

# CBRE Centre

6100 UPTOWN BLVD. NE, ALBUQUERQUE, NM 87110

Call for Offers  
by 5pm MST  
June 14th



WATCH THE  
VIDEO TOUR

## PROPERTY HIGHLIGHTS

Colliers International has been retained as the exclusive advisor for the sale of 6100 Uptown Blvd NE – CBRE Centre (the Property), a premier office building located in the heart of Albuquerque, New Mexico’s prestigious Uptown submarket. This offering represents a rare opportunity to acquire one of the city’s most identifiable office towers, situated at the epicenter of the State’s most prominent business and shopping hub.

## OFFERED BY:

**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

## FEATURES

- > Premier Uptown location
- > Quality construction and modern building design
- > Impeccably maintained with recent capital improvements
- > Destination point with convenient access to public transportation
- > Surface and garage parking available
- > Within walking distance to Uptown amenities



Accelerating success.

## EXECUTIVE SUMMARY



CBRE Centre is a 7-story, Class A office building with 95,477 square feet of office space accommodations, including a 90-space secured underground parking substructure. The property is 88% leased to a diverse tenant base comprised of high-grade companies. CBRE Centre has become a chosen location for many astute corporate businesses, as evidenced by Sutin, Thayer & Brown's long-term commitment to lease a full floor at the property, and the CBRE's recent lease term extension for 80% of the third floor. **Over one-third of the tenants have resided in the building for more than nine years.** In addition, leasing activity in the building has been exceptional with **over 29,000 square feet of space being absorbed over the past twenty-four months.**

CBRE Centre's Uptown location is the ultimate destination for a multitude of restaurants, upscale shops, two regional malls, full-service hotels, services, and entertainment establishments. The property also provides unmatched convenience to mass transit, including the City of Albuquerque's Uptown Transit Center, which is located just a brief walking distance to the east. 6100 Uptown Blvd NE has a very favorable 81/100 walk score.

## PROPERTY SUMMARY

- › Address: 6100 Uptown Blvd NE, Albuquerque, NM 87110
- › In-Place NOI: \$937,539
- › Occupancy: 88%
- › Rentable Building Area: 95,477
- › Year Built: 1983
- › Number of Floors: 7
- › Typical Floor Size: 14,400 RSF
- › Site Area: 3.0386 Acres
- › Parking/Ratio: 300 Total Parking Spaces/Underground Parking Garage (90 Spaces) - 3.1/1,000 RSF



## CONFIDENTIAL AGREEMENT ("AGREEMENT")

Colliers International ("Broker") has been appointed to arrange for the sale or lease of property, located at **6100 Uptown Blvd NE, Albuquerque, NM 87110** (the "Property"). Broker has prepared information that describes this real estate for a prospective purchaser. The information is confidential in nature ("Confidential Information"). Should the undersigned prospective purchaser and Broker. In order for prospective purchaser to obtain a copy of this information please sign this Agreement where indicated below acknowledging your individual and collective agreement to the following.

- A. You agree to not reveal the identity, location, property owner or any other information regarding the property to any other parties, and understand that doing so will be detrimental to the property owner ("Owner"). You will use the Confidential Information solely for the purpose of evaluating the acquisition of the Property. Photocopying is strictly prohibited other than for your own personal use or the use of your employees, advisor, lender, or consultants ("Permitted Parties") who have a "need to know" for evaluating a possible purchase. All Permitted Parties shall be informed by you of the confidential nature of the materials and shall be required to execute this Agreement in counterpart prior to receiving such Confidential Information. You agree to defend, indemnify and hold Owner and Agent harmless from and against all loss, damage or expense sustained or incurred by Owner and/or Agent by reason of any unauthorized distribution or disclosure of the Confidential Materials by you or any of the Permitted Parties. All Confidential Information shall be returned to Colliers International if you do not complete a purchase or lease of the Property.
- B. You are aware that Broker is authorized to represent Owner for the purpose of affecting a sale or lease of the Property, and all negotiations shall be conducted through Broker. You understand that Broker may be negotiating on behalf of other prospective purchasers.
- C. You shall not contact any employee of the Owner, property management firm or service provider to the Property or tenant for any reason without prior written consent from the Broker. Unauthorized contact may result in significant harm or loss to the Owner.
- D. You acknowledge that neither Owner nor Broker have made any representations or warranty as to the accuracy or completeness of the materials and these materials are subject to, among other things, correction of errors and omissions, deletions or change in terms. Each Prospective purchaser shall be solely responsible for independently verifying all facts or information involved in or required to make a determination of the value of the Property.
- E. The information would not have been furnished to you in the absence of this Agreement. This Agreement shall be governed and construed in accordance with the laws of the State of New Mexico.
- F. If more than one Broker has registered a Prospective purchaser or tenant then a written confirmation by the Prospective purchaser acknowledging their choice of representation will be required.

Please signify your acceptance and approval of this Agreement by executing where indicated below.

**AGREED AND ACCEPTED:****PROSPECTIVE PURCHASER**

Date: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**BROKER FOR PROSPECTIVE PURCHASER**

Date: \_\_\_\_\_

Company: \_\_\_\_\_

Signature: \_\_\_\_\_

Email: \_\_\_\_\_

Kindly send a signed copy to:  
Tim With - Colliers International  
**tim.with@colliers.com**  
**Fax: (505) 923-3792**