



Level  
**2**  
WINROCK  
TOWN CENTER





# Level2

## WINROCK TOWN CENTER

### Vibrant Green

The Level2 office space offers your company the unique opportunity to provide a robust environment for you and your employees to thrive. This mixed use site has the advantages that cutting edge business requires.

- > Corporate headquarter opportunities
- > Building naming rights
- > Smart growth<sup>1</sup> location
- > Outstanding accessibility
- > Endless on-site amenities

#### ABOUT GOODMAN REALTY GROUP

Goodman Realty Group is proud to be one of the Southwest's premier green development companies. In fact, sustainability is a founding principle at Goodman Realty Group. Goodman properties reduce energy consumption through efficient design, education, and alternative energies. We employ a number of unique methods and practices that help sustain the environment and, as a result, our clients realize financial benefits. The Goodman environmental philosophy not only positively affects our clients' bottom line, it also impacts the health and welfare of the planet and future generations.

<sup>1</sup> EPA "Smart Growth and Economic Success: The Business Case"





## High visibility, high demand

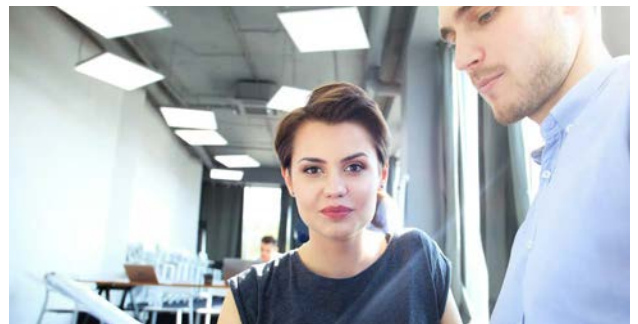
Located in the heart of Uptown Winrock's Level 2 amenity rich location offers the convenience and inspiration no other office space can.

### Amenities include

- > Easy access to I-40 with a private west bound I-40 on ramp
- > 20 Minutes to airport and most metro areas
- > Numerous on-site dining and shopping options
- > Nearby residential
- > Free parking

### Area amenities include

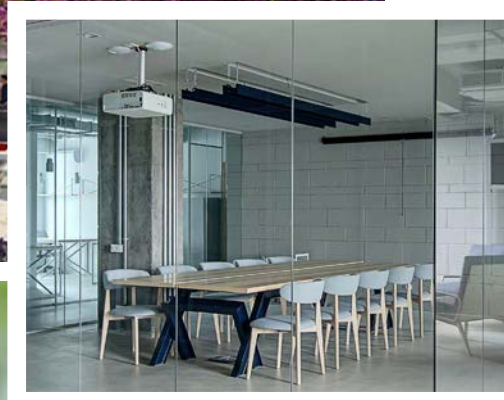
- > Metro area's most popular shopping malls, Winrock, Coronado & Uptown
- > 4 National hotels
- > Walking and bike trails nearby
- > 12 Tennis courts
- > 30+ Restaurants within walking distance





## Craft your office in this versatile space.

Customize your environment in this first-generation office space to meet your exact specifications. You are only restricted by the boundaries of your own imagination. The facility easily converts to both conventional and millennial design rivaling any other property within the 5 State, Southwest region.



Winrock is a multi-phased development where upon completion you will enjoy a vibrant lush green space, outside pedestrian amenities, activities and more importantly a location where its occupants will have a true sense of community. These attractive qualities can have a profound impact in employee recruitment and retention. Level 2 at Winrock Town Center offers the following:

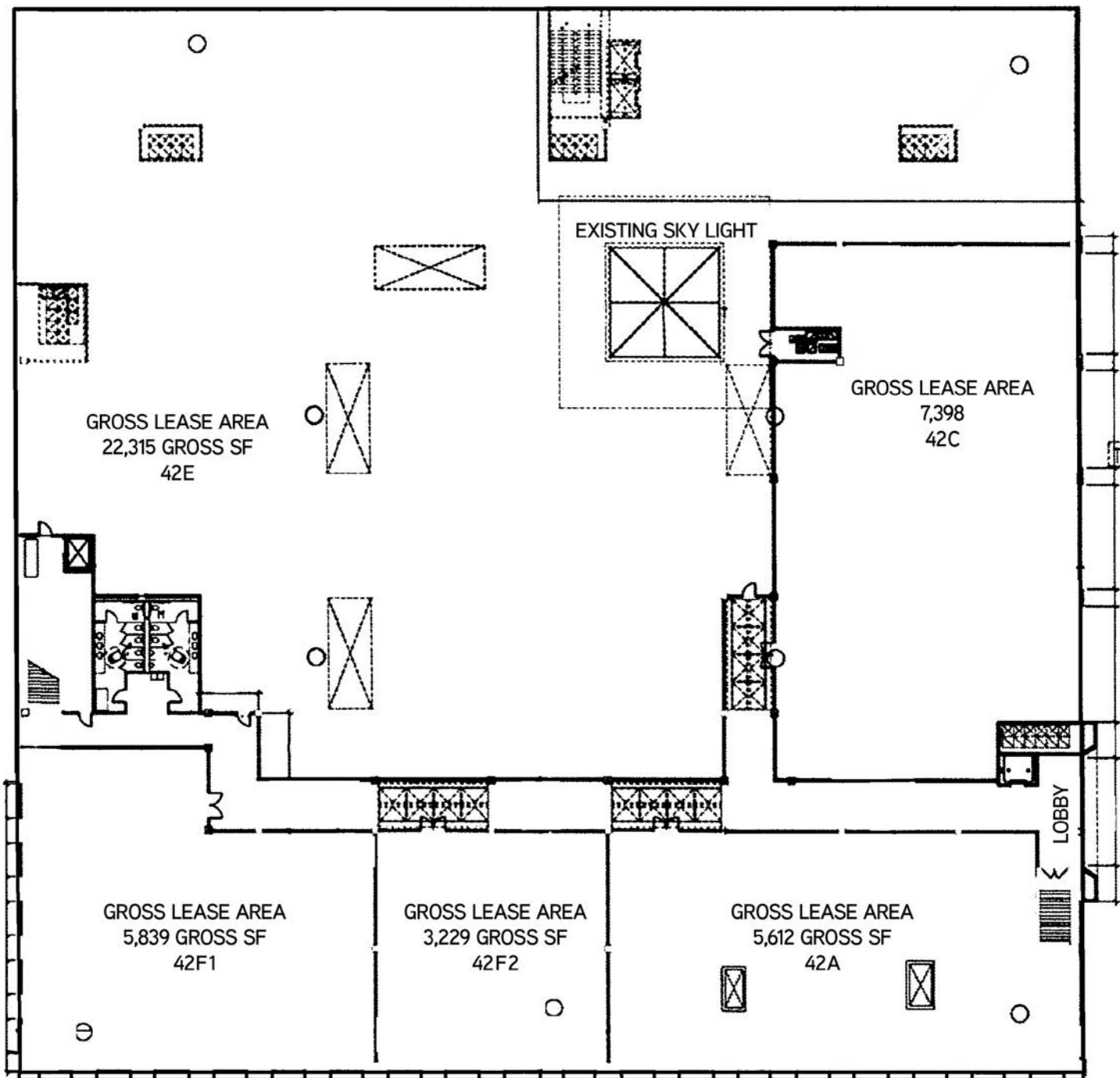


- > Full Service lease
- > Rate of \$24.00 psf with a base year for OPEX
- > 14 foot ceilings
- > 6:1000 parking ratio on site
- > Surface parking and parking structure available
- > An attractive Tenant Improvements package
- > Flexible design options
- > In-house architectural and design
- > On site services, property management, security and maintenance
- > 7,000 to 60,000 square foot suites available
- > Deliverable by July of 2018

Call to arrange your tour today.



North



Layout the perfect office



## Surrounded by success

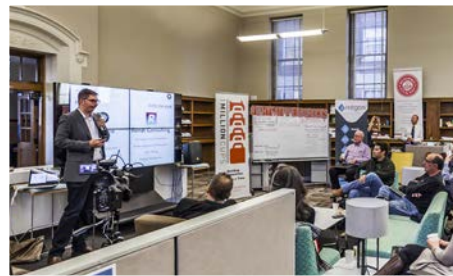
- > Albuquerque's Uptown area is the largest retail trade area in New Mexico
- > The surrounding area is one of the largest business districts in the state
- > \$318 Billion in annual household expenditures is estimated within a 5 mile radius
- > The area boast a daytime infusion of employees of almost 100,000

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## ABQ makes business sense

- › **Available Space.** Existing inventory of commercial spaces provide cost-effective options for business to set up shop or expand operations. Meanwhile rents and other costs are rising in other similar cities.
- › **Public/Private Sector Incentives.** Tax subsidies, Employer Credit Programs and Start-up Incubators are all part of local government and private sector investments in Albuquerque's future as a diverse leader in technology jobs. Already NM has a new job creation rate in line with Colorado, Utah and California.
- › **High Caliber Workforce.** Albuquerque has a strong, youthful and ready workforce. With more PhD's per capita than any other city, Albuquerque also boasts 26% of residents with a 4-year degree.
- › **Abundant Energy Sources.** NM has access to almost every possible energy source and has the second lowest utility costs in the west.
- › **Unique Opportunities.** Albuquerque's unique multicultural history provides employers with a strong pool of bilingual speakers and a rich tapestry of diversity which mirrors the new national dynamic of minor majority.
- › **Environment Ripe for Success.** With billions of dollars invested in the strengthening infrastructure projects like the Albuquerque Rapid Transit to tech start up incubators like the UNM Rainforest, Albuquerque's city and county governments are creating an environment ripe for business and community success.
- › **Visitors Love NM.** Tourism has been and continues to be a driving force in growth. The increasing presence of film industry and explosive growth of micro and craft brewery have bolstered a strong tourism sector.
- › **Invested in Growth.** Local government has invested billions in transportation and infrastructure to support growth and encourage migration to the Duke City. Major public/private sector investments have resulted in exciting energy and incredible programs supporting start-ups.





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