MAXQ @kirtland

SEC OF GIBSON BLVD & CARLISLE BLVD | ALBUQUERQUE, NM

# THE FUTURE IS BUILT HERE

**FOR LEASE**

- STATE OF THE ART OFFICE AND FLEX SPACE
- BUILD-TO-SUIT
- SELF-DEVELOPMENT LAND LEASE OPTIONS



CBRE

MaxQ@Kirtland is creating the high-tech, mixed use office campus of the future – a future built to suit you. Developed by Thunderbird Kirtland Management, the project is made possible through the Department of the Air Force's Enhanced Use Lease program, which leases military-owned land for private sector development. The campus will be a true mixed-use development including high-tech office space, flex and manufacturing space and a wide variety of retail amenities.

## WHY MAXQ@KIRTLAND?

- Build-to-Suit Office/Flex Building options starting at 25,000 SF and up
- Flexible development options to suit any advanced tech user
- Proposed 20,000 SF incubator space designed for use by new tenants during build-to-suit construction
- Ability to meet unique building requirements including security, skiff rooms and loading docks
- Expedited development opportunities that avoid traditional development delays
- Shovel-ready with abundant power, water, sewer, and fiber optics at the site
- Environmental and preliminary traffic studies completed
- On-site amenities in development include shopping, banking, food and hospitality



# A PREMIER MIXED-USE DEVELOPMENT

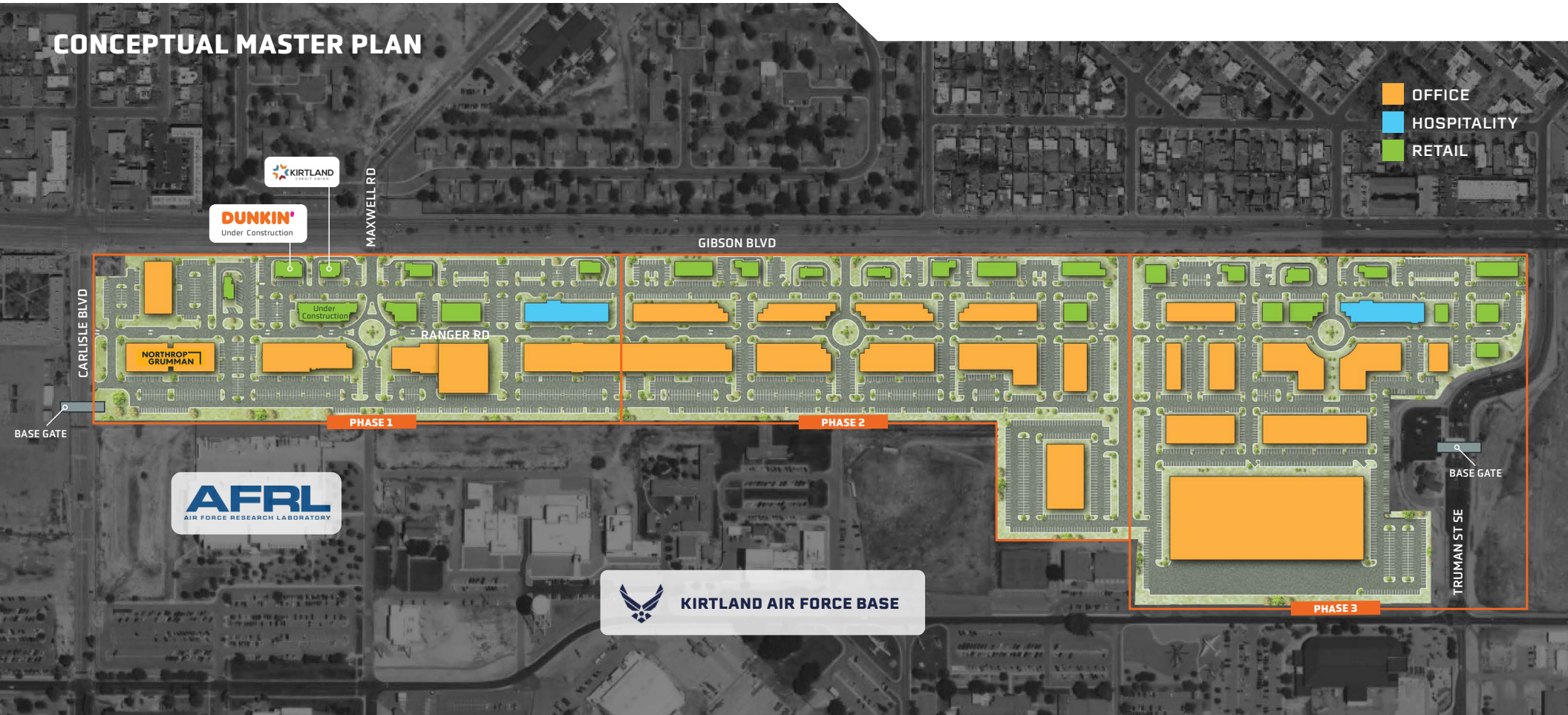
MaxQ@Kirtland is a 70-acre high-tech mixed-use campus. It is uniquely positioned adjacent to Kirtland Air Force Base, the Kirtland National Security Complex, and Air Force Research Lab, allowing for public/private partnerships to advance next-generation research & developments and provide amenities for one of the largest employment centers in Albuquerque.

## MAX Q WILL INCLUDE:

- Headquarter and Satellite Offices
- Light Laboratories
- Research & Development
- Parking
- Manufacturing
- SCIFS

## PLANNED ON-SITE AMENITIES:

- Restaurants
- Banking
- Retail
- Hospitality






# PHASE 1 SITE PLAN

- Build-to-Suit and land lease options to accommodate any size building starting at 25,000 SF, up to four stories tall
- Surrounded by new restaurants, retail, services and hospitality
- Directly adjacent to Kirtland Air Force Base and Air Force Research Labs
- Phased development providing opportunities for future growth
- Planned signalized intersections throughout the development for ease of access
- Flexible development plan allows for changes to suit unique needs

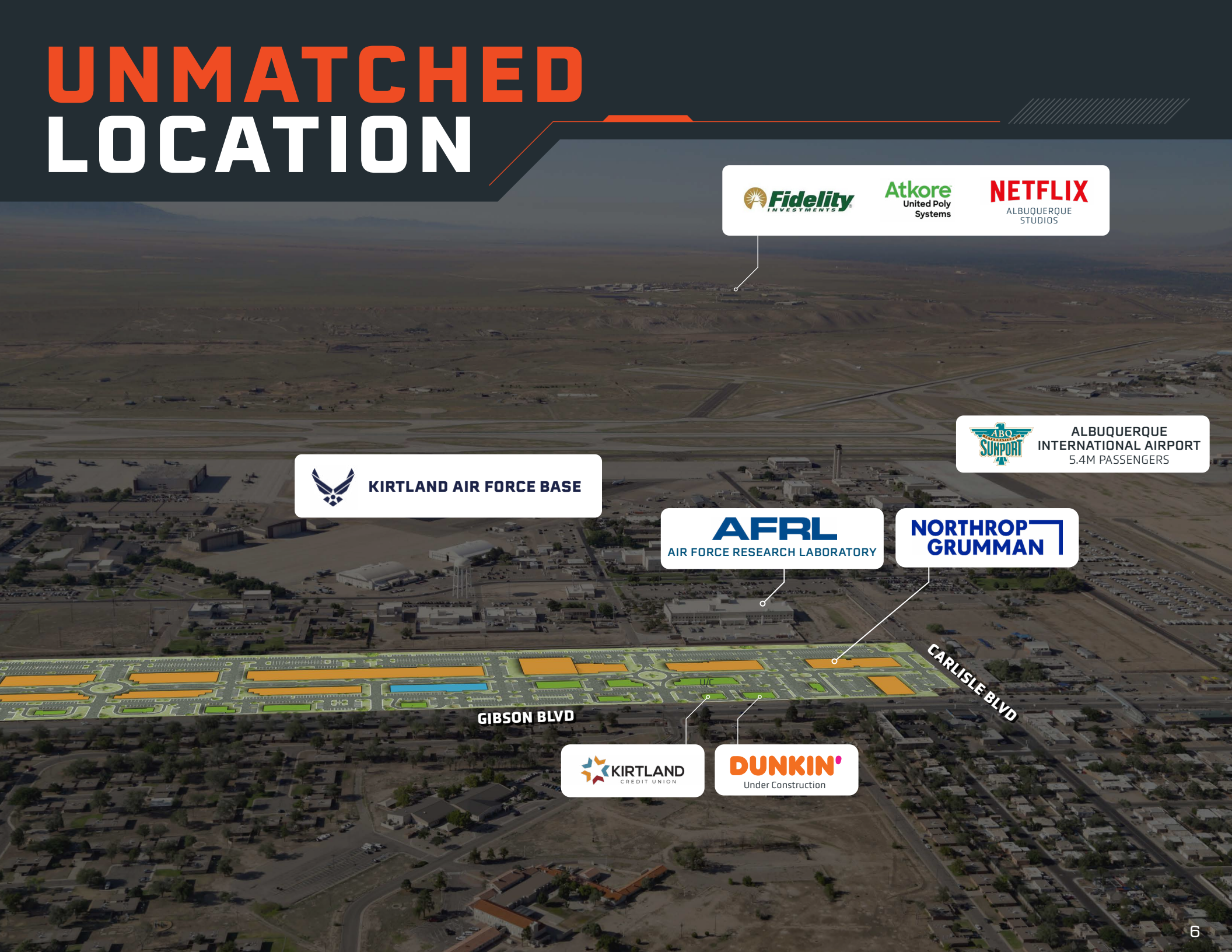
# PROXIMITY TO WORK-READY WORKFORCE

- **54,000+** Employees within a 3-mile radius
- **185,000+** population within a 5-mile radius
- Proximity to many of the largest employers in Albuquerque
- Highly educated workforce within 1-mile radius. **49.4%** hold Bachelors Degree or higher
- **45,000+** students at UNM and CNM (2 Miles away)

*Source: Esri*



# UNMATCHED LOCATION







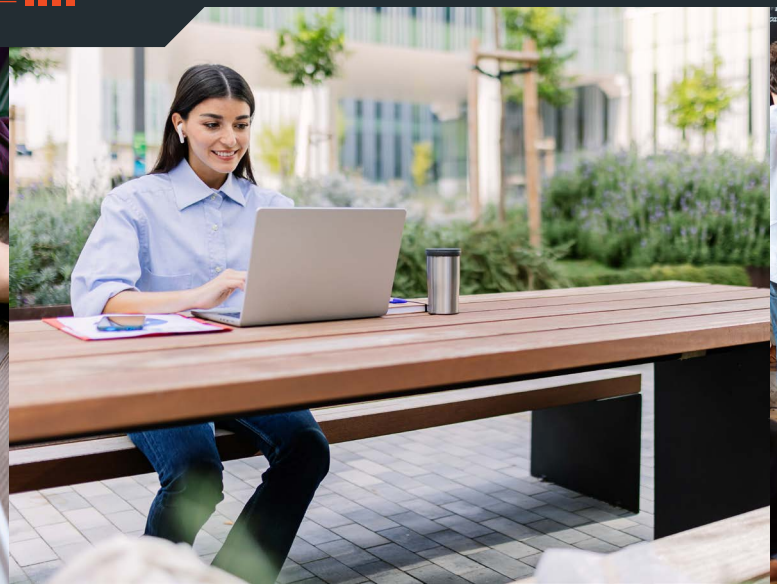


*Conceptual Retail Buildings*

# PLANNED AMENITIES

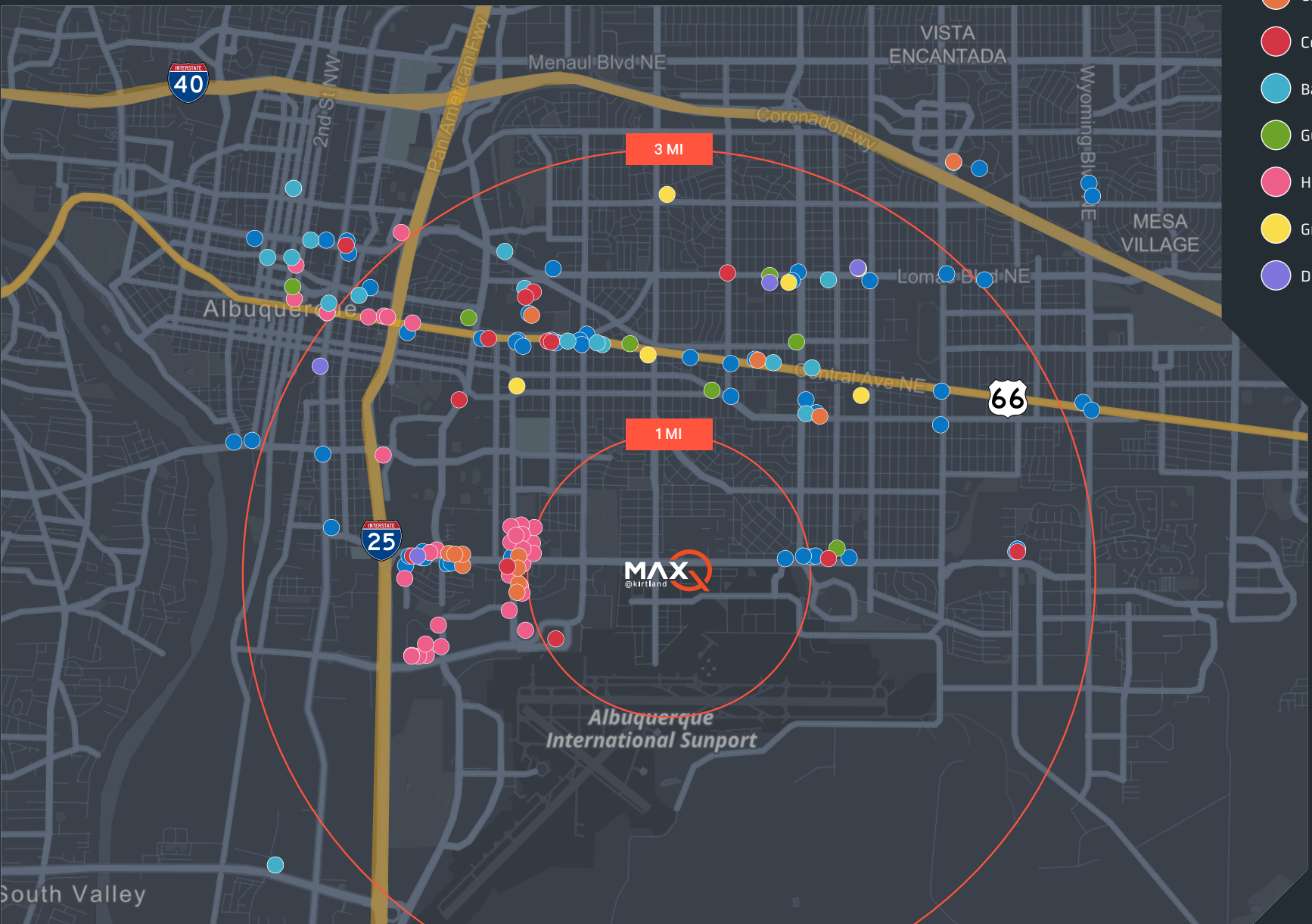
- Walkable amenities including full service and quick service restaurants, hotels, breweries, coffee shops, banking, and retail services
- State-of-the-art development designed with Class A office settings and high-tech R&D facilities
- Proposed 20,000 SF incubator space designed for use by new tenants during build-to-suit construction
- Located in proximity to most of Albuquerque's top major employers
- Safe and secure, with 24/7 onsite security.
- Potential pedestrian gate allowing for increased synergy between MaxQ@Kirtland tenants and Kirtland Air Force Base







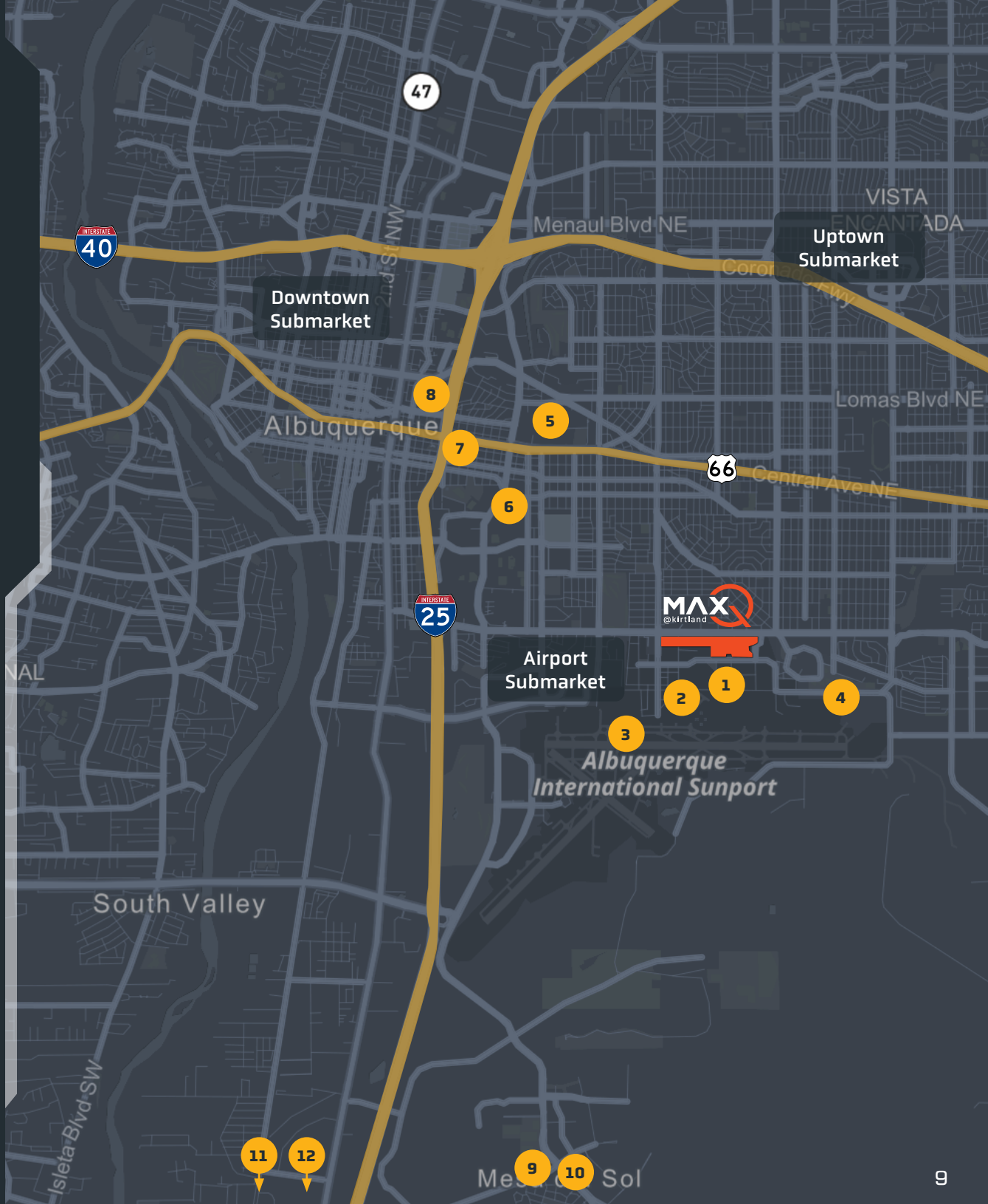
# EVERY NEED
# WITHIN REACH



# SURROUNDED BY MAJOR EMPLOYERS

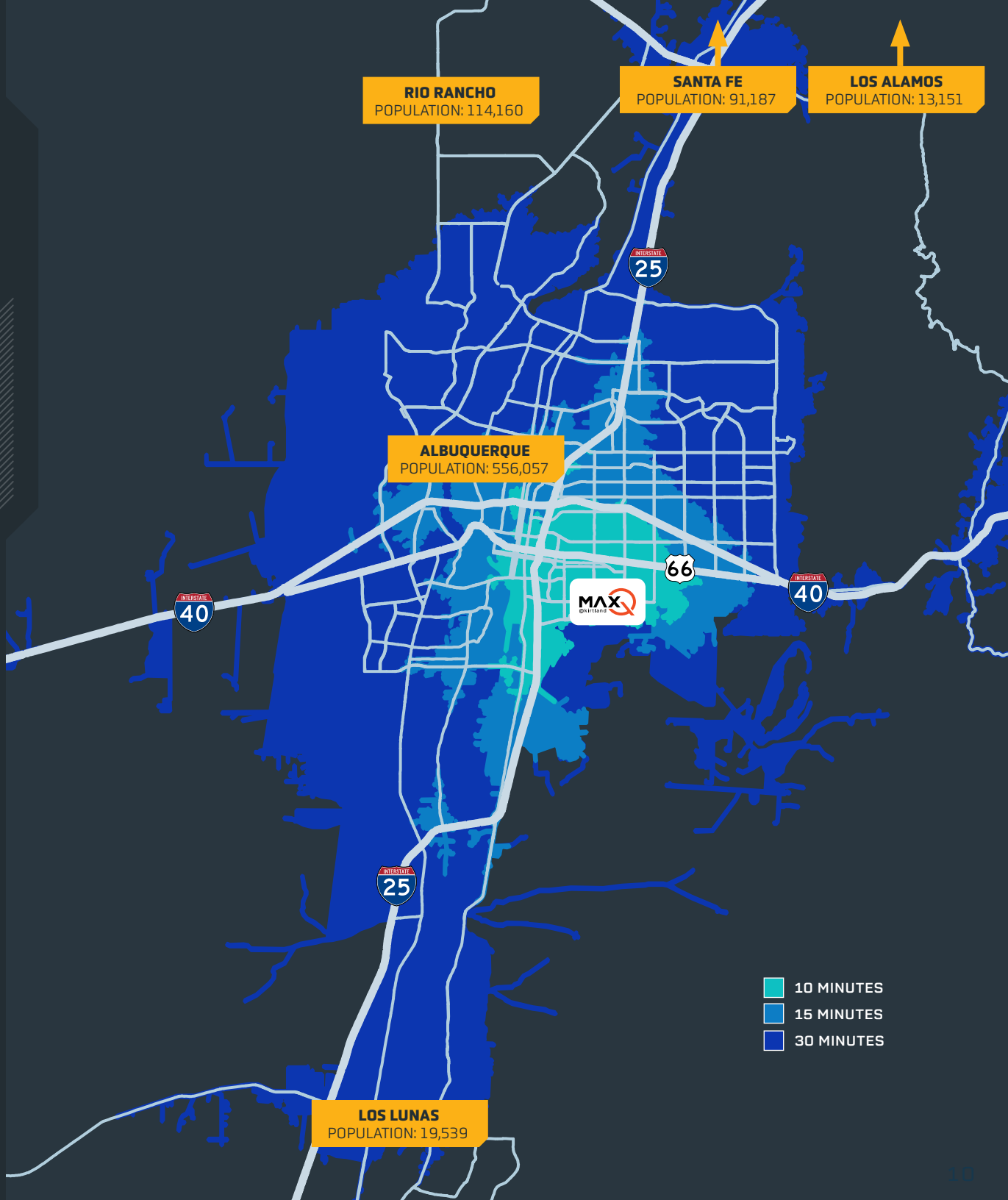
**MAXQ@KIRTLAND IS IDEALLY LOCATED WITH PROXIMITY TO MANY OF GREATER ALBUQUERQUE'S TOP EMPLOYERS INCLUDING:**

1. Kirtland Air Force Base & Air Force Research Labs
   **23,000 Employees**
2. Sandia National Labs
   **14,200 Employees**
3. Albuquerque International Airport
   **3,000 Employees**
4. US Department of Veteran Affairs
   **3,100 Employees**
5. University of New Mexico
   **5,500 Employees**
6. Central NM Community College
   **1,870 Employees**
7. Presbyterian Healthcare System
   **13,460 Employees**
8. Lovelace Healthcare Systems
   **3,500 Employees**
9. Fidelity Investments
   **900 Employees**
10. Netflix
    **1,000 Employees**
11. Amazon
    **3,500 Employees**
12. Meta
    **400 Employees**



# ACCESS FROM ANYWHERE IN THE CITY

| | |
|---|---|
| **1 MIN** | Kirtland Air Force Base |
| **2 MIN** | ABQ International Airport |
| **4 MIN** | Interstate 25 |
| **7 MIN** | Big I Interchange (I-25 / I-40) |
| **11 MIN** | Coors Blvd and I-40 |
| **12 MIN** | Paseo Del Norte and I-25 |
| **13 MIN** | Eubank Blvd and I-40 |
| **25 MIN** | Hwy 550 and I-25 |



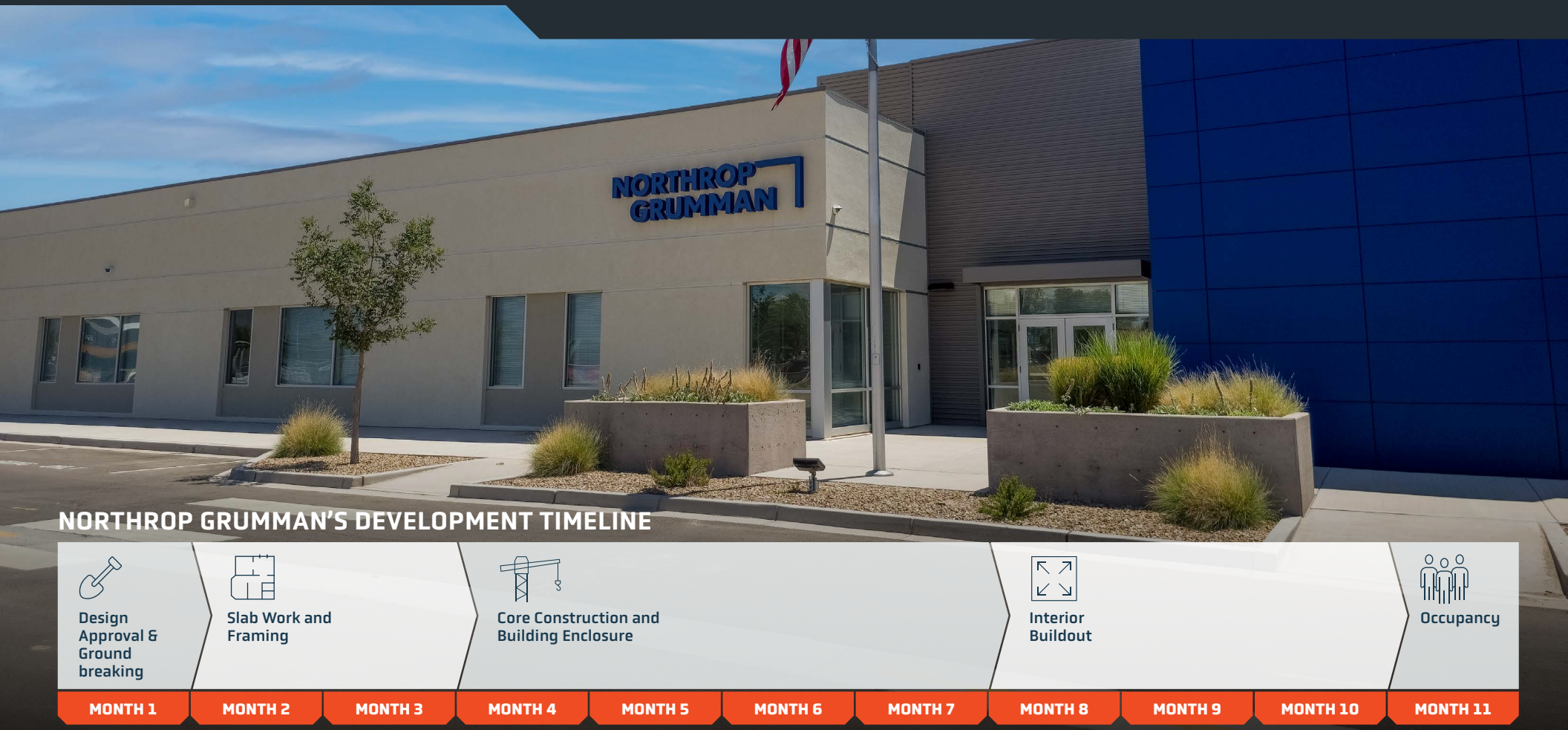
NORTHROP GRUMMAN CASE STUDY

# THE RIGHT PLACE AT THE RIGHT TIME

25,000 SF R & D / OFFICE SPACE

Northrop Grumman's new state-of-the-art facility at MaxQ@Kirtland is designed for space systems engineering and integrated mission operation services to Kirtland Air Force Base and other U.S. military customers. Working closely with Northrop Grumman to bring their vision to life, MaxQ@Kirtland completed this space in just under 11 months from design approval to full occupancy. This timeline was made possible thanks to MaxQ@Kirtland's robust public/private partnerships, allowing the development to fast-track design reviews, planning, zoning and other requirements.

Troy Brashear, Vice President at Northrop Grumman stated that MaxQ@Kirtland is *"one of the nation's centers for aerospace. When you look at the infrastructure, the capabilities and the talented workforce in the area, it's just such a prime spot to support our important customers."*




## NORTHROP GRUMMAN'S DEVELOPMENT TIMELINE

| MONTH 1 | MONTH 2 | MONTH 3 | MONTH 4 | MONTH 5 | MONTH 6 | MONTH 7 | MONTH 8 | MONTH 9 | MONTH 10 | MONTH 11 |
|---|---|---|---|---|---|---|---|---|---|---|
| Design Approval & Ground breaking | Slab Work and Framing | | Core Construction and Building Enclosure | | | | Interior Buildout | | | Occupancy |

# ALBUQUERQUE 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 a leader in trade, finance and industry throughout the southwest, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.

## DIVERSE POPULATION

- **63%** Diverse population Compared to 42% nationally *(lightcast 2025)*
- **1,058,923** Population within a 60-minute drive time of the I-40/I-25 interchange *(Esri)*

## LOW COST OF LIVING

- **94.9** on a national scale of 100 *(C2ER 2024)*
- **$408,297** Median Housing Value *National - $424,900 (Realtor.com)*

## COMMERCIAL HUB

For business, trade, finance, film industry and commerce for New Mexico

## EXCEPTIONAL QUALITY OF LIFE

- 5,312 feet in elevation – higher than Denver
- 24.4-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



# HIGHLY-EDUCATED WORKFORCE

**37%**
Have a Bachelor's degree or higher *(Esri)*

**55.3%**
Of the population is millennial and younger *(Esri)*

**111,470±**
Students are enrolled in two-year and four-year colleges and universities *(Lightcast 2025)*

**23%**
Increase in freshman college enrollment from 2021-2024
*(NM Higher Ed Dept)*

**15.8%**
Of population over 25 holds graduate/professional degree. Higher than most peer communities and higher than the national average *(Esri)*

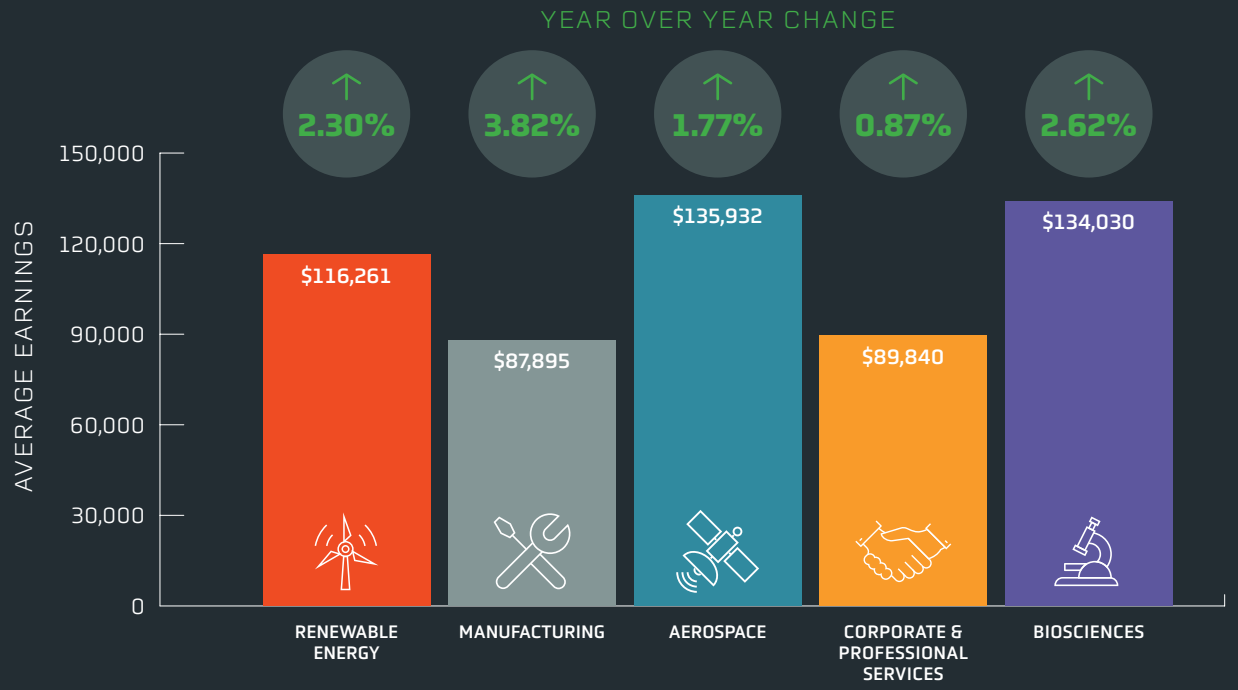
**63%**
Of workers in all occupations identify as a person of color
*(Lightcast 2025)*



# TOP THRIVING INDUSTRIES

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## INCREASE IN AVERAGE EARNINGS FOR TARGET INDUSTRIES




# GREATER ALBUQUERQUE TOP INDUSTRY RANKINGS

COMPARED TO SIMILAR-SIZED MARKETS

**1st** Highest count of Scientific Research and Development jobs

*Source: Reflects Metro Areas 500K–1M population, NAICS 5417*

**3X** More concentrated than the national average in Biosciences

*Source: Measured by LQ, Reflects Metro Areas 500K–1M population, Biosciences Cluster*

**TOP 5** Highest count of jobs for Information Security Analysts

*Source: Reflects Metro Areas 500K–1M population, SOC 15-1212*

# BE PART OF THE AEROSPACE COMMUNITY IN NEW MEXICO

- Spaceport America (SA)
- Sandia National Laboratories (SNL)
- Los Alamos National Laboratories (LANL), Los Alamos
- The Center for Integrated Nanotechnologies (CINT)
- Air Force Research Laboratories (AFRL)
- Directed Energy and Space Vehicles Directorates
- Magdalena Ridge Observatory (MROI), Socorro
- Very Large Array (VLA), Plains of San Agustin
- Starfire Optical Range, Kirtland Air Force Base
- New Mexico State University (NMSU) Physical Science Laboratory (PSL), Las Cruces
- White Sands Missile Range (WSMR)
- NASA White Sands Test Facility (WSTF)
- Kirtland Air Force Base, Albuquerque
- Cannon Air Force Base, Clovis
- Holloman Air Force Base, Alamogordo
- Space Rapid Capabilities Office (Space RCO)



# PRO-GROWTH ENVIRONMENT

## INCENTIVES THAT FOSTER GROWTH

**INDUSTRIAL REVENUE BOND (IRB)**

**JOB TRAINING INCENTIVE PROGRAM (JTIP)**

**LEDA FUND GRANTS**



## RECRUITMENT AND INDUSTRY-FOCUSED INCENTIVES

### MANUFACTURING

- Gross receipts tax deduction on the sale or lease of qualified manufacturing equipment
- 100 percent gross receipts tax deduction on manufacturing consumables
- Single sales factor tax apportionment for manufacturers
- High wage jobs tax credit
- Technology jobs and research and development tax credit
- Rural jobs tax credit (for communities with 30,000 or less in population 10 or more miles from the city limits of Albuquerque proper)

### RENEWABLE ENERGY

- Alternative energy product manufacturers tax credit
- Biomass-related equipment and materials deduction
- Biodiesel facility tax credit
- Property tax exemption for solar systems
- New solar market development tax credit
- Solar gross receipts tax deduction
- Gross receipts tax deduction for wind and solar systems

### AEROSPACE DEFENSE

- Aircraft manufacturing and maintenance services tax deduction
- Directed-energy systems and satellites gross receipts tax deduction
- Space gross receipts tax deduction
- Commercial or military aircraft tax deduction
- Military acquisition program tax deduction




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