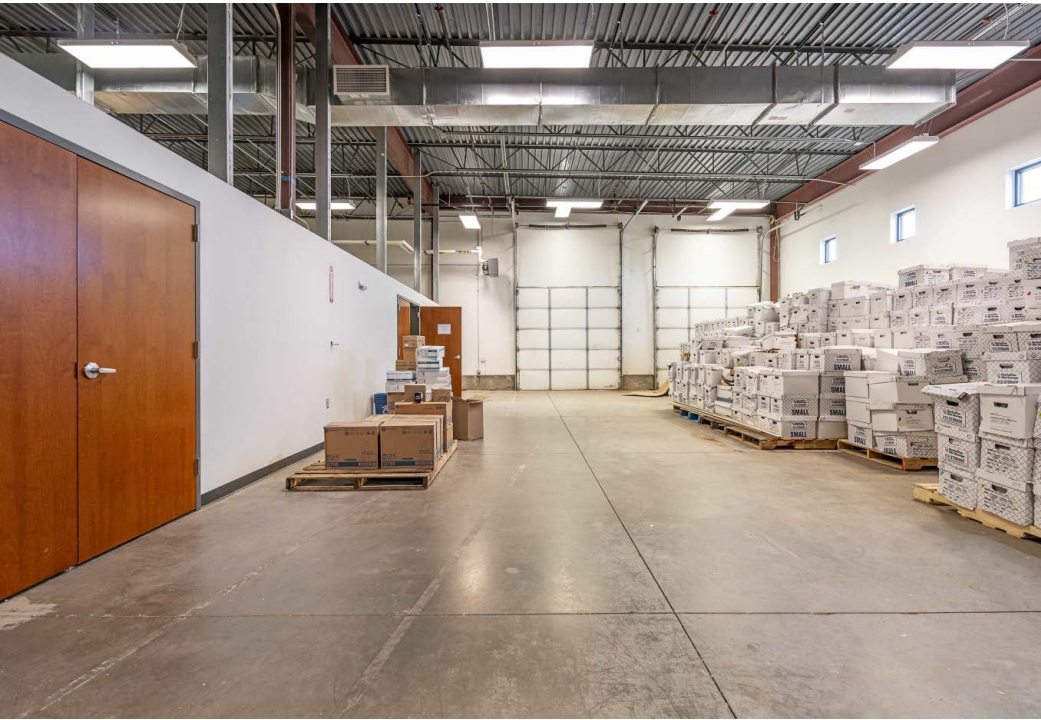
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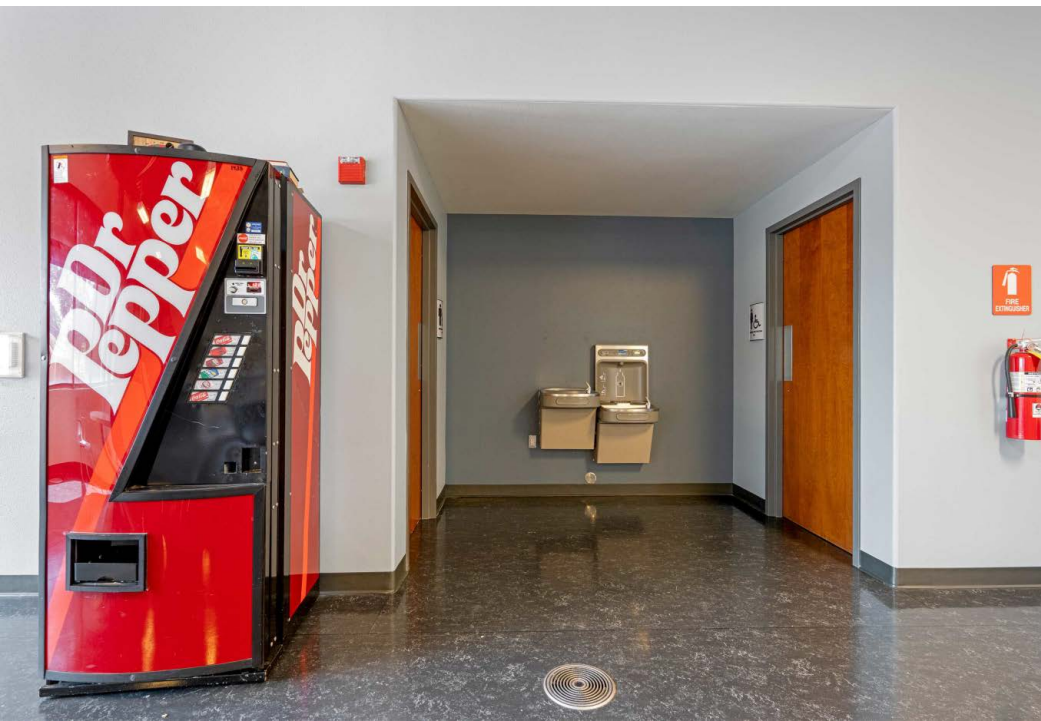
Property Photos

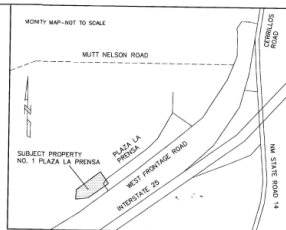
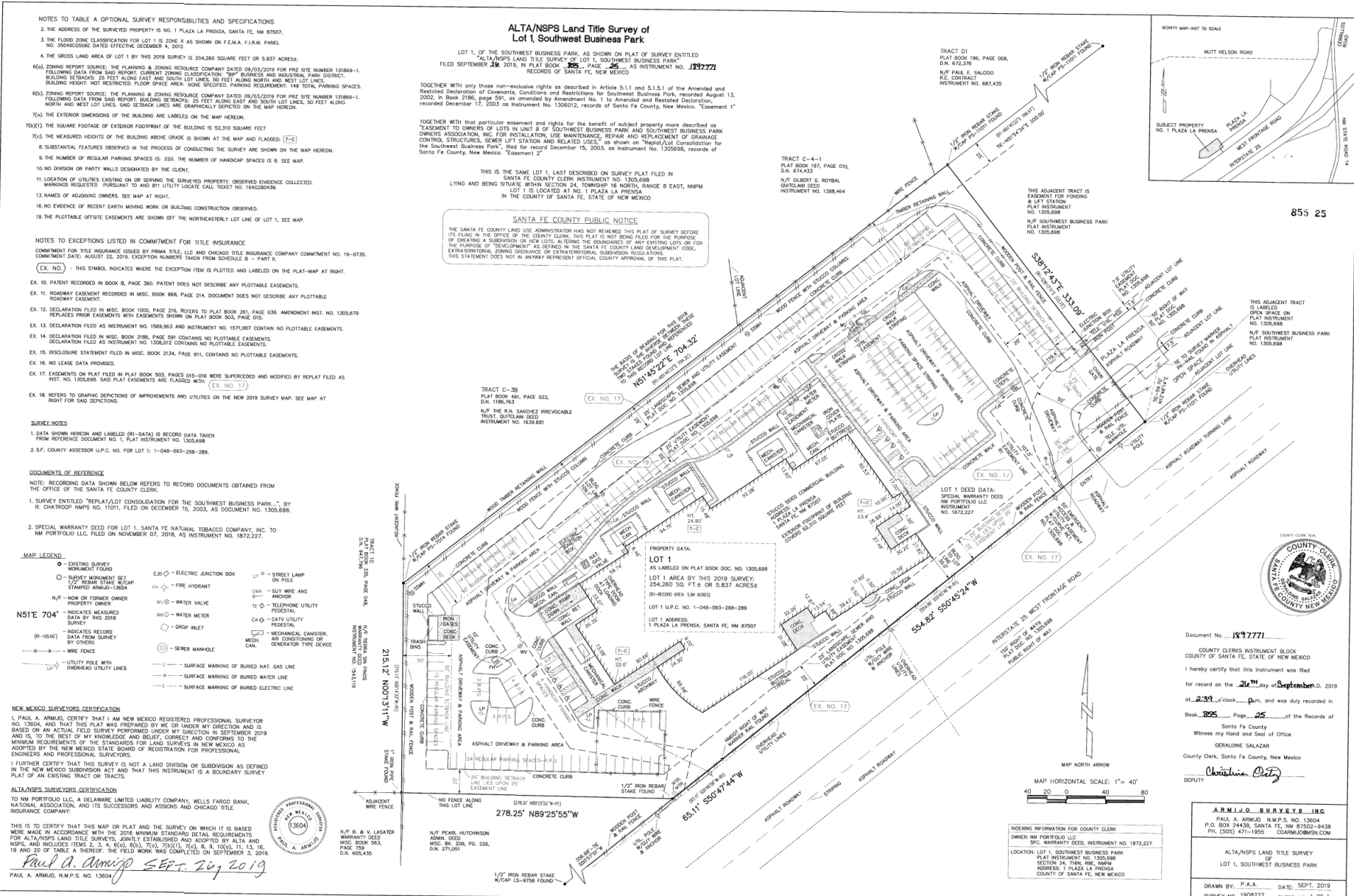
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Property Photos

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855 25

NOTES TO TABLE AN OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- THE ADDRESS OF THE SURVEYED PROPERTY IS NO. 1 PLAZA LA PRENSA, SANTA FE, NM 87507.
- THE FLOOD ZONE CLASSIFICATION FOR LOT 1 IS ZONE X AS SHOWN ON FEMA F.I.M. PANEL NO. 35048000E DATED EFFECTIVE DECEMBER 4, 2012.
- THE GROSS LAND AREA OF LOT 1 BY THIS 2019 SURVEY IS 254,260 SQUARE FEET OR 5.837 ACRES.
- ZONING REPORT SOURCE: THE PLANNING & ZONING RESOURCE COMPANY DATED 09/03/2019 FOR PARCEL NUMBER 131869-1. FOLLOWING DATA FROM SAID REPORT: CURRENT ZONING CLASSIFICATION: "MUP BUSINESS AND INDUSTRIAL PARK DISTRICT. BUILDING HEIGHT: NOT RESTRICTED. FLOOR SPACE AREA NONE SPECIFIED. PARKING REQUIREMENT: 149 TOTAL PARKING SPACES.
- ZONING REPORT SOURCE: THE PLANNING & ZONING RESOURCE COMPANY DATED 09/03/2019 FOR PARCEL NUMBER 131869-1. FOLLOWING DATA FROM SAID REPORT: BUILDING SETBACKS: 20 FEET ALONG EAST AND SOUTH LOT LINES, 30 FEET ALONG NORTH AND WEST LOT LINES.
- THE EXTERIOR DIMENSIONS OF THE BUILDING ARE LABELED ON THE MAP HEREON.
- THE SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF THE BUILDING IS 52,310 SQUARE FEET.
- THE MEASURED HEIGHTS OF THE BUILDING ABOVE GRADE IS SHOWN AT THE MAP AND FLAGGED [7-C].
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON THE MAP HEREON.
- THE NUMBER OF REGULAR PARKING SPACES IS 220. THE NUMBER OF HANDICAP SPACES IS 8. SEE MAP.
- NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY OBSERVED/ENDEAVORED COLLECTED. MARKINGS REQUESTED PURSUANT TO AND BY UTILITY LOCATE CALL TICKET NO. 19A2282439.
- NAMES OF ADJOINING OWNERS. SEE MAP AT RIGHT.
- NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED.
- THE PLOTTABLE OFFSITE EASEMENTS ARE SHOWN OFF THE NON-REARSTRAP LOT LINE OF LOT 1, SEE MAP.

ALTA/NSPS Land Title Survey of Lot 1, Southwest Business Park

LOT 1, OF THE SOUTHWEST BUSINESS PARK, AS SHOWN ON PLAT OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 1, SOUTHWEST BUSINESS PARK," RECORDED August 26, 2019, IN PLAT BOOK 305, PAGE 25, AS INSTRUMENT NO. 1937277 RECORDS OF SANTA FE, NEW MEXICO

TOGETHER WITH only those non-exclusive rights as described in Article 5.1.1 and 5.1.5.1 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Southwest Business Park, recorded August 13, 2002, in Book 2186, page 591, as amended by Amendment No. 1 to Amended and Restated Declaration, recorded December 17, 2003 as Instrument No. 1306012, records of Santa Fe County, New Mexico. "Easement 1"

TOGETHER WITH that particular easement and rights for the benefit of subject property more described as "Easement to Owners of Lots in Unit B of Southwest Business Park and Southwest Business Park Owners Association, Inc. for Installation, Use, Maintenance, Repair and Replacement of Drainage Control Structures, Sewer Lift Station and Related Uses," as shown on "Replat/Lot Consolidation for the Southwest Business Park," filed for record December 16, 2003, as Instrument No. 1306009, records of Santa Fe County, New Mexico. "Easement 2"

THIS IS THE SAME LOT 1, LAST DESCRIBED ON SURVEY PLAT FILED IN SANTA FE COUNTY CLERK INSTRUMENT NO. 1305,698 LYING AND BEING SITUATE WITHIN SECTION 24, TOWNSHIP 18 NORTH, RANGE 8 EAST, NMPM LOT 1 IS LOCATED AT NO. 1 PLAZA LA PRENSA IN THE COUNTY OF SANTA FE, STATE OF NEW MEXICO

SANTA FE COUNTY PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF OBTAINING A SUBSEQUENT OR NEW USES, ALTERING THE DIMENSIONS OF ANY EXISTING LOTS OR FOR EXTRAORDINARY ZONING DEMANDS OR EXTRAORDINARY SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

NOTES TO EXCEPTIONS LISTED IN COMMITMENT FOR TITLE INSURANCE

COMMITMENT FOR TITLE INSURANCE ISSUED BY PRIMA TITLE, LLC AND CHICAGO TITLE INSURANCE COMPANY PLAT NO. 19-0735. COMMITMENT DATED AUGUST 22, 2019. EXCEPTION NUMBERS TAKEN FROM SCHEDULE B - PART II.

- (EX. NO.): THIS SYMBOL INDICATES WHERE THE EXCEPTION ITEM IS PLOTTED AND LABELED ON THE PLAT-MAP AT RIGHT.
10. PATENT RECORDED IN BOOK 8, PAGE 360. PATENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS.
 11. ROADWAY EASEMENT RECORDED IN MSC. BOOK 968, PAGE 214. DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE ROADWAY EASEMENT.
 12. DECLARATION FILED IN MSC. BOOK 1000, PAGE 216. REFERS TO PLAT BOOK 281, PAGE 039. AMENDMENT INST. NO. 1305,679 REPLACES PRIOR EASEMENTS WITH EASEMENTS SHOWN ON PLAT BOOK 303, PAGE 015.
 13. DECLARATION FILED AS INSTRUMENT NO. 1568,963 AND INSTRUMENT NO. 1571,907 CONTAIN NO PLOTTABLE EASEMENTS.
 14. DECLARATION FILED IN MSC. BOOK 2186, PAGE 591 CONTAINS NO PLOTTABLE EASEMENTS. DECLARATION FILED AS INSTRUMENT NO. 1306,012 CONTAINS NO PLOTTABLE EASEMENTS.
 15. DISCLOSURE STATEMENT FILED IN MSC. BOOK 2134, PAGE 811, CONTAINS NO PLOTTABLE EASEMENTS.
 16. NO LEASE DATA PROVIDED.
 17. EASEMENTS ON PLAT FILED IN PLAT BOOK 303, PAGES 015-016 WERE SUPERCEDED AND MODIFIED BY REPLAT FILED AS INST. NO. 1305,898. SAID PLAT EASEMENTS ARE FLAGGED WITH (EX. NO. 17).
 18. REFERS TO GRAPHIC DEPICTIONS OF IMPROVEMENTS AND UTILITIES ON THE NEW 2019 SURVEY MAP. SEE MAP AT RIGHT FOR SAID DEPICTIONS.

SURVEY NOTES

- DATA SHOWN HEREON AND LABELED (B)-DATA IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1, PLAT INSTRUMENT NO. 1305,698.
- S.F. COUNTY ASSESSOR U.P.C. NO. FOR LOT 1: 1-048-093-288-289.

DOCUMENTS OF REFERENCE

- NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORD DOCUMENTS OBTAINED FROM THE OFFICE OF THE SANTA FE COUNTY CLERK.
- SURVEY ENTITLED "REPLAT/Lot CONSOLIDATION FOR THE SOUTHWEST BUSINESS PARK," BY R. CHATROOP NMPM NO. 11011, FILED ON DECEMBER 10, 2003, AS DOCUMENT NO. 1305,698.
- SPECIAL WARRANTY DEED FOR LOT 1, SANTA FE NATURAL TOBACCO COMPANY, INC. TO NM PORTFOLIO LLC, FILED ON NOVEMBER 07, 2016, AS INSTRUMENT NO. 1937,277.

- MAP LEGEND**
- EXISTING SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET 1/2" REBAR STAKE W/ CAP STAMPED ANNUAL-13604
 - N/F - NOW OR FORMER OWNER PROPERTY OWNER
 - (B)-10547 - INDICATES MEASURED DATA BY THIS 2019 SURVEY
 - (B)-10547 - INDICATES RECORD DATA FROM SURVEY BY OTHERS
 - WIRE FENCE
 - UTILITY POLE WITH OVERHEAD UTILITY LINES
 - ELECTRIC JUNCTION BOX
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - DROP INLET
 - SEWER MANHOLE
 - SURFACE MARKING OF BURIED NAT. GAS LINE
 - SURFACE MARKING OF BURIED WATER LINE
 - SURFACE MARKING OF BURIED ELECTRIC LINE
 - STREET LAMP ON POLE
 - GLY WIRE AND ANCHOR
 - TELEPHONE UTILITY FEDESTAL
 - MECHANICAL CASTER AIR CONDITIONING OR GENERATOR TYPE DEVICE

NEW MEXICO SURVEYORS CERTIFICATION

I, PAUL A. ARMUJO, CERTIFY THAT I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN SEPTEMBER 2019 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR ACTS.

ALTA/NSPS SURVEYORS CERTIFICATION

TO NM PORTFOLIO LLC, A DELAWARE LIMITED LIABILITY COMPANY; WELLS FARGO BANK, NATIONAL ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE FOLLOWING: FIELD SURVEY, 1/4" = 100.00', 11, 13, 16, 19 AND 20 OF THE FIELD WORK WAS COMPLETED ON SEPTEMBER 3, 2019.

Paul A. Armujo SEPT. 26, 2019

TRACT C-3B
PLAT BOOK 341, PAGE 022, D.N. 1186,763
N/F THE SA. SANDREZ IRREVOCABLE TRUST, DATED JAN. 08, 2008, INSTRUMENT NO. 1639,681

TRACT C-4-1
PLAT BOOK 301, PAGE 010, D.N. 474,403
N/F GILBERT G. ROYBAL GUTIELLA DEED INSTRUMENT NO. 1388,464

TRACT D1
PLAT BOOK 96, PAGE 006, D.N. 872,378
N/F PAUL E. SALDANO RE-CONTRACT INSTRUMENT NO. 687,435

PROPERTY DATA LOT 1
AS LABELED ON PLAT BOOK DOC. NO. 1305,698
LOT 1 AREA BY THIS 2019 SURVEY: 254,260 SQ. FT. OR 5.837 ACRES (RECORD AREA 3.8 ACRES)
LOT 1 U.P.C. NO. 1-048-093-288-289
LOT 1 ADDRESS: 1 PLAZA LA PRENSA, SANTA FE, NM 87507

ADJACENT TRACTS:
TRACT D1: 1 1/2" IRON REBAR STAKE W/ CAP 13-8756 FOUND
TRACT C-4-1: 1 1/2" IRON REBAR STAKE W/ CAP 13-8756 FOUND
TRACT C-3B: 1 1/2" IRON REBAR STAKE W/ CAP 13-8756 FOUND

ADJACENT WIRE FENCE:
WOOD FRAME W/ 3" X 4" POSTS AND RAILS
WOOD FRAME W/ 2" X 2" POSTS AND RAILS
WOOD FRAME W/ 1" X 1" POSTS AND RAILS

ADJACENT WIRE FENCE:
WOOD FRAME W/ 3" X 4" POSTS AND RAILS
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WOOD FRAME W/ 2" X 2" POSTS AND RAILS
WOOD FRAME W/ 1" X 1" POSTS AND RAILS



Document No. **1937277**

COUNTY CLERK'S INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 26th day of September, 2019 at 2:39 o'clock pm, and was duly recorded in Book 305, Page 25 of the Records of Santa Fe County.

Witness my hand and Seal of Office

GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Christina Ortiz
DEPUTY

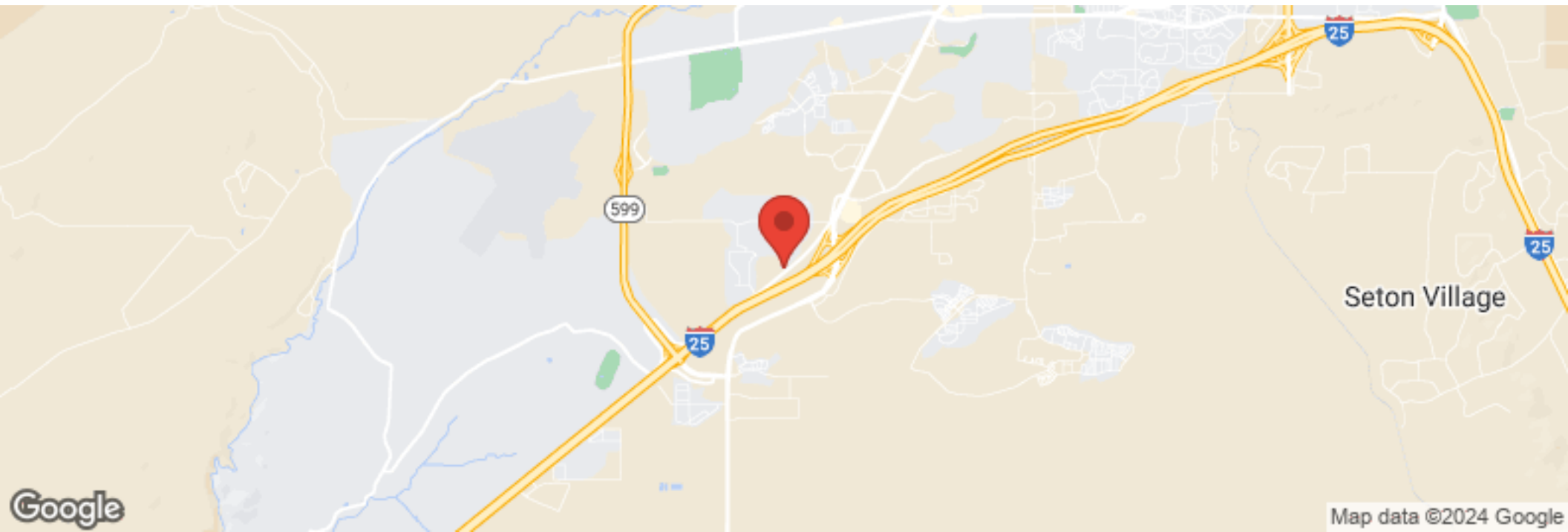
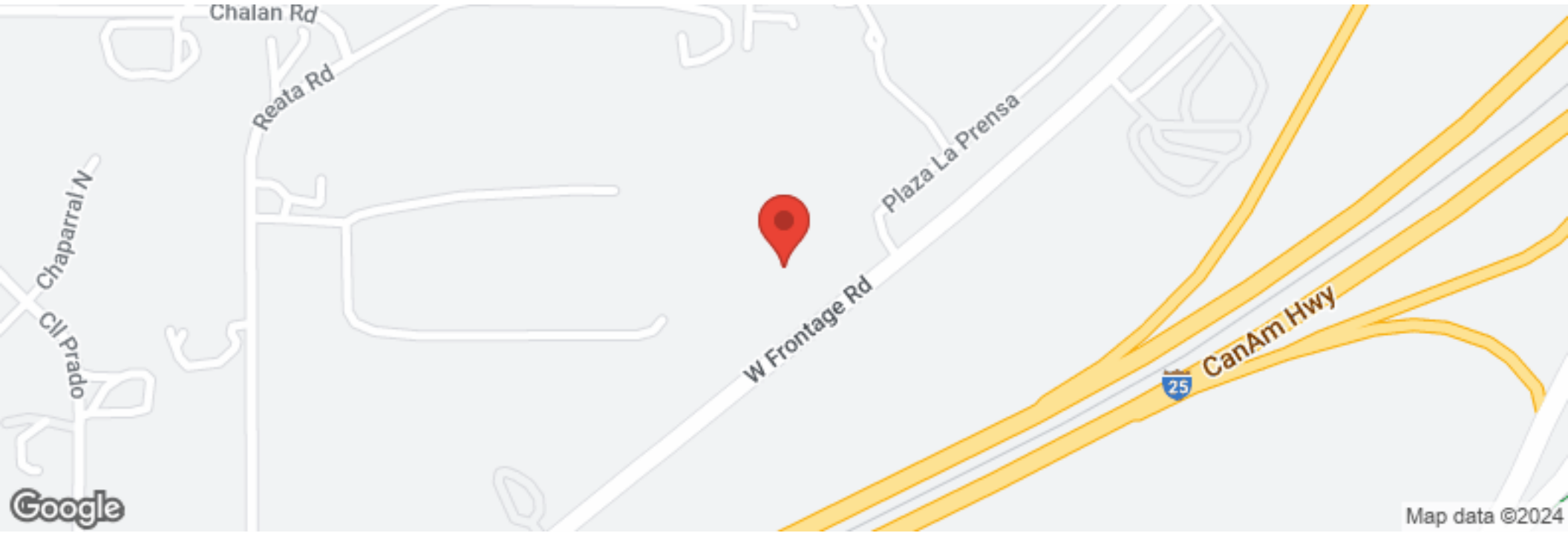
ARMUJO SURVEYS, INC.
PAUL A. ARMUJO, N.M.P.S. NO. 13604
P.O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1655 EMAIL:PA@ARMUJO.COM

ALTA/NSPS LAND TITLE SURVEY
LOT 1, SOUTHWEST BUSINESS PARK

DRAWN BY: P.A.A. DATE: SEPT. 2019
SURVEY NO. 1908227 SHEET NO. 1 OF 1

Location Maps

Office For Lease or Sale | 1 Plaza La Prensa | Santa Fe, NM 87507



Vicinity Map

Office For Lease or Sale | 1 Plaza La Prensa | Santa Fe, NM 87507



SITE
1 PLAZA LA PRENSA
BUILDING: 46,975 SF ±
LAND: 5.84 AC ±

SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANLs budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





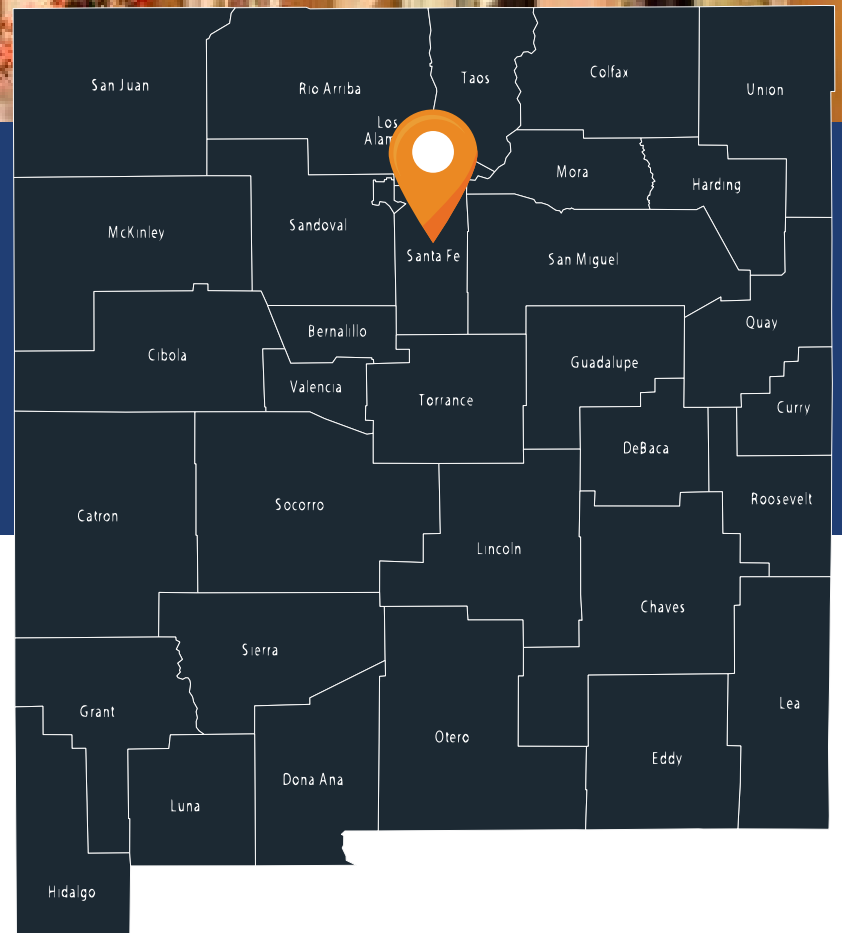
TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
8. Walmart
9. Sante Fe New Mexican
10. Meow Wolf Arts Collective

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com





Tai Bixby, SIOR, CCIM

REA | Real Estate Advisors | Albuquerque, NM

P: (505) 5773524

tai@tba.team

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments. Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.



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13292, New Mexico

Tom Jenkins founded REAL ESTATE ADVISORS and is the Qualifying Broker. Prior to forming REA, Tom had a career with CBRE where at the time of his departure he led the New Mexico Capital Markets Team. With extensive experience in investment sales, leasing and tenant representation, Tom has developed a reputation for creating and enhancing value for his clients through the implementation of well executed real estate strategies. His knowledge and expertise in asking the right questions make Tom a trusted advisor and core team member in some of the largest transactions to ever occur in New Mexico. Tom's clients include institutional investors and large companies, as well as numerous local New Mexico businesses and investors. Tom Jenkins knows how to navigate any size transaction with skill and attention.

ACHIEVEMENTS

New Mexico Business First Biggest Sale of the Year
New Mexico Business First Top Leasing Agent
Co-Star Power Broker Investment Sales and Leasing
CCIM Marketing Sale of the Year
NAIOP Award of Excellence/Office Project and Excellence/Mixed Use Project

COMMUNITY INVOLVEMENT

Albuquerque Chamber of Commerce Board of Directors
NAIOP Redevelopment Forum
Treasure FBI Citizens Academy Alumni Association Board of Directors
NAIOP New Mexico Board of Directors
President Pathways Board of Directors