

West Bluff Business Center (proposed)

Property Description:

West Bluff Business Center is a proposed master planned 5.4 acre office/warehouse complex located at the gateway to the Westside of Albuquerque. Strategically located at Interstate 40 and Coors Blvd., this state of the art five building, 58,000 square foot complex offers easy access to all points of the city. The project offers suite sizes that range from 2,576 to 15,000 square feet, 18' minimum clear height, abundant parking, a proposed common dock loading pad, incredible freeway visibility, and various retail amenities within walking distance from the project. In addition to standard office/warehouse units the project will also feature R&D/Flex units that have the ability to have up to 83% office build-out for such use as labs, clean rooms, additional conference/meeting rooms, and executive offices. The project has been entitled for development and construction and can be complete within 8 months from lease signing.

Property Features:

- SU-1 for Office/Warehouse and related use Zoning
- 18' min clear height
- 12'x 14' Grade Level Roll up doors on Industrial units
- 14' ceiling height on the office space and Flex units
- Easy Freeway access
- 277/480 volt power
- 4:1,000 sf parking ratio
- Low Common Area Maintenance Fees
- Located adjacent to West Bluff Center Wal-Mart, Home Depot, Staples and 26 other shops and restaurants).

Traffic Counts:

Interstate 40: 130,600
Coors Boulevard: 59,700
Ouray Road: 8,700

Demographics June 2009

	1 Mile	3 Miles	5 Miles
Population:	14,609	89,284	198,293
Households	5,385	35,313	73,908
Avg. HHI	\$56,951	\$59,305	\$56,502



For more information,
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West Bluff Business Center

NEC Coors Boulevard & I-40
Albuquerque, NM 87120

SITE DATA TABLE

Tract	Bldg. No.	Area (AC)	Bldg. Area	Use	Zoning	Parking Calculations	Prkg. Req.	Prkg. Prov.	Compact Spaces	Roll-up Door	HC Prkg. Req.	HC Prkg. Prov.	HC Van Req.	HC Van Prov.	MC Prkg. Req.	MC Prkg. Prov.	Bike Racks Req.	Bike Racks Prov.	Min. Far	Max. Far
A	A	0.97995	10,400	88% Office/ 12% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	44	44	5	3	3	4	1	1	1	1	1	1	0.15	0.35
B	B	0.8443	7,600	90% Office / 10% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	32	32	0	2	2	2	1	1	2	4	1	1	0.15	0.35
C	C	1.0369	13,000	82% Office/ 18% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	50	50	7	5	4	4	1	1	2	2	1	1	0.15	0.35
D	D	1.1926	12,000	87% Office/ 13% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	54	54	9	4	4	4	1	1	3	3	1	1	0.15	0.35
E	E	1.3665	15,600	84% Office/ 16% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	60	60	2	6	4	4	1	1	2	2	1	1	0.15	0.35
	Total	5.4198	58,600				240	240	23	20	17	18	5	5	10	12	5	5	0.15	0.35

The following features for West Bluff Business Center can be designed and/or built-to-suit potential end users as necessary:

- Size of units - The average bay is 40' X 65'; Units can be configured in multiples of 2,600 square feet
- Power (amp/volts) - Ample power is available to each building pad and custom power loads can be accommodated
- Office space layouts and configuration - Typical office layouts are shown on page five; Custom layouts are available
- Clear height - The project will be built in phases and taller clear heights can be custom designed for a larger space
- Loading doors - Wall panels are capable of accommodating larger truck doors if required



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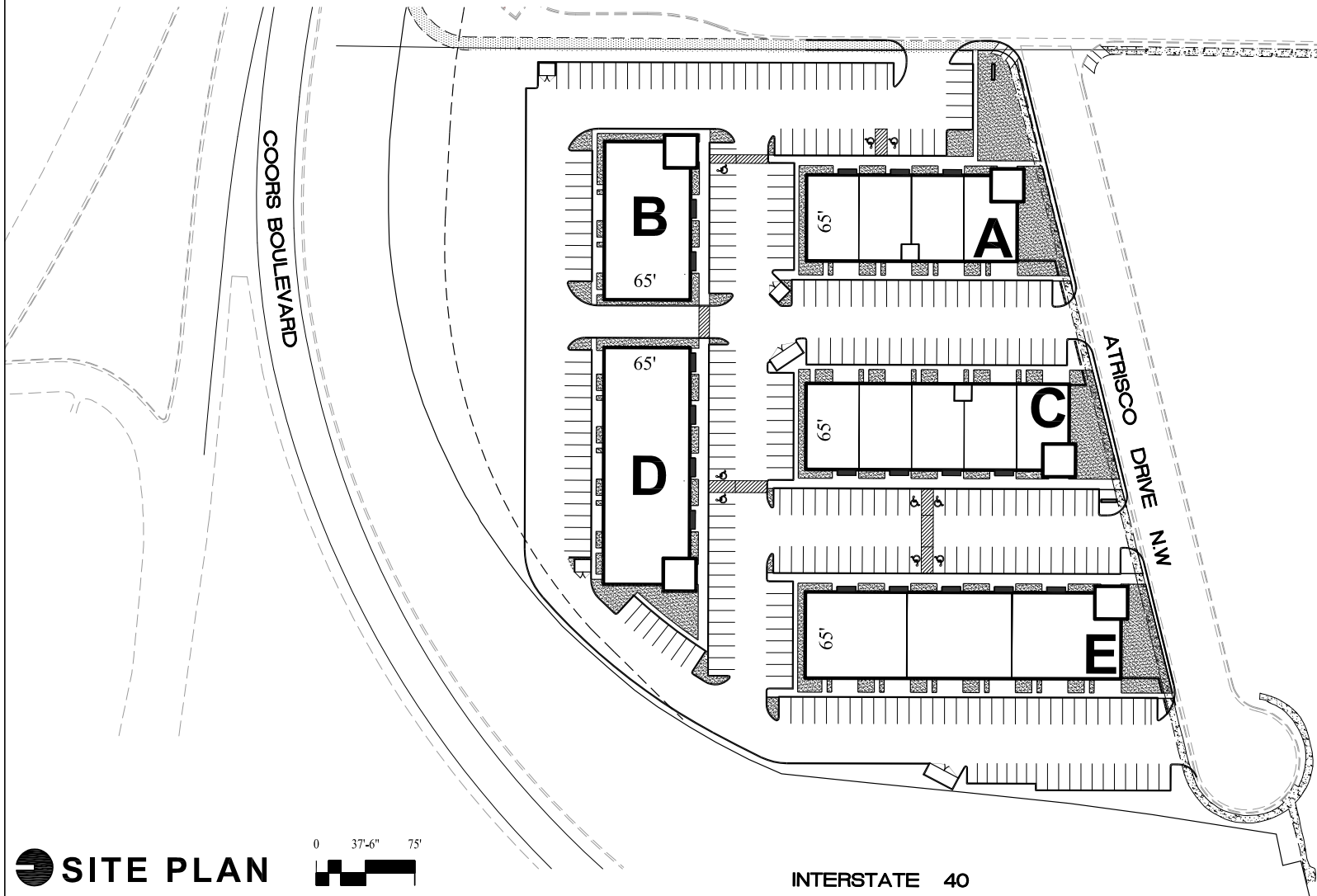


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WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



BUILDING A

GLA: 10,400 SF
LAND AREA: 0.9795 AC
PARKING: 48 SPACES

BUILDING B

GLA: 7,600 SF
LAND AREA: 0.8443 AC
PARKING: 35 SPACES

BUILDING C

GLA: 13,000 SF
LAND AREA: 1.0369 AC
PARKING: 55 SPACES

BUILDING D

GLA: 12,000 SF
LAND AREA: 1.1926 AC
PARKING: 53 SPACES

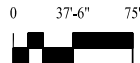
BUILDING E

GLA: 15,600 SF
LAND AREA: 1.3665 AC
PARKING: 67 SPACES

Geltmore LLC

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 **SITE PLAN**



INTERSTATE 40

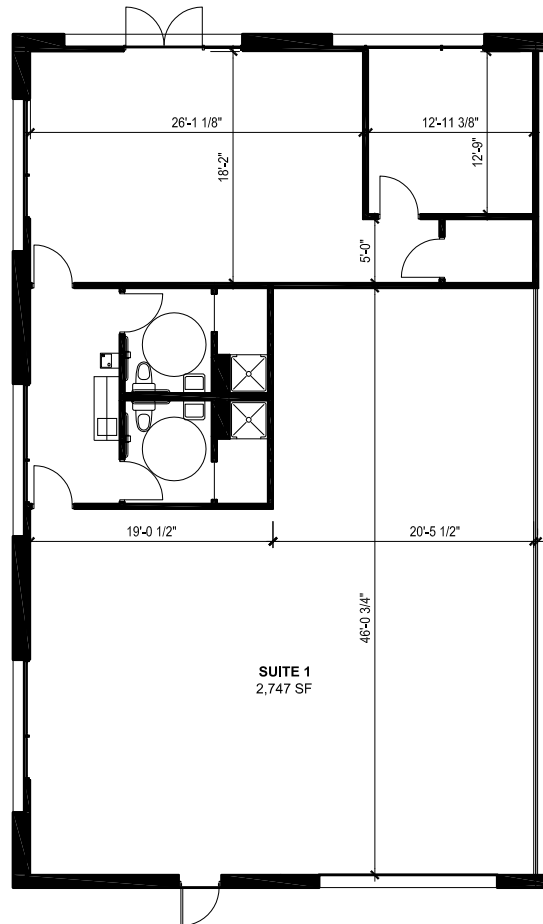


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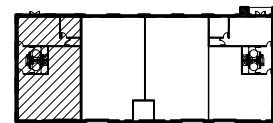
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WEST BLUFF BUSINESS CENTER



GLA (GROSS LEASABLE AREA):	2,747 SF
CEILING HEIGHT:	14'-0"
CLEAR HEIGHT:	18'-4"
HEIGHT TO TOP OF STRUCTURE:	20'-3"
ELECTRICAL SERVICE SIZE:	NA
SIZE OF WATER LINE:	NA
SIZE OF WASTE LINE:	NA
SIZE OF BACK DOOR:	3'-0"W x 7'-0"H
SIZE OF FRONT DOOR:	1 Pair 3'-0"W x 7'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	NA



KEYPLAN



ASUITE:1

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