

GREAT CLIENTS EQUAL GREAT RESULTS.

Having the opportunity to be part of your team
has been the greatest award of all. Thank you!



Albuquerque Metro Market

Total Square Feet	15,421,581
Vacancy Rate	18.76%
Average Face Rate	\$ 16.74

CLASS A

Total Square Feet	1,481,615
Vacancy %	27.57%
Avg. Face Rate	\$ 24.99

CLASS B

Total Square Feet	11,922,798
Vacancy %	17.97%
Avg. Face Rate	\$ 17.05

CLASS C

Total Square Feet	2,017,168
Vacancy %	16.98%
Avg. Face Rate	\$ 14.92

Albuquerque Statistics by Submarket



Submarket	Total SF	Vacancy Rate	Face Rate
Airport	813,675	14.76%	\$ 13.83
Cottonwood	98,365	0.00%	\$ 19.38
Downtown	3,382,322	26.01%	\$ 16.72
Far Northeast Heights	1,527,612	11.67%	\$ 17.56
Mesa Del Sol	148,473	29.72%	\$ 22.29
North I-25	3,392,421	12.61%	\$ 18.41
North Valley	140,745	2.85%	\$ 14.89
Northeast Heights	789,271	8.65%	\$ 13.51
Rio Rancho	791,441	25.25%	\$ 16.72
South Valley	73,030	17.05%	\$ 15.97
Southeast Heights	904,447	22.56%	\$ 13.98
University	875,140	8.39%	\$ 16.63
Uptown	1,762,509	16.05%	\$ 17.86
West Mesa	479,504	56.83%	\$ 18.29

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4401 Masthead NE
Albuquerque, NM



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Property Highlights

- 2,004 to 19,128 SF Available
- Class A Office Building
- Located in highly desirable Journal Center Business Park
- Restaurants, banks, hotels all within walking distance
- Minutes from the primary transportation corridors of Interstate 25 and Paseo Del Norte
- Generous parking ratio of 4.75 spaces per 1,000 square feet
- Floor to Ceiling Windows
- 9' Ceilings

Property Description

4401 Masthead is a 2-story, Class A multi-tenant office building in the North I-25 Corridor on the corner of Masthead Street and Tiburon Street . The property features quality finishes throughout.

4401 Masthead is located within the Journal Center Business Park, one of the highest quality business parks in Albuquerque. This 300-acre business park provides a campus-like environment made up of a diverse group of companies in finance, accounting, legal, insurance, government, education, medical, technology and back office sectors..

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2021 Q2 Largest Office Leases

New Lease | 7770 Jefferson St. NE | 19,356 SF | RESPEC



New Lease | 200 3rd St. NW | 15,112 SF | LQ Digital



New Lease | 500 Marquette Ave. NW | 10,176 SF | TSA



New Lease | 2105 Osuna Rd. NE | 7,370 SF | New Mexico Livestock



How will Investors position their office assets for success in a Post-Pandemic Environment?

Prior to covid, the national labor market was tightening, creating a demand for technologies to support greater collaboration between geographically separate offices, attract remote employment and offer greater flexibility for employees that required non-traditional business hours. These tools provided white collar jobs the ability to quickly pivot during the pandemic from an in-office environment to a work from home environment.

This change has been received with mixed reaction from both employers and employees and the subject of how much office space will be needed in the future is a lively debate. A new hybrid work environment that blends in-office work with remote work is creating uncertainty for investors who are trying to evaluate how to position their office assets for future success.

To meet this challenge, Landlords must recognize the requirement that the workplace must be a compelling human-centric place has never been more critical to their client's success. Investing in this new redefined workplace will be a competitive advantage to attract and retain the most desired tenants. Once the economy comes back, employees will pick and choose organizations that invest in people through compelling work settings and offer flexible work models. Owners should prepare buildings to support and enhance these tenant strategies.

Flexibility: Flexible, modular planning and building systems will have a distinct advantage for organizations as physical needs evolve. Nimble spaces that can rapidly change from large to small or open to closed will be desired in conjunction with planning that prioritizes daylight and the outdoors.

Amenities: Knowing tenant workplace strategies will be critical in a post-pandemic environment. Building owners should meet with their tenants for the purpose of understanding the unique opportunities their building can offer to retain and attract tenants. Collaboration between landlords and tenants will drive building operations into supporting a healthy and robust ecosystem. Making the right investments now will set up owners for success.

Frictionless technology: Starting at the building entry, through each door all the way to the tenant space, people will expect to be able to easily travel without touching a lever, pushing a button, or turning a door handle. The touchless experience will extend to bathrooms where we are already seeing some of the most significant changes with touchless flush valves, faucets, soap and hand drying.

Mechanical Systems: Architects say making the office more outdoors - with filtered air and good ventilation - will be a priority post-pandemic. Existing systems can be retrofitted to add more robust filtration and/or ionization systems, and ultraviolet irradiation components can be installed within existing air plenums to destroy germs. Since we know that airborne pathogen spread may be affected by humidity level, it is likely that tenants will seek greater control over humidification as well.

Tools & Contacts

Property Search

To Assist you in your research, we have provided you with the following Property Search link. Our Value Creation Marketing Strategy is a proactive Data Driven Marketing Platform relating to the leasing and sale of income properties. Our unique process is designed to increase achievable rental rates and sales price by expanding the number of prospects, lower leasing and sale cost and increase market knowledge. Whether you are an investor or occupier of commercial real estate, knowledge of available properties and space in the market is critical to understanding your market position.

www.reamm.com/property-search

Space Calculator

You may determine your requirement with our Space Calculator. Our goal in our Right Fit Solution representation of Tenant and Owner Occupants is to save our clients' money and time as well as reduce their risk. The first step is assisting our clients is determining their real estate is defining the optimal space need.

www.reamm.com/space-calculator

Market Insights

Go to our Market Insights webpage for comprehensive information on the market and specific types of properties. Our Capital Markets Value Maximizer is a disciplined approach to owner representation based on the philosophy that results are the product of in-depth market knowledge, good planning and timely implementation.

www.reamm.com/market-insights

Phone: (505) 539-3200

Our reputation, for creating sound solutions for our clients' challenges through application of our knowledge and experience, is widely respected. Whether you are an occupier of commercial real estate, a private owner in our local market or an institutional investor with a multi-market presence, our professionals are ready to help.

www.reamm.com/contact