

5525 Highway 64  
Farmington, NM 87402

Sale or Lease

\$110 psf Sale Price

\$12-\$14 psf Lease Rate



For more information, contact:  
**THOMAS JENKINS, CCIM, SIOR**  
Qualifying Broker  
(505) 539-3201  
tom@reanm.com

**BARBARA CUOCO**  
Associate Broker  
(505) 539-3202  
barbara@reanm.com

**REA | Real Estate Advisors**  
1800 Lafayette NE  
Albuquerque, NM 87106  
505.539.3200 (p)  
www.reanm.com

## Property Highlights

- Campus Setting ideal for office, medical, education and other users
- Ability to lease or purchase a single building or entire campus
- Excellent Visibility - Located on a major arterial
- 7.62 acre site
- Sizes range from 3,600 sf - 46,839 sf
- Excess land provides 10.23 parking spaces / 1,000 sf
- Well designed floor plans with quality finishes throughout
- Readily Divisible

## Property Description

5525 US 64 is a four-building campus on a major arterial. The buildings combine for 46,839 vacant square feet. The site features excess land and is currently configured for a parking ratio of 10:23 spaces per 1,000 square feet. The site could accommodate additional buildings and/or a construction yard space.

Located on the southside of Farmington, the complex is readily accessible from the adjacent communities of Bloomfield and Aztec. Farmington is the commercial, healthcare and education center of the Four Corners

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**THOMAS JENKINS, CCIM, SIOR**

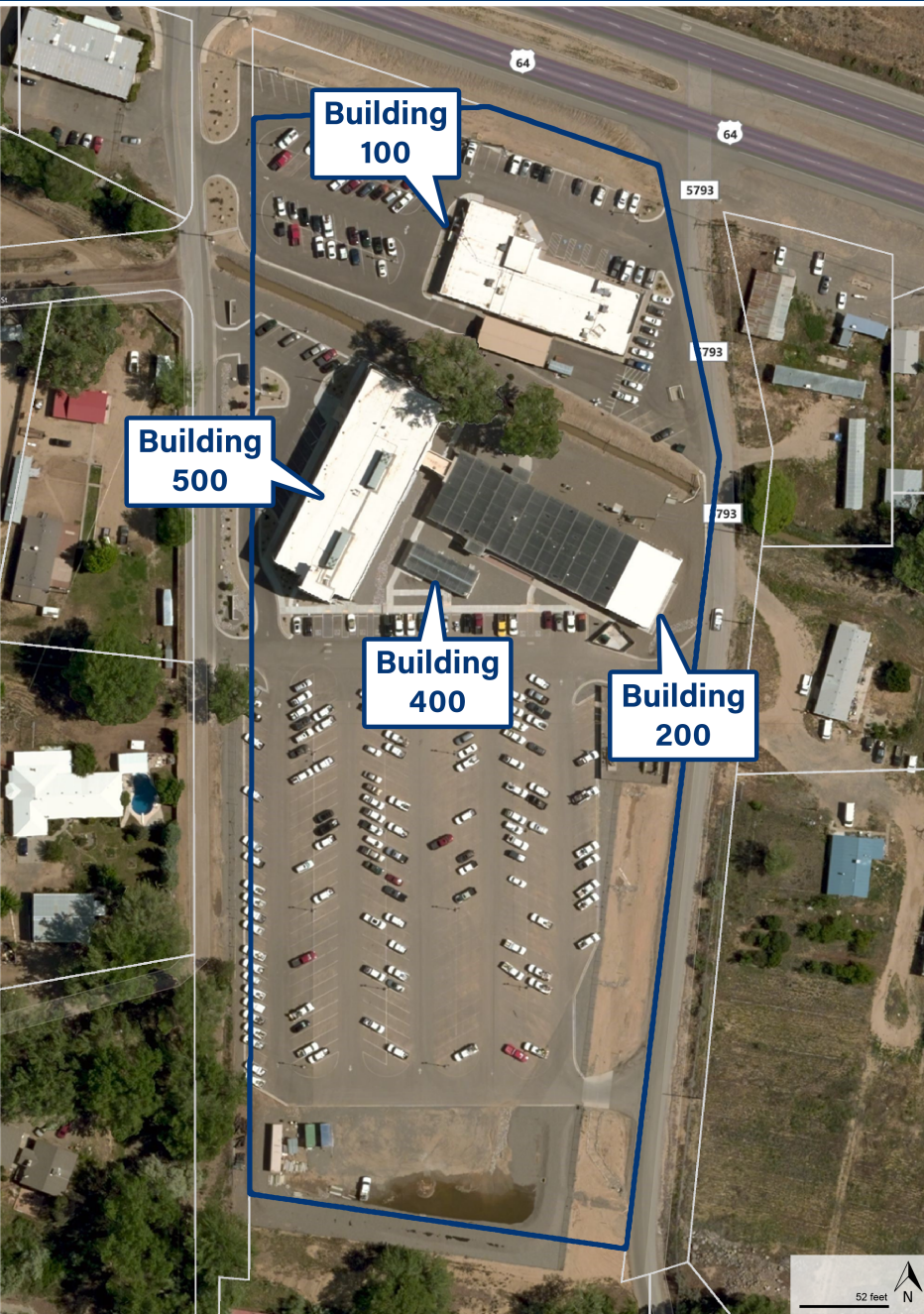
Qualifying Broker  
(505) 539-3201  
tom@reanm.com  
13292, New Mexico

**BARBARA CUOCO**

Associate Broker  
(505) 539-3202  
barbara@reanm.com  
49309, NM

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## Property Description



### 5525 Highway 64 Office Campus

5525 US 64 is a four-building campus on a major arterial. The project was developed in phases by Conoco Philips. The buildings combine for 46,839 vacant square feet. The site features excess land and is currently configured for a parking ratio of 10:23 spaces per 1,000 square feet. The site could accommodate additional buildings and/or a construction yard space.

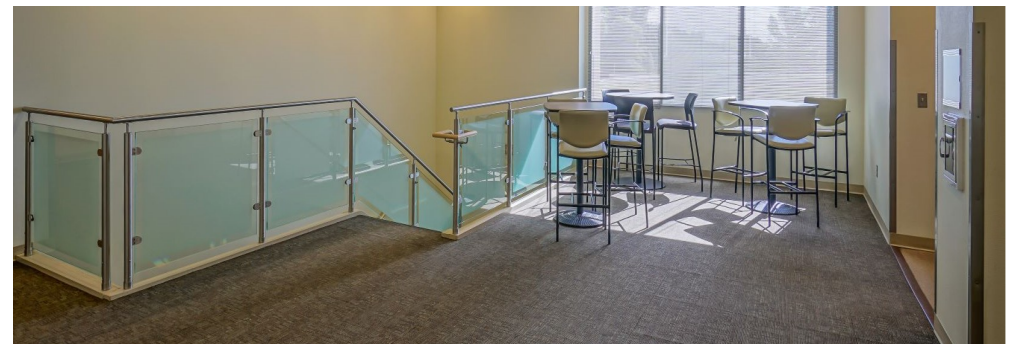
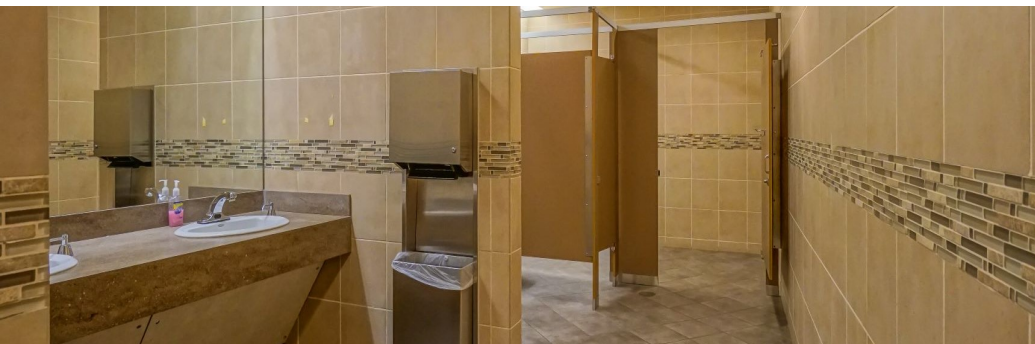
The available buildings which make up the 5525 Highway 64 Campus are as follows:

- Building 100 – 10,626 square feet of traditional single-story Class B professional office space. The space features a mix of open landscaping and hard wall offices. Quality improvements throughout with updated bathrooms, kitchen, conference rooms and reception area. The space is divisible.
- Building 200 - 10,315 square feet of traditional single-story Class B/C professional office space. The space features a mix of open landscaping and hard wall offices. Quality improvements throughout with updated bathrooms, kitchen, conference rooms and reception area. The space is divisible
- Building 400 – 1,415 square feet of Class C office space. The building is modular construction. This space is representative of the type of office that has been utilized in the oil industry in the area.
- Building 500 - 24,483 square feet of two-story Class A office space that features a mix of open landscaping and hard wall offices. This is the last building constructed on the site and was completed in 2014. The building was constructed to LEED Standards and is one of the premier office buildings in the region.



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
100	10,626		\$12.00 /sf/yr	Private Office	Move In Ready	Immediate
200	10,315		\$12.00 /sf/yr	Hardwall/Open	Move In Ready	Immediate
400	1,415		\$10.00 /sf/yr	Modular Office	Fair	Immediate
500	24,483		\$14.00 /sf/yr	Corporate Headquarters	Best In Market	Immediate



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### \$110 Per Square Foot

Entire Campus - \$5,152,290.00

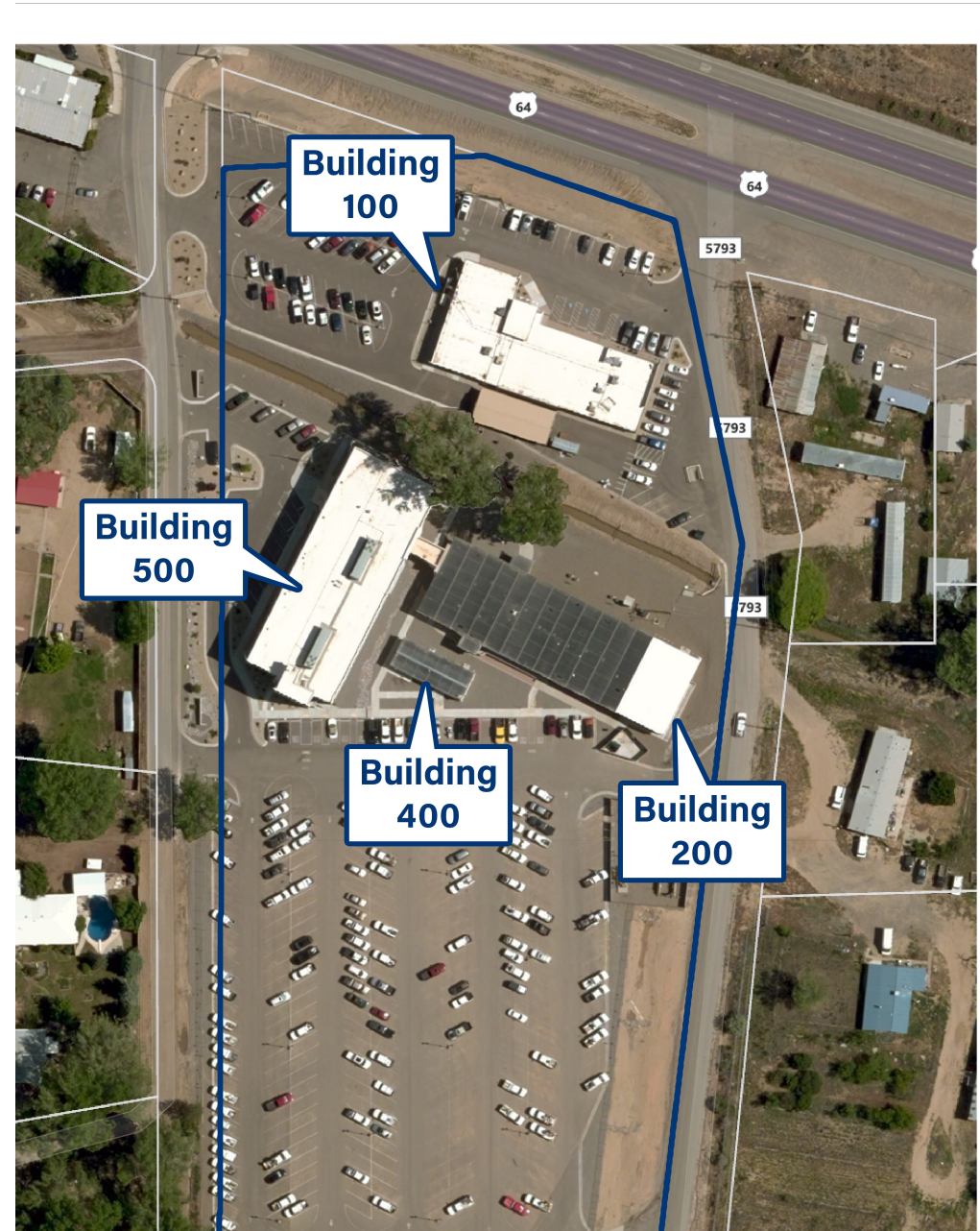
Building 100 - \$1,168,860.00

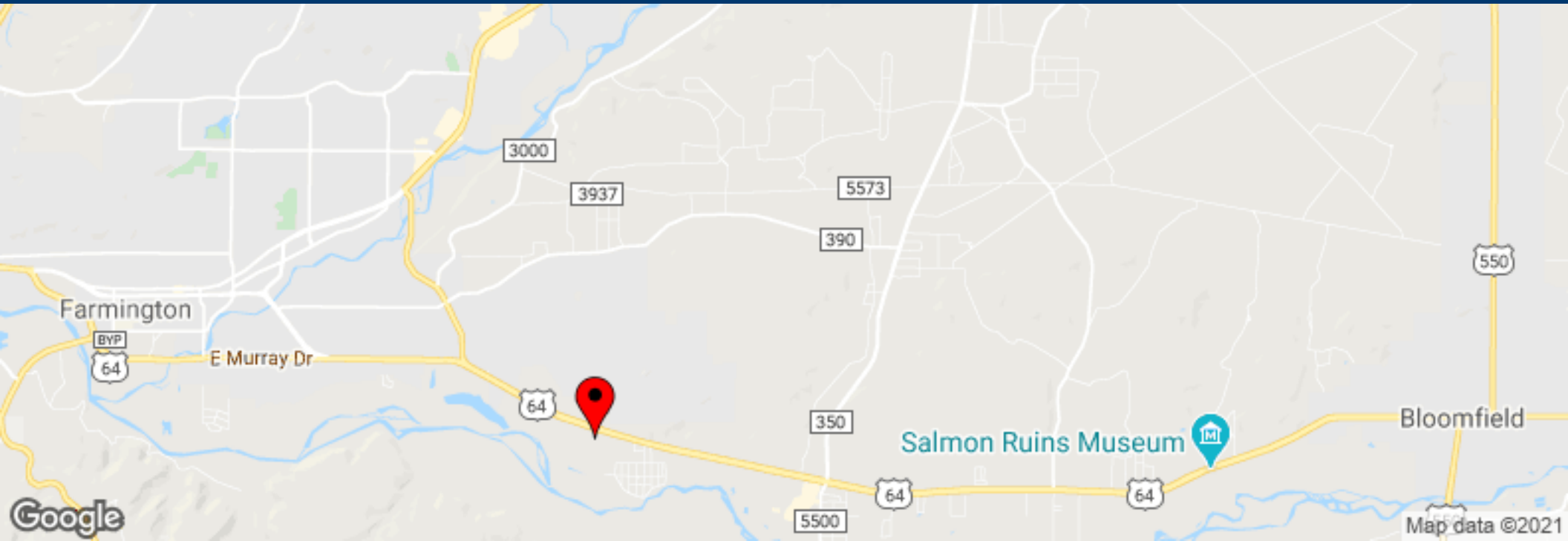
Bldgs 220, 400, 500 - \$3,983,430.00

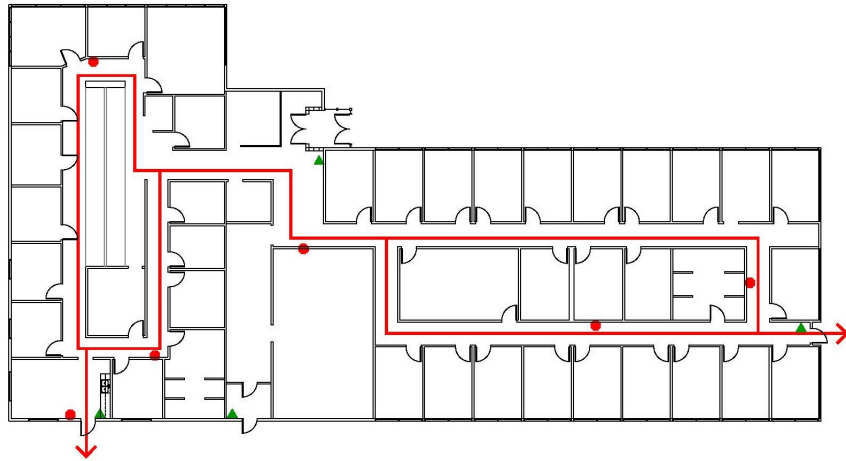
5525 US 64 is a well located property on the south side of Farmington. The campus consists of four (4) separate buildings with a combined total of 46,839 square feet. Each building on the property has it's own unique features and design allowing for a multitude of uses. The site has an impressive parking ratio of 10.23 per 1,000 sf and can easily accommodate additional buildings and/or construction yard space. The newest building on the site was constructed in 2014 to LEED standards and is one of the premier office buildings in the region.

Building 100 is approximately 10,626 square feet. It fronts Hwy 64 and provides great visibility for any occupant by way signage on the front of the building. This building is perfect for a owner/user or can easily be divided to accommodate multiple Tenants. Price - \$1,168,860.00

As building 500 is the only Class A option in the market, the asking price of \$110 per square foot is a great deal as this is approximately 50% of replacement cost. Buildings 200 and 400 are components of building 500, creating a total square footage of 36,213. Price - \$3,983,430.00

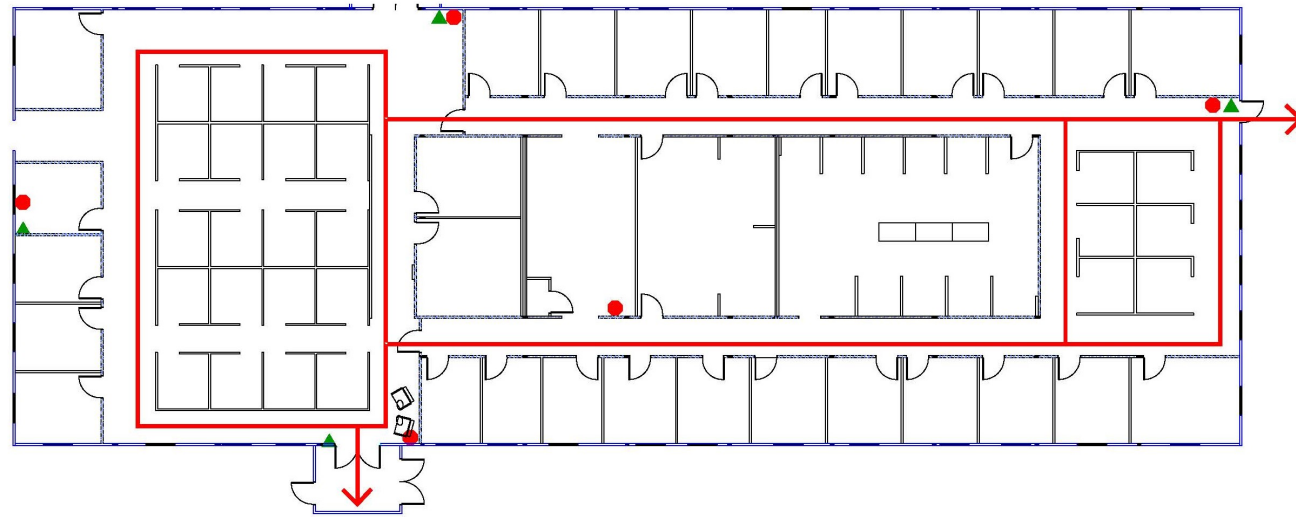




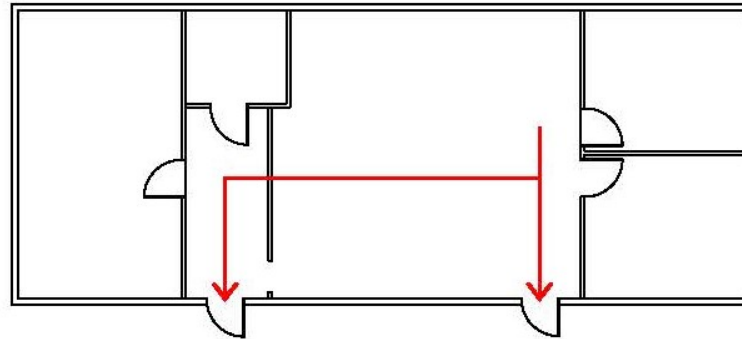


## Building Highlights

- Great Owner/User Opportunity
- Building 100 is Easily Divided to Accommodate Multiply Tenants.
- Tenant Signage on Front of Building
- Traditional Single Story Class B Office Space
- Mix of Hard Wall Offices & Open Landscape
- Updated Restrooms
- Kitchen
- Conference Rooms
- Large Reception Area



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- ▲ FIRE ALARM PULL STATION
- FIRE EXTINGUISHER
- EXIT PATH



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