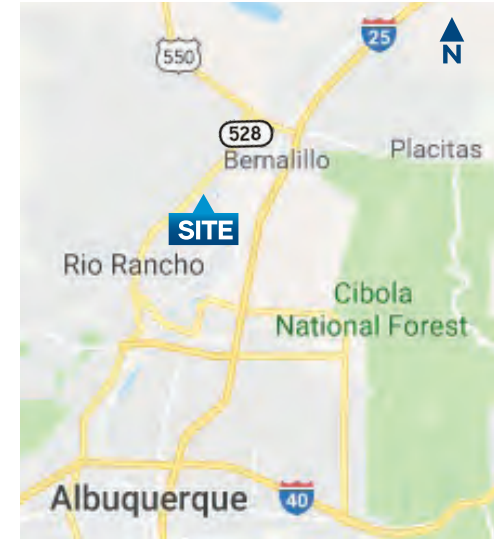


Office Space For Lease

6090 ZENITH CT NE, RIO RANCHO, NM 87144



Building Amenities

- > Ideal for Call Center or Open Office
- > Located in the heart of the north Rio Rancho corridor
- > Close to area amenities and services
- > Convenient access to labor force
- > **Building available September 2019**
- > Modern architectural design
- > Open floor plan with high ceilings
- > Tilt-Up concrete construction
- > Loading dock

Details

- > Lease Rate: \$14.50/SF
- > Lease Type: NNN
- > Available Space: +/- 50,000 SF
- > Lot Size: 7.84 Acres
- > Zoning: SU
- > Parking Spaces: 409 Surface parking spaces (8.12/1000)

CONTACT US

JOHN RANSOM, CCIM, SIOR
SR VICE PRESIDENT | PRINCIPAL
+1 505 880 7011
ALBUQUERQUE, NM
john.ransom@colliers.com

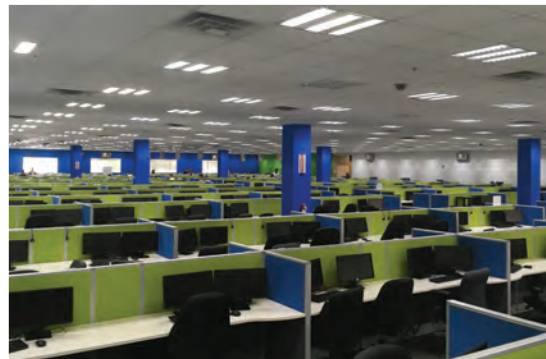
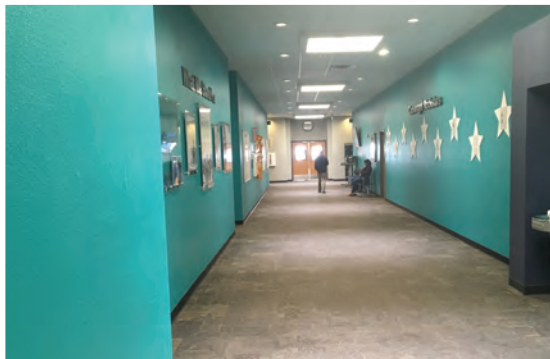
TIM WITH, CCIM, SIOR
SR VICE PRESIDENT | PRINCIPAL
+1 505 880 7092
ALBUQUERQUE, NM
tim.with@colliers.com

COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
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The one-story 50,000 square foot, class-A call center was constructed in 1998 on a 7.84 acre site. The facility has the capacity to house approximately 775 workstations in an open call center environment including training rooms, conference rooms, offices, break room, quiet room, and multiple storage rooms. The facility is equipped with state-of-the-art features including a mission critical backup power system, fiber optic capacity, and HVAC systems suitable for a high density workforce. The building is efficiently designed with two open bays (North and South), each of which is comprised of approximately 15,360 SF (96' x 160'). Column spacing within each bay is 32' x 40'.

Located at 6090 Zenith Ct NE in Rio Rancho, NM, a short 13 minute drive to the major intersection of Interstate 25 and Hwy 550, and just 17 miles north of downtown Albuquerque. Rio Rancho is the third largest city and fastest growing city in New Mexico. The city is strategically located in the northwest quadrant of the Albuquerque MSA (Population: 903,000), just 30 minutes from the Albuquerque Airport and 45 minutes from Santa Fe. The city has a business-friendly climate and can offer several economic incentive packages to new businesses including the issuance of Industrial Revenue Bonds ("IRB's"). IRB's provide long-term tax abatements to businesses. Rio Rancho is an attractive location for call center operators due to its affordable cost of labor, limited natural disaster risk, Mountain Time zone, and access to a bilingual, accent-neutral workforce.

6090 Zenith Ct NE has a modern design suitable for call center or other open office configurations. There is a dense, skilled employment base in the immediate Rio Rancho area and surrounding communities, Corrales and Albuquerque. The site is conveniently positioned close to amenities and services such as; Target, Albertson's, Dion's, Applebee's, Wendy's, Burger King, Defined Fitness, and many more.

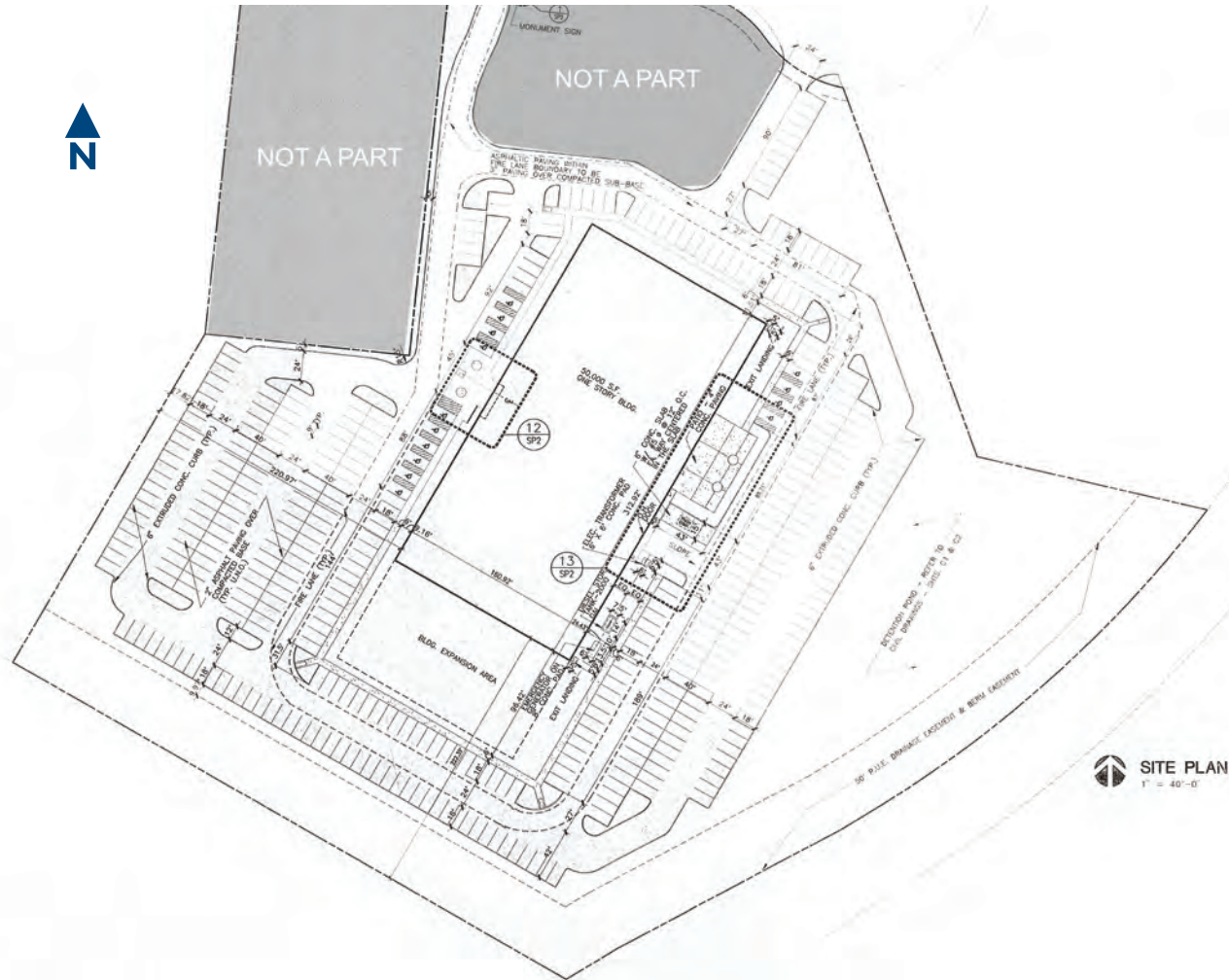
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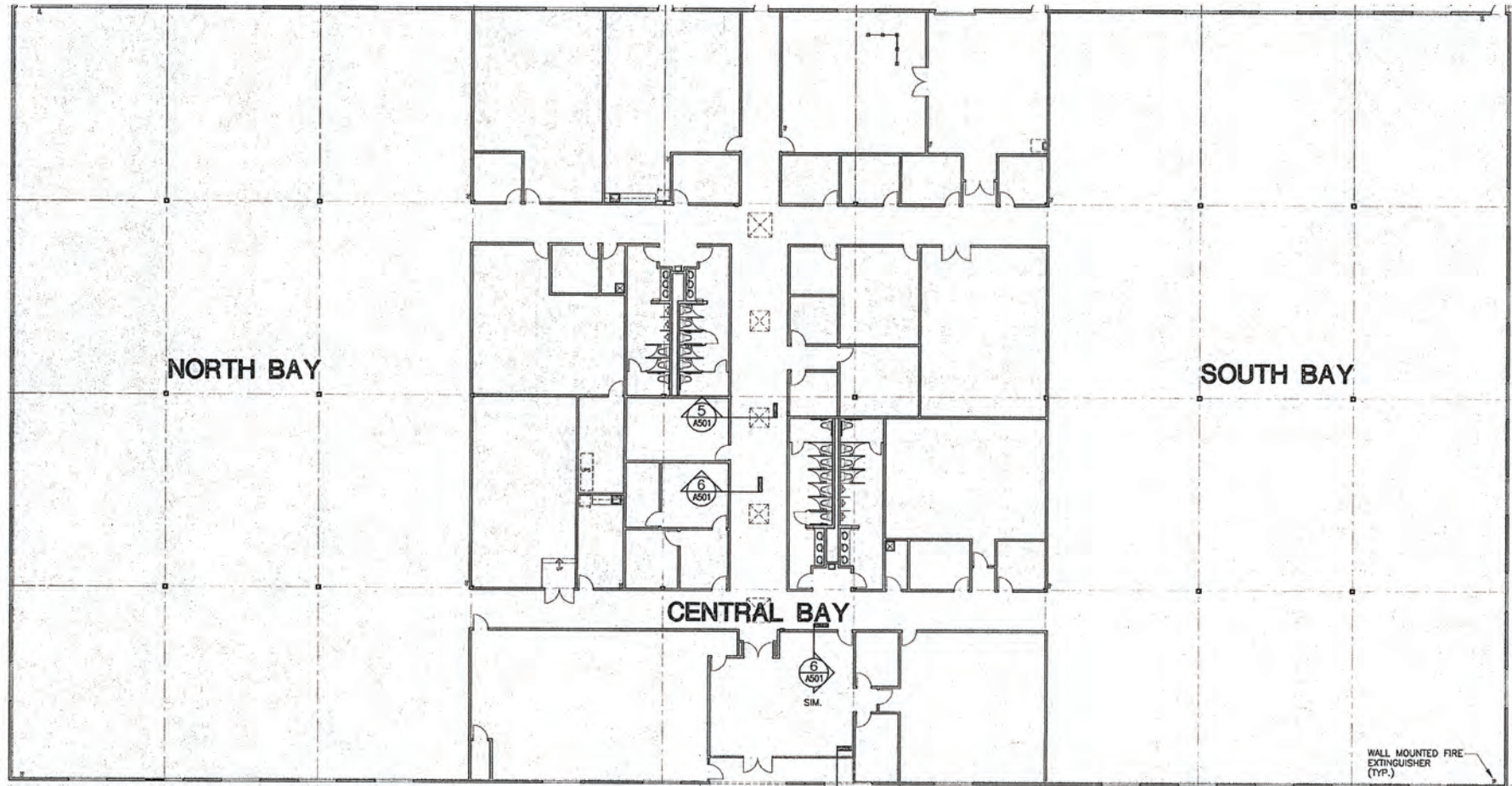
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Floor Plan

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NORTH AND SOUTH BAY COLUMN SPACING 35' X 40'

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Location

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About Rio Rancho

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Rio Rancho is the third-largest and also one of the fastest expanding cities in New Mexico. It is part of the Albuquerque Metro Area. The City of Rio Rancho comprises over 100 square miles of land and is just 30 minutes from the Albuquerque International Sunport and 45 minutes from Santa Fe, the cultural center of the Southwest. The average commute time for Sandoval County residents, where Rio Rancho is located, is 29 minutes. Rio Rancho's location provides easy access to Interstate 25 (I-25), the primary north-south highway serving the Western US, and Interstate 40 (I-40), a major east-west highway connecting California to North Carolina. The City of Rio Rancho has an

estimated 2010 population of 85,639, and as the state's fastest-growing city, is setting high standards for both quality of life and conducting business. Rio Rancho has a well-developed plan to meet the rapidly expanding commercial and residential growth in the area. Between 2000 and 2010, Rio Rancho grew by nearly 76 percent. Rio Rancho is also home to major operations such as US Cotton, Aero Mechanical Solutions, and Intel. The Intel Corporation is by far the largest employer in Rio Rancho. Several call centers call Rio Rancho home. The new Presbyterian Rust Medical Center, a new hospital, opened in 2011.

The Albuquerque metro area accounts for

nearly half of all the economic activity in the state of New Mexico. Fueled by a population of more than 900,000, the area's high-tech economy is one of the brightest in the United States. The area is home to large public institutions that often partner with local business and industry, such as the University of New Mexico, Sandia National Laboratories, and Kirtland Air Force Base.

On a percentage basis, the City of Albuquerque ranks among the top in the nation for cities with the most college graduates; 32.4 percent of persons 25 or older have a bachelor's degree or higher (29.6 percent Albuquerque metro area).

New Mexico has long been known for its unique ethnic and cultural diversity. According to the American Community Survey, 22.9 percent of Albuquerque Metro's population, 5 years and over, is bilingual. Of those, the majority (74 percent) speak Spanish and English.

Residents of the Albuquerque Metro Area enjoy a moderate four-season climate, affordable housing options, and one of the state's lowest crime rates. The relatively low cost of living and availability of affordable housing has caused home ownership to soar throughout the Albuquerque metro area.

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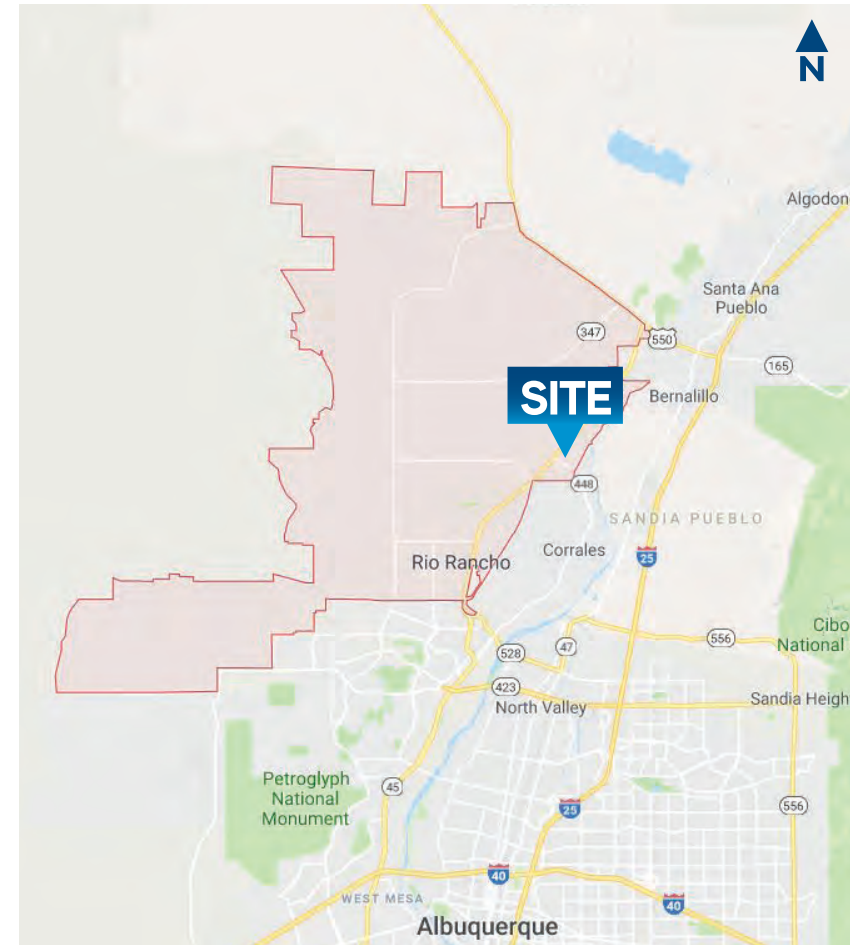
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The City of Rio Rancho “City of Vision” comprises over 100 square miles of land and is one of the Safest Cities in New Mexico, just minutes from the Albuquerque International Sunport and 45 minutes from Santa Fe, the cultural center of the Southwest. The City of Rio Rancho has an estimated 2016 population of 96,028, and as the state’s fastest-growing city, setting high standards for both quality of life and conducting business. Rio Rancho residents also enjoy a moderate four-season climate, affordable housing options, and one of the state’s lowest crime rates.

Rio Rancho and Sandoval County have a strong pro-business environment. That business-friendliness is a result of many factors and has resulted significant growth. Major employers to the area include Safelite Autoglass, Hewlett Packard, Bank of America, Intel, Convergys, Alliance Data, Intersections, Inc., and US Cotton.

CITY ACCOLADES

- » In 2017, Rio Rancho was named the Best Place to Live in New Mexico by MONEY’s Best Places to Live in Every State.
- » The community has been recognized by Family Circle Magazine as one of the 10 best towns for families in 2013.
- » Money Magazine ranked the city as one of the 100 best places to live in America in 2005, 2006, 2010, and 2012.
- » In April 2008, Fortune Small Business Magazine ranked Rio Rancho as the 83rd best place to live and launch a business in the United States.
- » In November of 2008, BusinessWeek Magazine named Rio Rancho as New Mexico’s best place to raise kids in 2009. Rio Rancho received this same honor from the magazine for 2010.
- » The metro area, primarily consisting of Rio Rancho and Albuquerque, has a strong presence of Customer Care Centers. Companies located in the area have been here for several years, some even a decade. This fact represents the nurturing environment the locality offers to this industry.



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