

Heart Institute MOB

This three-story, 36,550sf medical office building was designed to provide clinic space for The New Mexico Heart Group, a newly formed cardiology practice supporting the Heart Hospital of New Mexico. The facility addresses the physicians' need for proximity to surgical and inpatient functions, which will increase operational efficiency and allow patients convenient access to all services.

The main entrance to the building faces a cul-de-sac adjacent to the Heart Hospital, providing a common point of entry and a strong sense of place for the complex. Limited land area for surface parking required the development of a second parking level and the elevation of most of the building's functional space above the parking. The parking structure is nestled into the slope of the site, which serves to minimize its visual impact.

The functional area is developed on two flexible floorplates that provide space for a cardiac outpatient clinic, an imaging department, patient receiving and processing, a business office and support space. The main entrance is located on-grade and accessed from a landscaped courtyard, where it is readily accessible and visible from the vehicular drop-off on the cul-de-sac and from the parking deck. The main entrance is designed as a prefunction space for an adjacent, large conference room for professional continuing education and community meetings.

The exterior of the facility is designed to be compatible in material, color, massing and detail to the existing Heart Hospital, thereby providing a single, visually unified corporate image for the entire development.



Location..... Albuquerque, NM
 Owner Heart Office, LLC
 Architect Dekker/Perich/Sabatini
 Cost..... \$4.8M Negotiated
 Size 47,412 sf
 Completed August 2003

Awards:

“Merit Award”

**National Association
 of Industrial and Office
 Properties (NAIOP) New
 Mexico Chapter Excellence
 Awards 2003**



The plan was achieved through a Design/build process where the owner, architect (D/P/S) and contractor (Bradbury) worked together from the start of the development phase.

