

WINROCK
TOWN CENTER

NEW CLASS A OFFICE AND RETAIL
BUILDING IN A PREMIER MIXED-USE
UPTOWN DEVELOPMENT



THE PORTLAND BUILDING

2100 LOUISIANA BOULEVARD NE
ALBUQUERQUE, NEW MEXICO



CLASS A OFFICE NEW CONSTRUCTION

The Portland Building is a new construction Class A office building in the desirable Uptown submarket. The new building is ideally located in the heart of Winrock Town Center, a mixed-use development with an unmatched neighborhood ambiance. The development features a thriving, walkable and health conscious outdoor community integrated with office, residential, shopping, dining, medical and public gathering spaces. The Portland Building will be adjacent to a 20-restaurant food hall, with direct access to a park, walking trails, outdoor seating and integrated health and wellness amenities including a full-service gym. The building will also feature ground level retail for the ultimate office experience.

BUILDING HIGHLIGHTS

- ☑ DISTINCTIVE ARCHITECTURE WITH STUNNING MOUNTAIN VIEWS
- ☑ HIGH CEILINGS AND ABUNDANT NATURAL LIGHT
- ☑ MONITORED CAMERAS, 24/7 ON-SITE SECURITY
- ☑ POWER: 480 VOLT, 3 PHASE, 15 WATTS PER SF
- ☑ SUSTAINABILITY FEATURES THROUGHOUT
- ☑ OUTDOOR AIR INTAKE AND PATIO DOORS ALLOW FRESH AIR
- ☑ ZONED MX-H

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2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque's Uptown shopping district, is prominently located along Interstate 40 and welcomed 6 million visitors in 2023. The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space. The developer is recreating Winrock as an authentic neighborhood experience to meet the demand for a pedestrian-oriented lifestyle. The completed project will include a walkable, and thriving outdoor, mixed-use community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment. Access to Winrock is unparalleled with its eight entrances. The site also has a private on-ramp to I-40 westbound, allowing visitors and employees quick access not only to I-40 but also to I-25, downtown, the airport, and Albuquerque's west side.

PROPERTY HIGHLIGHTS

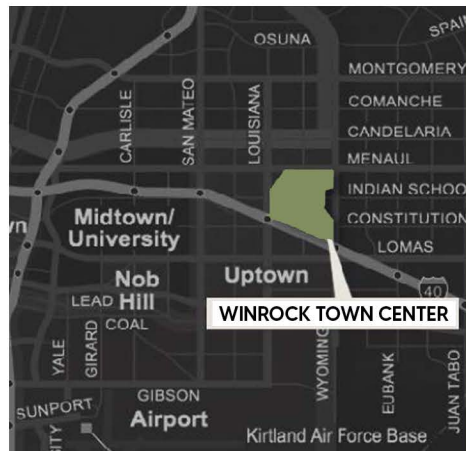
- 83-acre mixed-use development:
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment
 - Residential
- 2-acre community park
 - Water features
 - Amphitheater
 - Walking paths
 - Cafe
 - Children's playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces
- 1,000 car subterranean parking garage

ACCESS

- 8 access points
- Private I40 slip ramp
- 6M yearly visitors

VISIBILITY

- I-40 176,500 VPD
- Louisiana Blvd 47,380 VPD



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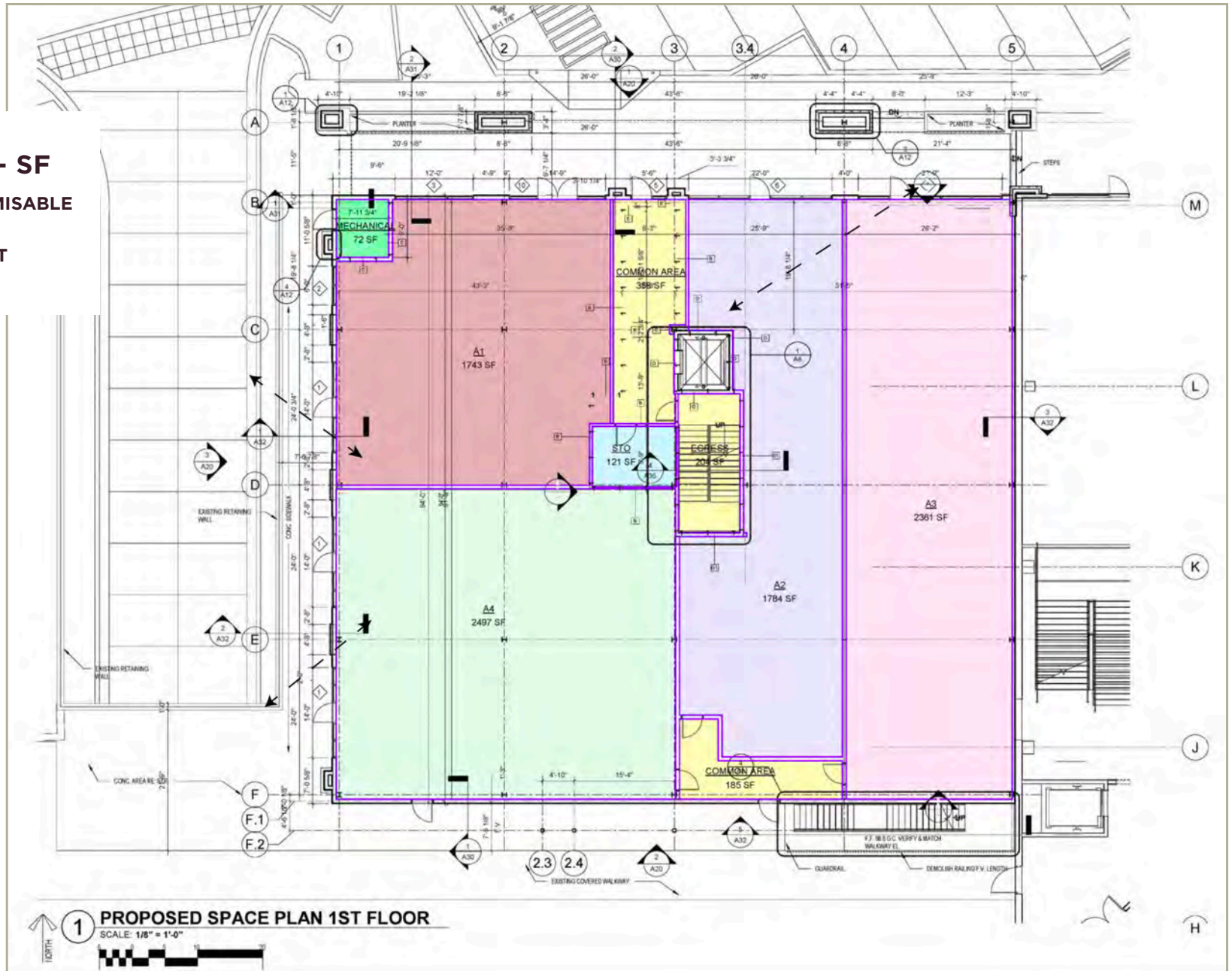
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FIRST FLOOR PLAN

8,493 +/- SF

RETAIL/OFFICE DEMISABLE

READY FOR TENANT
IMPROVEMENTS



SECOND FLOOR PLAN

LEASED
10,453 +/- SF

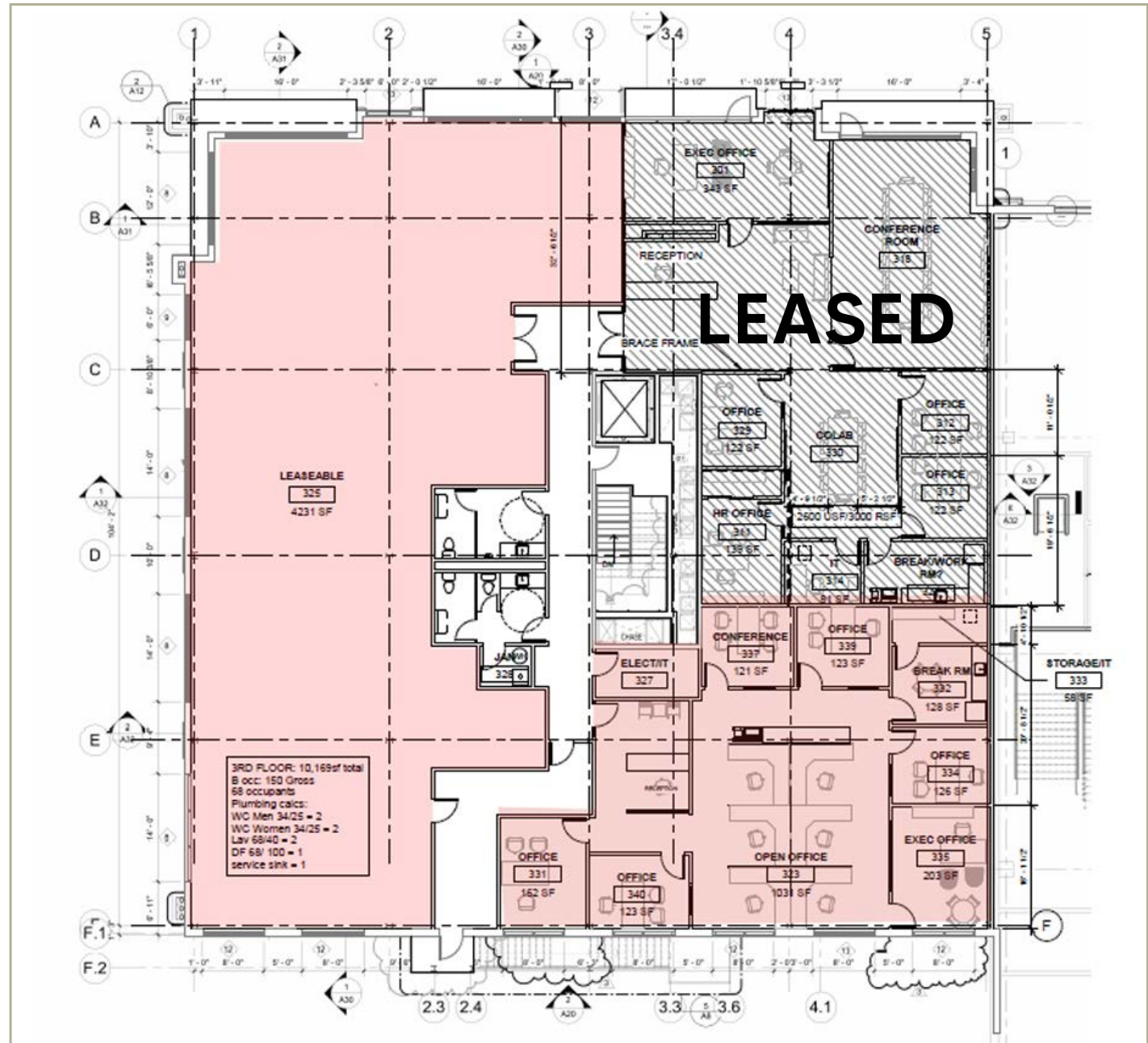


THIRD FLOOR PLAN

8,000 +/- SF

RENTABLE CLASS A OFFICE

**READY FOR TENANT
IMPROVEMENTS**





GIMANI

FIREHOUSE
SUBS

GENGHIS GRILL

BURGER
21

Takumi
RESTAURANT

SLAPFISH

MARK PARDO

THE JOINT
chiropractic

DAVE'S
BESTERS

CHYZE
FITNESS

TOWNEPLACE
SUITES
MARRIOTT

Fairfield
BY MARRIOTT

Dillard's
WOMEN'S

FARMAKEIO
PHARMACY

REGAL

SKECHERS

Crackin' Crab

ABQ
uptown

TRADER
JOE'S

TARGET

Fidelity

BJ's

Red Robin
GOURMET BURGERS & BEERS

OUTBACK
STEAKHOUSE

Dillard's
MEN'S

Bath
body
works

ULTA

NORDSTROM
RACK

DSW

DAVID'S
BRIDAL

TJ-maxx

M

ETHAN
ALLEN

THE PORTLAND
BUILDING

Famous
Footwear

PETSMART

40 DIRECT ONRAMP

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UPTOWN AERIAL



ABOUT UPTOWN



DINING

A WIDE VARIETY OF IN-DEMAND DINING ESTABLISHMENTS



SHOPPING

UPTOWN HAS ONE OF THE CITY'S TWO REGIONAL SHOPPING MALLS AND OUTDOOR LIFESTYLE CENTER



LIVE-WORK-PLAY

UPTOWN ACCOMMODATES EVERY NEED WITH UPSCALE APARTMENTS, HOTELS AND PROFESSIONAL OFFICES



MASS TRANSIT HUB

UPTOWN ENJOYS A MASS TRANSIT HUB JUST NORTHWEST OF THE PROPERTY WITH NUMEROUS BUS STOPS THROUGHOUT THE AREA



ENTERTAINMENT

UPTOWN OFFERS NUMEROUS ENTERTAINMENT ESTABLISHMENTS INCLUDING A DAVE & BUSTER'S AND A STATE-OF-THE-ART IMAX THEATER



79%

VERY WALKABLE

UPTOWN HAS ONE OF THE BEST WALKABILITY SCORES IN ALBUQUERQUE



BIKER'S PARADISE

EXCELLENT BIKE LANES WITH MINIMAL INCLINES

91%



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2022 Population | 13,462 | 145,317 | 303,874 |
| Bachelor's Degree + | 39.1% | 35.8% | 40.0% |
| 2022 Households | 6,398 | 66,343 | 138,148 |
| 2022 Avg. Household Income | \$76,650 | \$73,128 | \$81,872 |
| 2022 Daytime Population | 23,717 | 151,864 | 376,226 |

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REGIONAL SNAPSHOT

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.



COMMERCIAL HUB
FOR BUSINESS,
TRADE, FINANCE,
INDUSTRY AND
COMMERCE FOR NEW MEXICO



1,047,887
POPULATION
WITHIN A 60-
MINUTE DRIVE TIME
OF THE I-40/I-25 INTERCHANGE
(ESRI)

63.3% DIVERSE POPULATION
COMPARED TO 41.5% NATION-
ALLY (LIGHTCAST 2023)



**LOW COST
OF LIVING**
• **92.9** ON A NA-
TIONAL SCALE OF
100 (C2ER 2022)

• **\$335,200** MEDIAN HOUSING
VALUE
NATIONAL - \$371,200 (NAR)



WORKFORCE
• 33.9% HAVE A
BACHELOR'S
DEGREE OR
HIGHER (ESRI)
• 99,4203 STUDENTS ARE
ENROLLED IN TWO-YEAR
AND FOUR-YEAR COLLEGES
AND UNIVERSITIES
• VERY HIGH DENSITY OF
EDUCATED POPULATION (PER
CAPITA PHDS) (UNM, NIH 2021)
• 4% INCREASE IN COLLEGE
ENROLLMENT FROM 2021
(RISE NM)
• TOP 10 MOST DIVERSE LABOR
FORCE - 60% OF WORKERS
IN ALL OCCUPATIONS IDENTIFY
AS A PERSON OF COLOR

(LIGHTCAST 2023)



**EXCEPTIONAL
QUALITY OF LIFE**
• 4 SEASONS
• 5,312 FEET IN
ELEVATION - HIGHER THAN
DENVER
• 24-MINUTE AVERAGE
COMMUTE TIME
• ABUNDANT OUTDOOR
ADVENTURE OPTIONS
• 3RD-LARGEST ART MARKET
IN THE U.S. LOCATED IN
SANTA FE
• AWARD-WINNING BREWER-
IES, WINE BARS AND RESTAU-
RANTS
• ECLECTIC AND ICONIC
CULTURE, ARTS AND
ENTERTAINMENT

TOP 25

ONE OF THE TOP
25 EMERGING MAR-
KETS FOR TECH
TALENT
-CBRE 2022 TECH TALENT
REPORT

NUMBER 5

BEST CITY TO LIVE
AND WORK IN AS A
MOVIE MAKER
-MOVIE MAKER 2023

WELL EDUCATED

HIGH CONCENTRA-
TION OF PHDS PER
CAPITA
-UNM NIH-2021

NUMBER 7

ONE OF THE TOP
10 BEST CITIES FOR
RECREATION
-WALLET HUB 2022

NUMBER 3

FOR PRESENCE OF
SEMI-CONDUCTOR
MANUFACTURING
AMONG SIMILAR
SIZED MARKETS
-LIGHTCAST 2023

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QUALITY OF LIFE



The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 33.9% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.



ALBUQUERQUE,
NEW MEXICO

92.9

THE GREATER ALBUQUERQUE REGION'S COST OF LIVING INDEX IS 92.9, LOWER THAN THE NATIONAL AVERAGE AND THE MAJORITY OF COMPARABLE SURROUNDING REGIONS

COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

TRANSPORTATION SYSTEMS

› **ALBUQUERQUE INTERNATIONAL SUNPORT** is served by ten airlines with 5.4 million annual passengers.

› **COMMUTER TRAIN:** The New Mexico Rail Runner connects the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.

› **TWO MAJOR HIGHWAYS (I-25 AND I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

MAJOR REGIONAL EMPLOYERS

| | | | |
|---|--|----------------------------------|---------------------------------------|
| KIRTLAND AIR FORCE BASE 33,500 Employees | Sandia National Laboratories 14,400 Employees | PRESBYTERIAN 13,456 Employees | Fidelity Investments 900 Employees |
| NMH HOSPITALS 14,033 Employees | amazon 3,500 Employees | NETFLIX 1,000 Employees | FACEBOOK 400 Employees |
| Lovelace Health System 3,659 Employees | CNM 2,200 Employees | BOEING 262 Employees | BLUEHALO 300 Employees |
| TEMPUR-PEDIC 282 Employees | T-Mobile 1,850 Employees | intel 1,850 Employees | Safelite AutoGlass 1,000 Employees |
| General Mills 360 Employees | JABIL 360 Employees | curia 400 Employees | SolAero Technologies 275 Employees |

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WINROCK PUBLIC SAFETY FORCE

Our Commitment to Safety

Winrock Town Center offers an unmatched lifestyle experience with amenities such as our central park, lake, and children's play area.

To ensure these spaces remain welcoming and safe for everyone, we have a dedicated team of professionals working **24/7**. Our public safety force is committed to maintaining a secure environment, allowing everyone to shop, dine, work, stay, and play with a sense of security.

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Robust Camera System

With cameras strategically placed throughout the site, our team can continuously monitor all areas effectively.

Computer-Aided Dispatch

Our system is equipped with computer-aided dispatch capabilities or CADS, allowing our team to **significantly improve response times**.

License Plate & Facial Recognition

In addition to being able to read license plates, our cameras also have facial recognition capabilities.

24/7 Personal Presence

There will always be a personal presence surveilling the park to ensure the safety of our guests and tenants.

Drone Surveillance

Our public safety team will periodically deploy a surveillance drone to monitor the site to help prevent crime before it happens.

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