

THE LIST

ALBUQUERQUE OFFICE BUILDINGS

LISTED BY TOTAL SQUARE FOOTAGE

RESEARCHED BY:
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and Flo Samuels

Top 5 by largest minimum divisible square feet

1. Albuquerque Office Complex: 70,853
2. Horizon II Building: 33,000
3. Clifford Plaza: 8,365
4. Copper Pointe: 5,893
5. City Place: 3,506

1,924,380

Total square footage available in Albuquerque office buildings on The List

Re-rank by lowest office lease rate per square foot

1. Gibson Medical Center: \$12.00
2. Compass Bank Building: \$12.50
3. Silver Square Office Building: \$12.50
4. Albuquerque Office Complex: \$14
5. Two Park Central/Bank of the West Building: \$14

NA: Not available
ND: Not disclosed

Source notes

Information obtained from the Commercial Association of Realtors New Mexico, CBRE Inc., CityFeet.com, LoopNet.com, Bernalillo County Assessor's Office, industry data, public records and interviews

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Rank	Prior rank	Office building Address	Total square footage Available square footage Minimum divisible	Annual lease rate per square foot Type/Class	Leasing company Leasing agent/telephone Owner
1	1	Gibson Medical Center 5400 Gibson Blvd. SE, 87108	559,054 219,112 3,000	\$12-\$15 Office/Medical/Class B	(Owner) Jimmy Daskalos/(505) 872-1700 Gibson Medical Center LLC
2	2	Plaza Compañía 400 Tijeras Ave. NW, 87102	477,394 156,529 376	\$15.75 Office/Class B	Colliers New Mexico John Ransom/(505) 883-7676 Centurylink
3	3	Albuquerque Plaza 201 3rd St. NW, 87102	390,533 50,713 1,358	\$20-\$24 Office/Class A	Allegiance Realty Corporation Jack Harney/(505) 242-2000 Albuquerque Plaza Office Investment LLC
4	15	Albuquerque Office Complex 2301 and 2501 Buena Vista Drive SE, 1801 and 1801-A Randolph Road SE, 87106	323,541 323,541 70,853	\$14 Office/Class B	Colliers New Mexico Brent Tiano or Marguerite Haverly/(505) 883-7677 CommonWealth REIT
5	6	First Plaza Galeria 20 & 40 First Plaza NW, 87102	323,000 15,397 100	\$22.50 Office/Class B	Rosemont Realty Jason Lott/(505) 974-0303 Rosemont Realty
6	4	Compass Bank Building 505 Marquette Ave. NW, 87102	255,000 50,979 900	\$12.50 Office/Class B	CBRE Inc. Theresa Dettweiler or Scott Whitefield/(505) 837-4999 Centurion Southwest LLC
7	NL	Two Park Central/Bank of the West Building 300 San Mateo Ave. NE and 5301 Central Ave. NE, 87113	254,317 20,345 1,500	\$14-\$16 Office/Class C	Lotus Property Management Aaron Hazelrigg/(505) 239-1003 ICD Development LLC
8	9	Alvarado Square 414 Silver Ave. SW, 87102	246,843 246,843 ND	\$11,100,000 sale price Office/Class B	Colliers International John Ransom/(505) 883-7676 Albuquerque Plaza Associates LP
9	5	The 125 4411 The 25 Way, 87109	244,000 84,724 ND	\$16.50 Office/High-tech/Class B	CBRE Inc. Scott Whitefield or Theresa Dettweiler/(505) 837-4999 HUB Albuquerque LLC
10	7	500 Marquette 500 Marquette Ave. NW, 87102	231,135 115,195 660	\$18.50 Office/Class A	CBRE Inc. Scott Whitefield or Theresa Dettweiler/(505) 837-4999 NA
11	8	Bank of America Centre/Roma Tower 500 Fourth St. NW, 87102	229,123 70,880 227	\$15.00 Office/Class B	CBRE Inc. Scott Whitefield or Theresa Dettweiler/(505) 837-4999 HUB Albuquerque LLC
12	NL	Copper Pointe 10500 Copper Ave. NE, 87123	211,077 68,597 5,893	\$16.50 Office/Class B	CBRE Inc. Jim Smith, Theresa Dettweiler or Scott Whitefield/(505) 837-4999 Brown Mackie College - Albuquerque LLC
13	10	Pinetree Corporate Center 4501-4801 Indian School Road NE, 87110	203,850 43,046 758	\$20 Office/Class B	Rosemont Realty Jason Lott/(505) 974-0303 Rosemont Realty
14	11	One Park Square 6501 Americas Pkwy. NE, 87110	191,340 27,771 956	\$20 Office/Class A	CBRE Inc. Scott Whitefield or Theresa Dettweiler/(505) 837-4999 Commonwealth REIT
15	12	Two Park Square 6565 Americas Pkwy. NE, 87110	182,511 11,050 NA	\$22.50 Office/Class A	Argus Investment Realty Scott Throckmorton/(505) 855-7600 Hines
16	13	One Sun Plaza 101 Sun Ave. NE, 87109	172,000 10,939 NA	\$22.50 Office/Class A	CBRE Inc. Scott Whitefield or Theresa Dettweiler/(505) 837-4999 NA
17	NL	4400 Masthead St. 4400 Masthead St. NE, 87109	162,806 74,439 1,332	\$16.75-\$21.50 Office/Class A	REA - Real Estate Advisors Tom Jenkins/(505) 217-9555 NA
18	16	City Place 2155 Louisiana Blvd. NE, 87110	145,487 19,595 3,506	\$20.50 Office/Class A	NAI Maestas & Ward Dave Hill/(505) 878-0001 NA
19	NL	Horizon II Building 8880 Horizon Blvd. NE, 87113	133,000 132,000 50,000	\$24 Office/Class A	Cauwels & Stuve Realty Advisors Barbara Hasse, Jeff Stuve or Mark Thompson/(505) 266-5711 NA
20	17	Horizon I Building 8801 Horizon Blvd. NE, 87113	130,000 6,569 2,385	\$22.50 Office/Class A	Cauwels & Stuve Realty Advisors Barbara Hasse, Mark Thompson or Jeff Stuve/(505) 266-5711 NA
21	18	Silver Square Office Building 625 Silver Ave. SW, 87102	120,000 19,223 1,568	\$12.50 Office/Class B	CBRE Inc. Theresa Dettweiler or Scott Whitefield/(505) 837-5000 Centurion Pacific LLC
22	20	Granada Square & Granada Business Center 4101-4273 Montgomery Blvd. NE, 87109	116,445 28,894 ND	\$46.72: sale price Office/Business park/NA	NAI Maestas & Ward Cole Flanagan or Rich Diller/(505) 878-0001 Metro Properties LLC
23	NL	Clifford Plaza 4100 Osuna Road NE, 87109	115,770 36,776 8,365	\$17.95 Office/Class A	Roger Cox & Associates Real Estate Brokerage LLC Barbara Morgan/(505) 268-2800 Clifford Plaza Limited LLC
24	19	Simms Building 400 Gold Ave. SW, 87102	113,699 55,223 264	NA Office/NA	Peterson Properties Brecken Mallette or Bo Galles/(505) 884-3578 Peterson Properties
25	21	One Executive Center 8500 Menaul Blvd. NE, 87112	111,914 36,000 751	\$17.50 Office/Class B	Colliers International Keith Bandoni/(505) 883-7677 TIC Owners

THE LIST

ALBUQUERQUE OFFICE BUILDINGS

A CLOSER LOOK

Office Space

Some of the buildings on The List have a rich history. These four stood out.



Albuquerque Plaza, 201 Third St. NW, built in 1990 with 22 stories topping out at 351 feet, is the tallest building in New Mexico. In 2002 the building was recognized with the BOMA Building of the Year Award based on its energy-saving systems that had reduced energy costs by \$1.2 million dollars since opening.



500 Marquette, 500 Marquette Ave. NW, opened in 1986 and was the last home of the Albuquerque Petroleum Club. Closing in 2007 after a 51-year run, the membership-only club catered to the corporate leaders of the city.



Copper Pointe, 10500 Copper Ave. NE, was built in 1971 as a telecommunications equipment plant then closed in 1993. Vacant until 2008 when it reopened following a major renovation, it now houses Copper Pointe Church and Brown Mackie College as two of its major tenants.



Simms Building, 400 Gold Ave. SW, built in 1954, was the city's first modern International Design skyscraper. In 1998, it was added to the National Register of Historic Places. Currently undergoing renovation, its original construction cost in 1954 was \$2.2 million (\$15.3 million in 2013 dollars).



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