

MAXQ MIXED-USE DEVELOPMENT **CLASS-A OFFICE/LAB SPACE**

SEC Carlisle & Gibson Blvds. SE | Albuquerque, NM 87106

Office Space For Lease



**A MIXED-USED DEVELOPMENT
WHERE INNOVATION AND
TECHNOLOGY TAKE FLIGHT**

UNPRECEDENTED ACCESS TO YOUR PARTNERS AT KIRTLAND AIR FORCE BASE



Class A Office/
Lab Space



Lease Rate:
See Advisors

PROPERTY HIGHLIGHTS

- Directly across the fence from the AF/DOD/DOE technical trade agencies
- Proximity to Kirtland AFB and Sandia National Labs for contractor officing requirements
- SCIF opportunities exist
- Signalized intersection & direct Gibson Blvd. access
- Build-to-suit solutions to meet specific mission-critical requirements available
- Active trade area near Kirtland Air Force Base, UNM stadiums, Isotopes Park, student housing, hospitality
- Mixed-uses campus setting

NASunVista

got space

FOR MORE INFORMATION:

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Jim Wible, CCIM
jimw@sunvista.com | 505 400 6857

PROJECT OVERVIEW



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MaxQ is a mixed-use development on Kirtland Air Force Base, providing convenient access to more than 26,000 base workers and the surrounding community. MaxQ is designed to transform over 70 acres of under-utilized base land into over two million square feet of office, laboratory and retail space. While technically on Kirtland Air Force Base, the development will not be behind the military fence. The development does include secure office and lab space. However, parts of MaxQ, such as retail tenants, will be accessible to the public.

±50,000 SF OFFICE BUILDING



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

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PROJECT LOCATION



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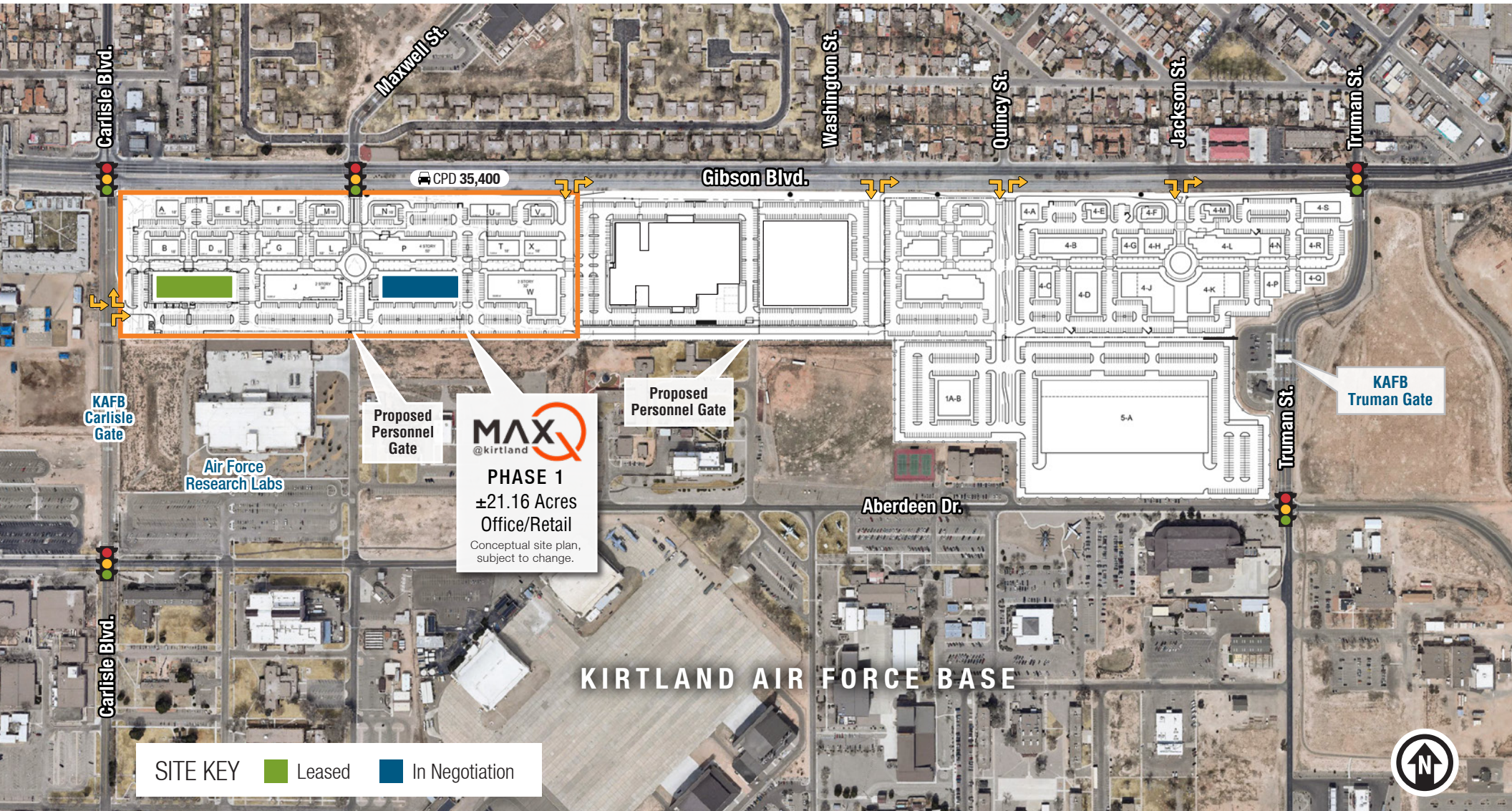
FOR MORE INFORMATION:

PROJECT SITE PLAN



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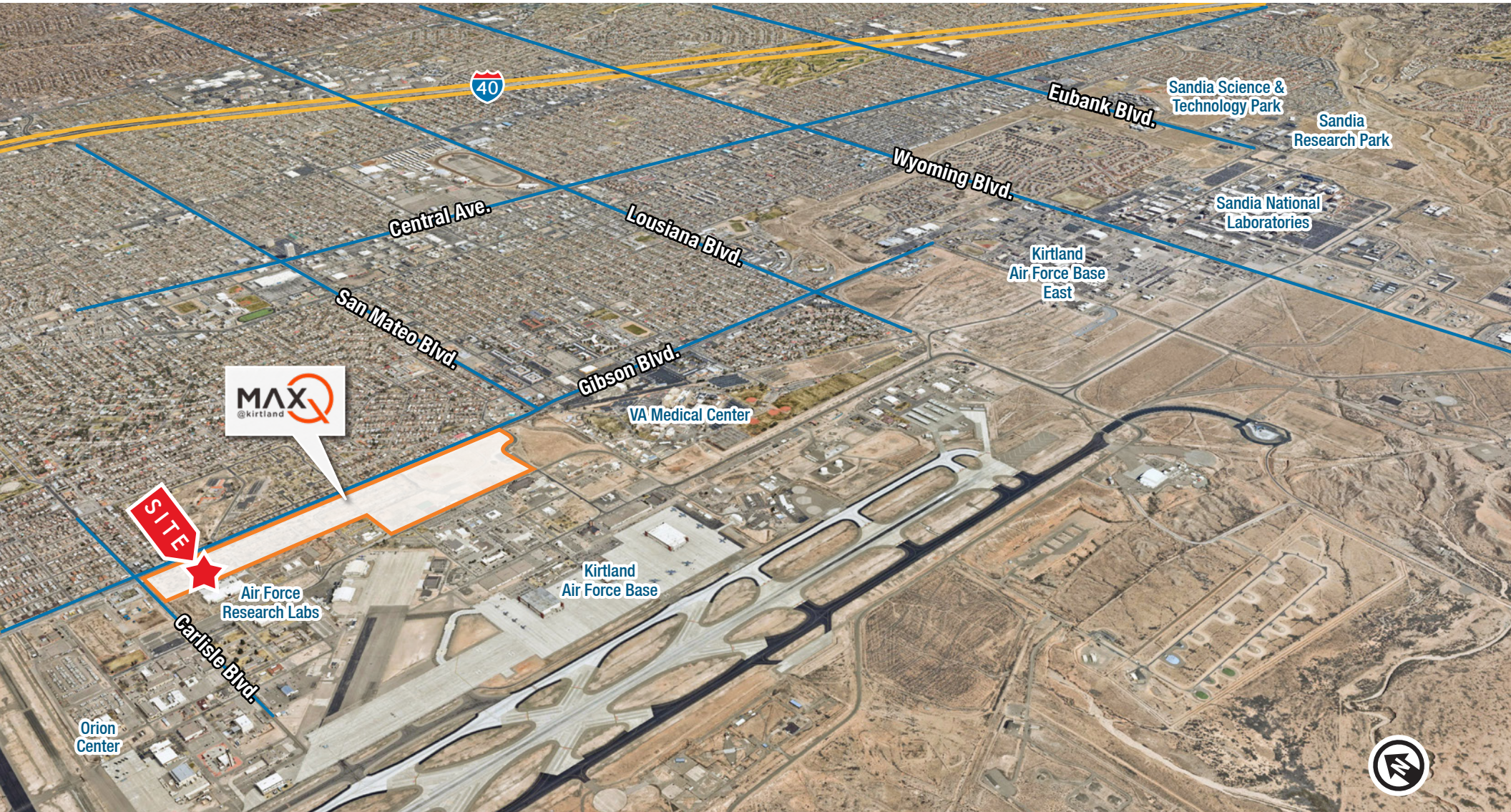
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AREA DEMOGRAPHICS



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Kirtland Air Force Base

22,000

Jobs including NAF AAFES,
Guard Reserve, DoD Contractors,
Civil Service & Sandia Labs

SPORTS VENUES WITHIN 3 MILES



Dreamstyle Arena
"The Pit"

15,411

Basketball Capacity

Dreamstyle
Stadium

39,224

Football Capacity

Isotopes Park



11,124

Baseball
Capacity

UNM Championship Golf Course



More Than

40,000

Rounds Per Year

EDUCATION INSTITUTIONS



40,000 Students



HOTELS



2,610 Rooms

20 National Brand Hotels

NEARBY APARTMENTS

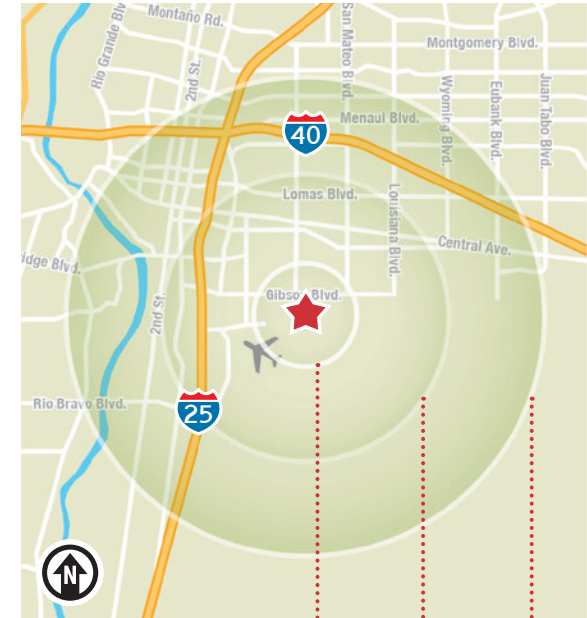


2,140 Units

11 Complexes

Office Space For Lease

1, 3 & 5-MILE DEMOGRAPHICS



Demographics

1 mile

3 mile

5 mile

	1 mile	3 mile	5 mile
Total Population	8,026	77,842	190,488
Average HH Income	\$67,654	\$57,261	\$59,108
Daytime Employment	3,508	73,242	181,343

Infograph web sources: ESRI 2021 Demographic & Mapping, New Mexico Economic Development Department, UNM, CNM, Kirtland AF Base, Sandia Labs and ABQ Sunport. (Demographic information is sourced and is deemed reliable but is not guaranteed.)



ABQ

Albuquerque International Sunport

2020 Facts & Figures



5,405,000

Incoming
Passengers



151,588

Takeoffs &
Landings



8

Major Airlines: Alaska, Allegiant, American,
Delta, Frontier, JetBlue, Southwest & United

131,000

Tons of
Cargo



\$2.22 Billion

In Economic Output
for New Mexico



19,000

Jobs are Directly or Indirectly
Related to the Facility

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SPECIAL INCENTIVES



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Special New Mexico Gross Receipts Provisions for Space, Directed Energy and Satellite Work



Directed Energy Systems Gross Receipts Tax Deduction

Contractors, other than a national laboratory, that provide qualified research and development services for directed energy and satellite-related inputs to the United States department of defense, may deduct their receipts derived from such inputs and services. This deduction only applies to contracts with the department of defense entered into on or after January 1, 2016. This credit sunsets January 1, 2030.



Space Gross Receipts Tax Credit

In New Mexico, businesses may deduct receipts from launching, operating, and recovering space vehicles or payloads; preparing a payload; and operating a spaceport. Additionally, receipts from the provision of research, development, testing and evaluation services for the U.S. Air Force operationally responsive space program may be deducted from gross receipts.

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