

PREMIER OFFICE BUILDING

The Aperture at MESA DEL SOL

5700 University Blvd SE
Albuquerque NM 87106

"The Heart of Mesa Del Sol"

FOR SALE / LEASE



➤ Office Space ±30,244

➤ Highlights

- 9'6" finished ceiling height
- On-site Cafe and Fitness Center
- Many high efficiency features including unique low-e insulated curtain wall, low-e insulated windows, photovoltaic laminated glass panel trellis system, and HVAC system with 100% outside air capability.
- Showers/dressing rooms on each floor

VIRTUAL TOUR & VIDEOS AT: www.K2SIMPLY.com

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LOCATION HIGHLIGHTS

- Five minutes from Albuquerque International Sunport
- Adjacent to Kirtland Air Force Base and Sandia National Laboratories
- Ten minutes from downtown Albuquerque and the University of New Mexico
- Near the intersection of I-25 and I-40
- Adjacent to a two acre civic park
- Across the street from Albuquerque Studios to the east and Mesa del Sol's first residential neighborhood to the south
- Walking distance from other parks, trails, natural openspace, office and retail that are planned for Mesa del Sol

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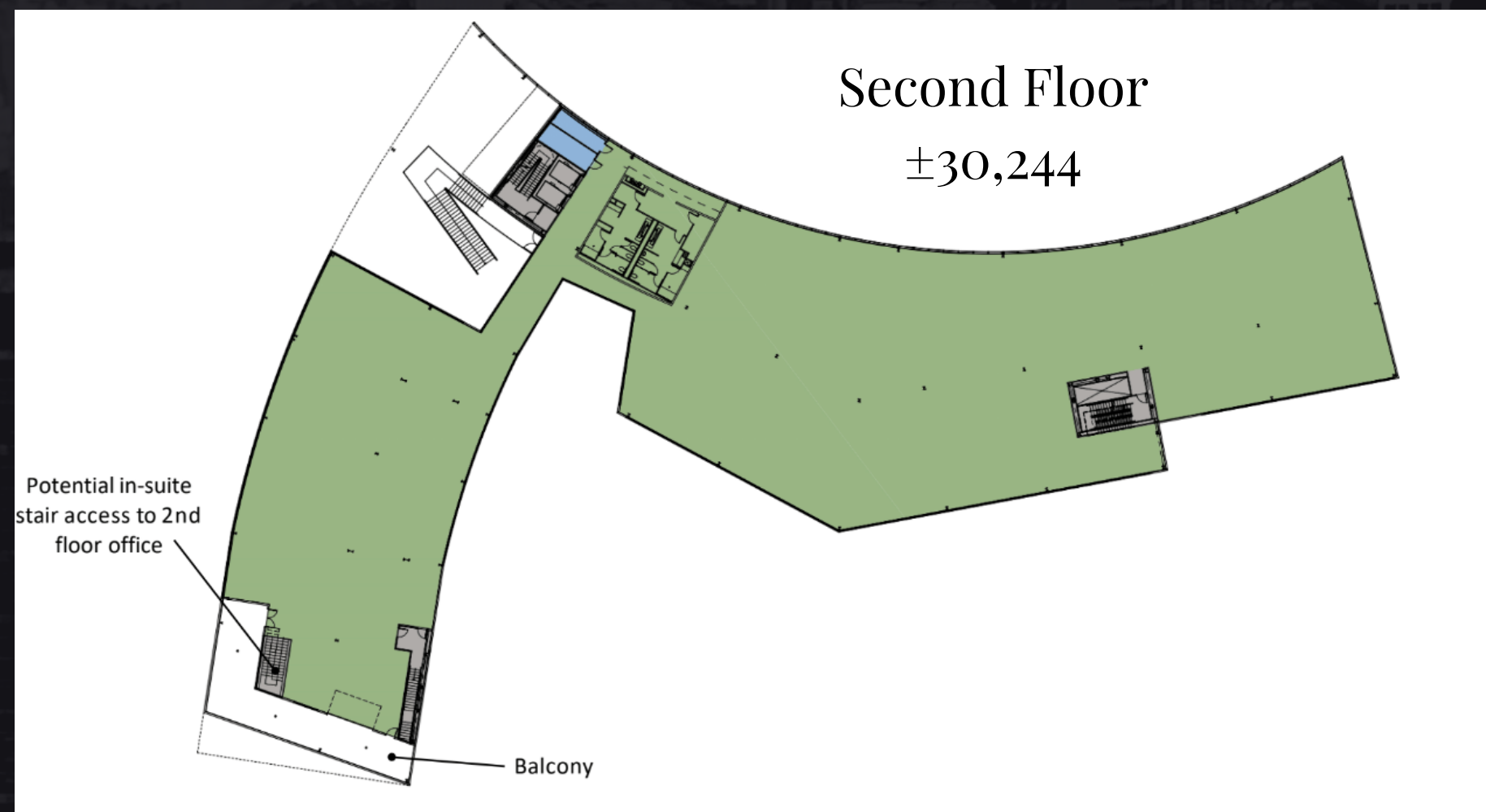
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HIGHLIGHTS

- Architectural design by Antoine Predock
- Functional and flexible floorplans
- Generously open office floor plan with offset building core
- Up to 8 /1,000 parking available
- Northside overlooks two-acre civic park
- Views of Mount Taylor, the Sandia Mountains and the Manzano Mountains



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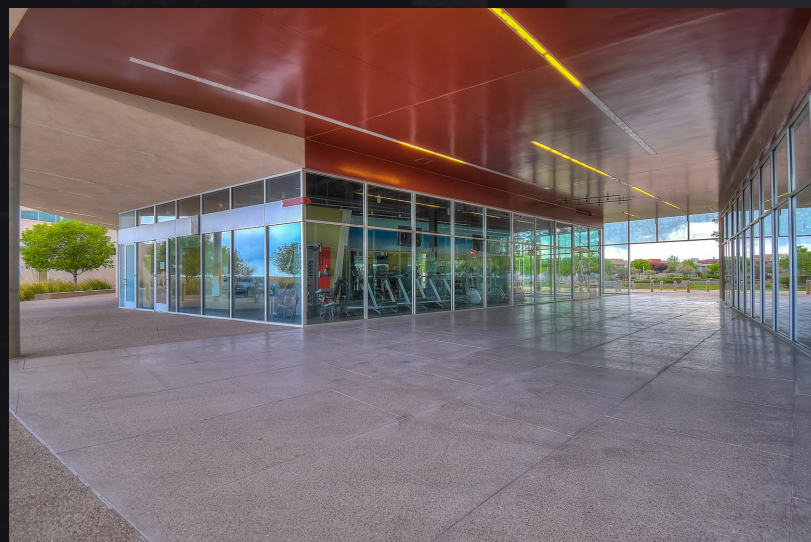
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