

Offering Memorandum

Award-Winning Building

142 Truman St. NE | Albuquerque, NM 87108



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NAI Maestas & Ward

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Property Overview

Location

NWQ Central Ave. & San Mateo Blvd. NE

Address

142 Truman St. NE
Albuquerque, NM 87108

Price

\$599,000 (\$81.61/SF)

Building Size

±7,340 SF

Land Size

±0.50 acres

IDO Zoning

MX-M, Moderate Intensity

Construction Type

Wood Frame/Stucco

Year Built/Remodeled

1955/2007

Mini APOD

Proposed Rent Schedule @ \$12/SF	\$88,080
7% Vacancy	\$6,116
Effective Gross Rent	\$81,914
Annual Operating Expenses	
Property Taxes	\$4,715
Building Insurance	\$2,202
Misc. Expenses & Utilities	\$25,583
TOTAL OPERATING EXPENSES	\$32,500
NET OPERATING INCOME	\$49,414
CAP RATE: 8.25%	



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Property Highlights

- Newly-renovated, contemporary office space
- Well maintained with pride of ownership
- Close proximity to Nob Hill amenities
- Each suite has its own exterior entrance
- Daylighting
- Non-toxic finishes – bamboo, cork, Interface carpet tiles, clay, non-toxic paints
- Clay walls by American Clay - americanclay.com
- LEED Gold certified
- Energy Star certified
- 3.2 kW photovoltaic solar system
- Off-street parking
- LEED Gold NC and LEED Platinum EB
- New restorative silicone coating over TPO roof - 2020 (with transferable 20-year warranty)



Property Story

East Nob Hill

East Nob Hill, a central location in Albuquerque on historic Route 66, is an optimal location for small businesses in Albuquerque. East Nob Hill is in the first stages of a dramatic revitalization process and has benefited from a highly-visible green development project. A majority of the people who work at 142 Truman live in or near Nob Hill. East Nob Hill is a trendy, urban city center, attracting considerable amounts of local, regional, and out-of-state new home owners. The tenants and owners of 142 Truman will act as a model for sustainable development in the revitalization of this area.

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At the beginning of 2006, the owners were committed to finding and developing a green office building in east Nob Hill to house their organization and publicly promote their social and environmental values. The one-story office building sits on approximately 1/2-acre of land in the Highland Neighborhood District, which has been identified as a desirable area for greater density and mixed-use projects by local neighborhood associations and the City of Albuquerque.

Green Development

The owners of the building are committed to the ideals of green development and efforts to lower the impact that humans have on the environment. The building includes:

- Green Building Practices
- LEED Certification
- Urban & Community Revitalization

142 Truman was on the “2007 AIA Tour of Buildings” and numerous USGBC NM “GreenBuilt Tours”. Green Building Magazine (a Builder’s magazine with a circulation of 115,000) and Living Green New Mexico wrote articles about the process and products used in the building, as will Albuquerque Business First and Albuquerque Journal.

LEED-EB

By utilizing the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED™) program, 142 Truman is a leading example of sustainable redevelopment. LEED-EB promotes development in five environmental categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality. It also recognizes superlative sustainable environmental efforts in Innovation in Upgrades, Operations, & Maintenance. Through the careful selection of appropriate credits and fulfillment of mandatory prerequisites, LEED-EB seeks to reduce building impacts on the environment, achieve operational goals and enrich occupant health.

Transportation

The owners are committed to reducing carbon emissions by promoting the use of public transportation, bicycles, shared vehicles and alternative-fuel vehicles. Our site is centrally located within the city on the same block as a bus stop for local and express bus transit. The building has secure parking for bicycles and a shower room for bicycle and pedestrian commuters.

Design Strategies

The owners delivered a plan for transforming this unremarkable building into an attractive and desirable property through the use of bioclimatic and sustainable design strategies. Existing asphalt and concrete paving have been replaced with native plantings and xeriscape; trees provide visual interest and shade. The building facade is clad with architectural insulated metal and solar hydronic panels to increase the insulation value of the building envelope,



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generate electricity and modernize the aesthetic. Existing exterior walls (CMU and slump block construction) remain; interior partitions and finishes have been recycled and modified to accommodate the new tenants. Interior finishes were selectively replaced with environmentally responsible materials that support the health of the building occupants. Skylights provide natural light and ventilation to the building interior, as well as reduce cooling loads. A lushly planted central courtyard, open to the sky above, provides a place of respite and social interaction for staff and visitors, bringing daylight into the offices and introducing fresh air into the building.

Materials

Many green interior finish products: recycled content products, rapid renewable materials (such as cork, bamboo and linoleum) certified wood, no added urea-formaldehyde wood, low toxicity and non-toxic paints and adhesives, and materials manufactured or harvested locally.

Water

Water sources in the Southwest are precious, so our water use will be thoughtful and conservative. Rainwater captured from the roof is harvested into an aboveground cistern for landscape irrigation and below-ground storage tanks for reuse within the building for cooling needs. Fixtures are low or no flow and include gray water reuse devices such as Water Saver Technology.

Energy

By optimizing building insulation, interior mass and incorporating passive solar design principals, fossil fuel consumption has been minimized. The electricity comes from green power sources, and additional energy needs have been met with photovoltaic panels and other active technologies. Cooling is accomplished through passive ventilation and a water-cooled courtyard, supplemented by an existing HVAC system and added economizer equipment. The offices are heated by passive solar gain, mass walls for temperature stability, a solar hydronic system and existing mechanical.

Maintenance & Operations

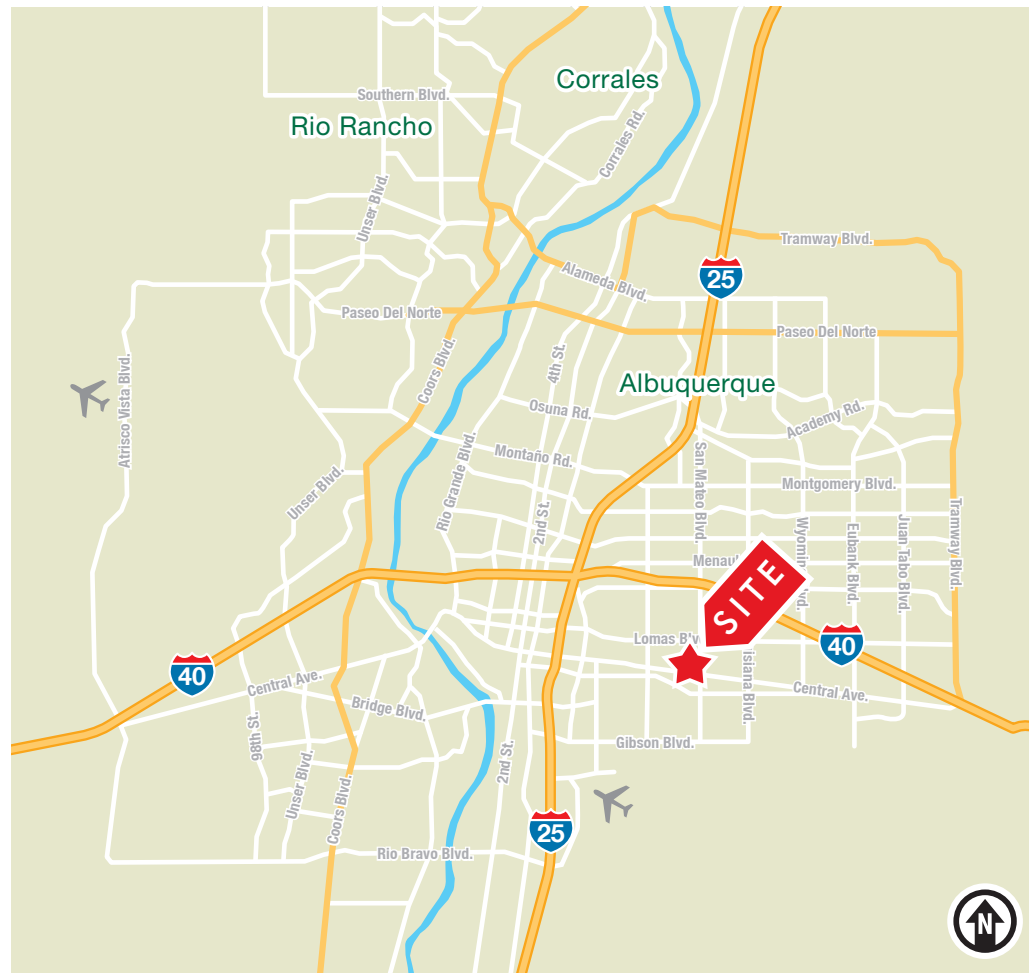
All of the tenants believe in sustainability as a way of life and are committed to operating the offices with environmentally responsible practices. Recycling is prominently featured and facilitated within the building, and all building appliances are Energy-Star rated. Building maintenance is conducted by a green cleaning program that uses non-toxic products and procedures and integrated pest control.



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Location



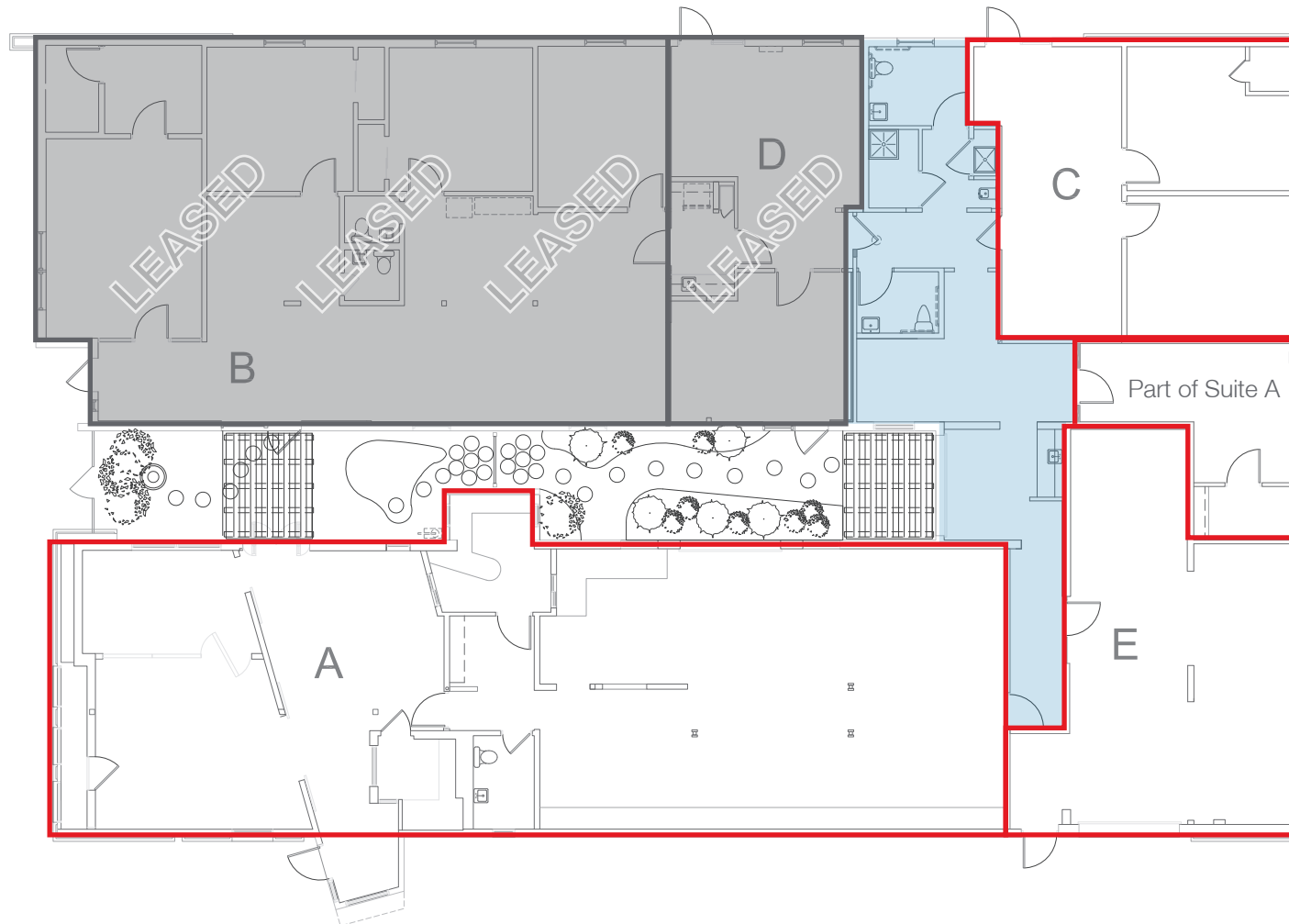
High-Altitude Aerial



Low-Altitude Aerial






Floor Plan



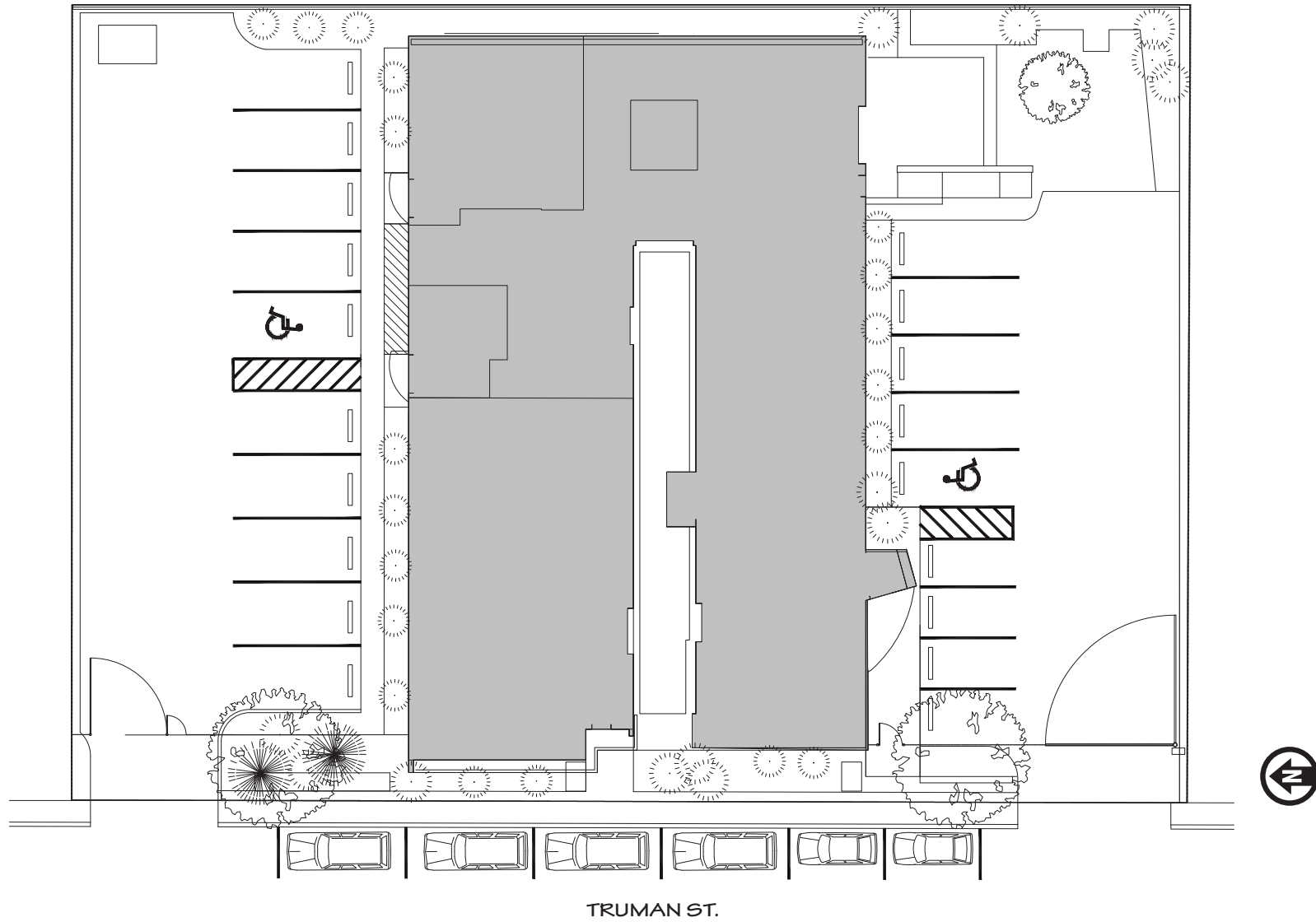
AVAILABLE SUITES:

Suite C: ±876
Suite A: ±2,785 RSF
Suite E: ±836 RSF
Suites A&E: ±3,621

 Available
 Leased
 Common Area



Site Plan



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