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 developement:
  - 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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FIRST FLOOR PLAN

8,493 +/- SF

RETAIL/OFFICE DEMISABLE

READY FOR TENANT IMPROVEMENTS

SECOND FLOOR PLAN

LEASED

10,453 +/- SF

THIRD FLOOR PLAN

5,545 +/- RSF

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READY FOR TENANT IMPROVEMENTS

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ABOUT UPTOWN

79%

VERY WALKABLE

UPTOWN HAS ONE OF THE BEST WALKABILITY SCORES IN ALBUQUERQUE

BIKER'S PARADISE

91%

EXCELLENT BIKE LANES WITH MINIMAL INCLINES

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

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% NATIONALLY (LIGHTCAST 2023)

LOW COST OF LIVING

- **92.9** ON A NATIONAL 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 BREWERIES, WINE BARS AND RESTAURANTS
- ECLECTIC AND ICONIC CULTURE, ARTS AND ENTERTAINMENT

TOP 25

ONE OF THE TOP 25 EMERGING MARKETS 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 CONCENTRATION 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.

COST OF LIVING INDEX

TULSA, OK
89.7

EL PASO, TX
89.8

SAN ANTONIO, TX
92.1

OMAHA, NE
92.5

LAS VEGAS, NV
101.0

PHOENIX, AZ
104.3

COLORADO SPRINGS, CO
105.0

DENVER, CO
110.5

Source: Council for Community and Economic Research 2022

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

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 — 900 Employees
UNM Hospitals — 14,033 Employees	amazon — 3,500 Employees	NETFLIX — 1,000 Employees	FACEBOOK — 400 Employees
Lovelace Health System — 3,659 Employees	CNM Central New Mexico Community College — 2,200 Employees	BOEING — 262 Employees	BLUEHALO — 300 Employees
TEMPUR-PEDIC — 282 Employees	T-Mobile Call Center — 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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BUILDING TODAY ENVISIONING TOMORROW

At Goodman Realty Group, we believe sustainable development is the cornerstone of any successful project. Every property we develop or acquire is chosen precisely because it allows us to follow through on our commitment to environmental responsiveness, resource efficiency and community, and cultural sensitivity.

REVITALIZING & SUSTAINING WINROCK

WATER CONSERVATION

Our commitment to environmental sustainability helped facilitate the transfer of reclaimed water from the Albuquerque Bernalillo County Water Authority to Winrock and the city's uptown region.

ENERGY EFFICIENCY

Solar panels on our roof generate the majority of our power. Custom storefront awnings incorporate solar panels. A "park once" environment reduces vehicular traffic and pollution.

RE-GROWTH

We've planted over 37,000 native and drought hardy plants. Fruit trees and vegetables are planted in place of ornamentals in landscape areas.

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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 enviornment, allowing everyone to shop, dine, work, stay, and play with a sense of security.

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 survailing 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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