

DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE

BUILDING SIGNAGE OPPORTUNITY

Lease the entire 15th floor and add your **MARQ** to this iconic building

FREE SPACE PLANNING!

Generous **Tenant Improvements** offered to modernize your space.

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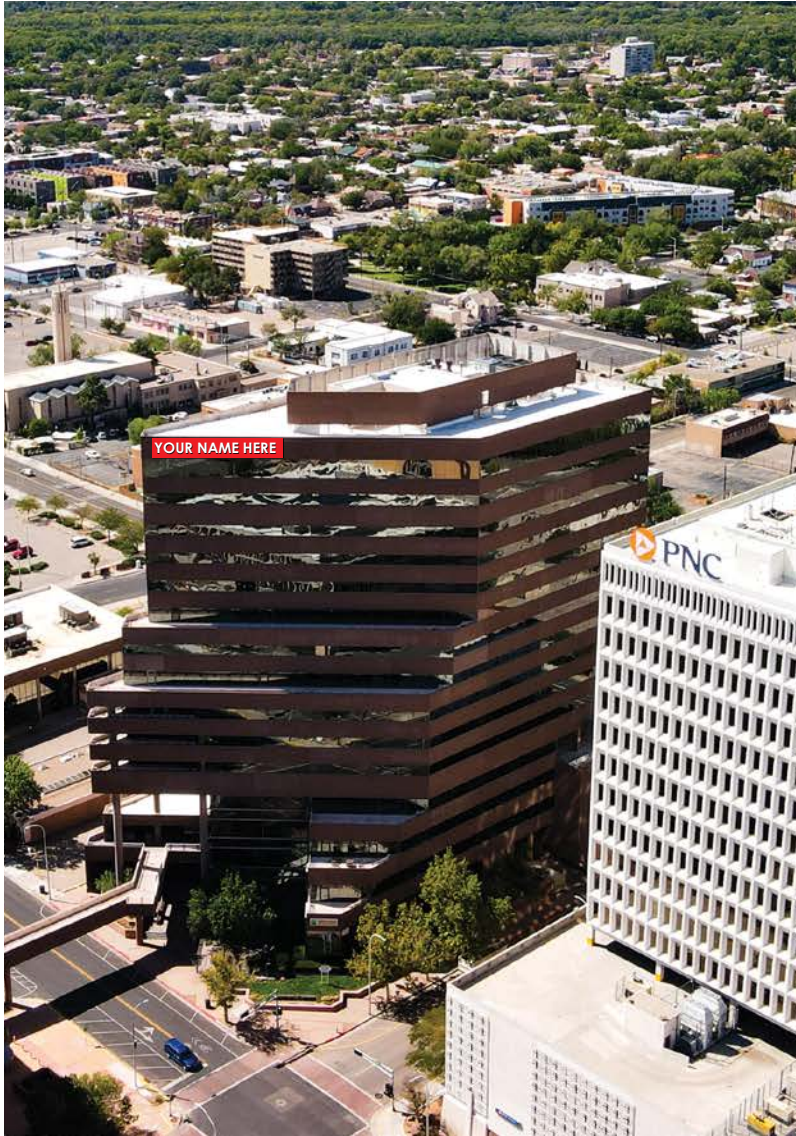
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DOWNTOWN LUXURY

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FOR
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LEASE

» **\$22.50/RSF Full Service** - 14th Floor & Below

» **\$24.50/RSF Full Service** - 15th Floor

Available Space

» 1,173 ±RSF - 67,000 ±RSF

FEATURES

- » Class A landmark building
- » Great downtown location
- » On-site security during business hours
- » On-site, **secured** parking garage for tenants and guests
- » Public Wi-Fi lounge on 1st & 2nd Floor
- » Cafe & common collaborative areas
- » Incredible views
- » Large contiguous space/multiple floors
- » Dozens of walkable restaurant destinations
- » Minutes to Rapid Ride and Rail Runner

CONTACT

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Owner/Broker

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DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

FOR
LEASE



OPEN SUNLIT ATRIUM



COMING SOON

COFFEE BAR & CAFE



COMING SOON

FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



COMING SOON

RENOVATED ELEVATORS

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DOWNTOWN LUXURY

WHY DOWNTOWN ABQ?

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Embracing Opportunity

In the heart of the enchanting Southwest lies an urban jewel waiting to redefine your business narrative - downtown Albuquerque. Picture a place where the rhythms of the past harmonize with the aspirations of the future, creating an environment that is uniquely vibrant and filled with potential. **This is where your office belongs, and here's why:**

- 1. Networking Nexus:** A downtown office puts you at the heart of the city's business ecosystem. Imagine stepping out for a quick lunch and stumbling into an impromptu networking event or running into a potential collaborator on your coffee break. The proximity to other businesses, both established and startups, could lead to connections you might not find anywhere else.
- 2. Arts and Innovation:** Creativity flourishes where inspiration resides. Downtown Albuquerque's thriving arts scene infuses the area with a constant stream of fresh ideas. From galleries and street art to theater performances and music festivals, your team will find themselves rejuvenated by the energy of the local creative community.
- 3. Revitalization and Development:** The downtown area has undergone significant revitalization efforts in recent years. New infrastructure, green spaces, and modern amenities have turned it into a bustling hub for business and leisure. By setting up your office here, you'll be part of a renaissance, contributing to the area's growth and prosperity.
- 4. Accessibility and Connectivity:** Downtown Albuquerque is a nexus of transportation options. With accessible public transit, bike lanes, and pedestrian-friendly streets, commuting becomes a breeze. Additionally, the nearby Albuquerque International Sunport ensures that your business remains well-connected on a regional and national level.
- 5. Work-Life Balance Redefined:** Beyond the confines of the office, downtown Albuquerque offers a plethora of leisure opportunities. After a productive day, your team can explore eclectic shops, dine at farm-to-table restaurants, or unwind at local breweries. This work-life integration is essential for attracting and retaining top talent.
- 6. Cost-Effective Advantage:** While the advantages of a downtown location are numerous, Albuquerque's cost of living and business operations remains reasonable. This means you can enjoy the benefits of a prime location without compromising your budget.
- 7. Sustainability Commitment:** The city's emphasis on sustainability aligns with modern business values. Downtown Albuquerque is designed with green spaces, LEED-certified buildings, and renewable energy initiatives, reflecting a commitment to a greener future.

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DOWNTOWN LUXURY

AREA OVERVIEW

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Walkable Destinations

- Civic Plaza
- Downtown Hotels
- Court Houses
- Convention Center

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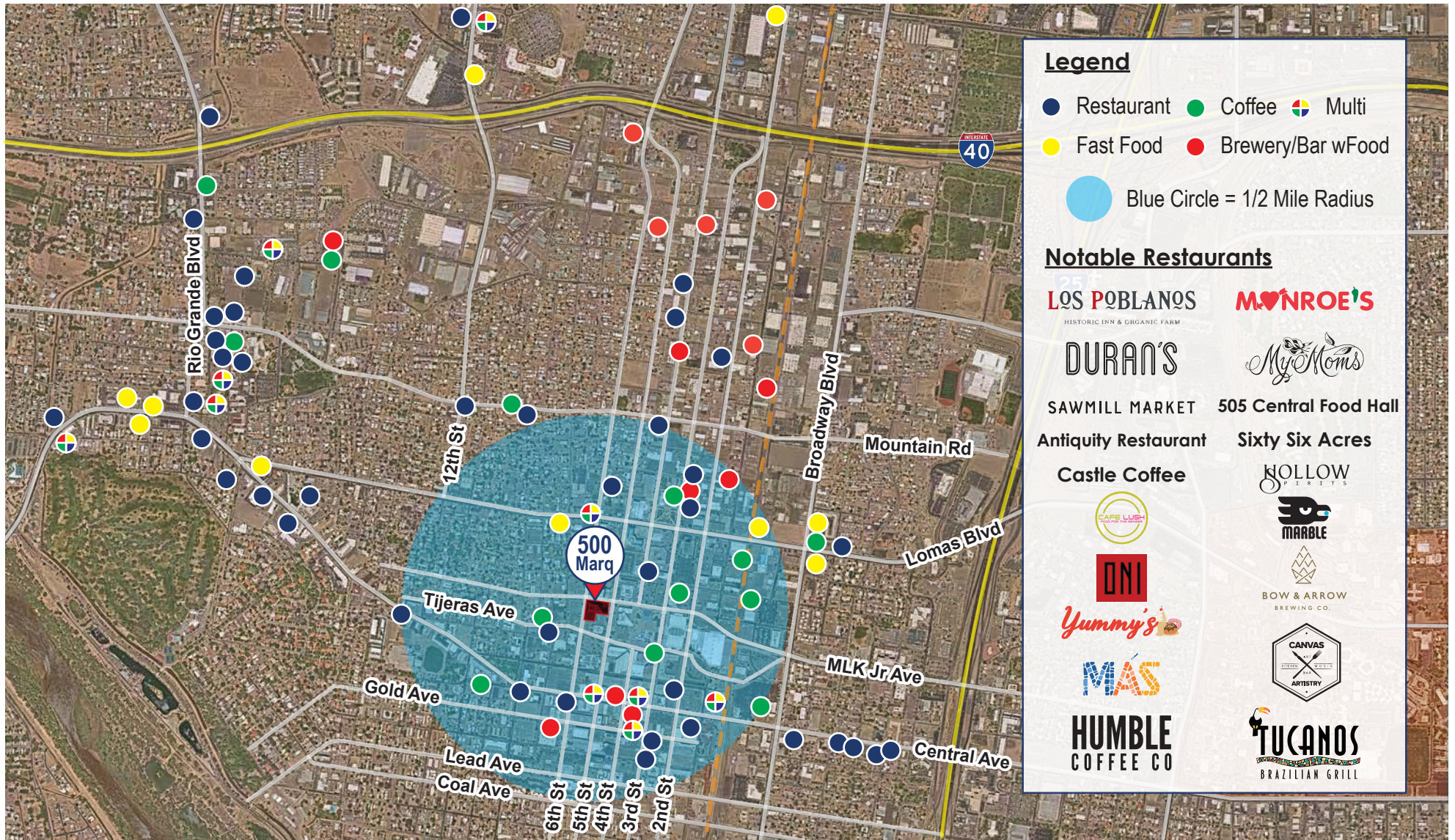
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DOWNTOWN LUXURY

AREA RESTAURANTS

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DOWNTOWN LUXURY

DRIVE TIME DEMOGRAPHICS

FOR
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5 MINUTE DRIVE TIME



Population - 34,242



Avg HH Income - \$51,987



10 MINUTE DRIVE TIME



Population - 131,176



Avg HH Income - \$60,967



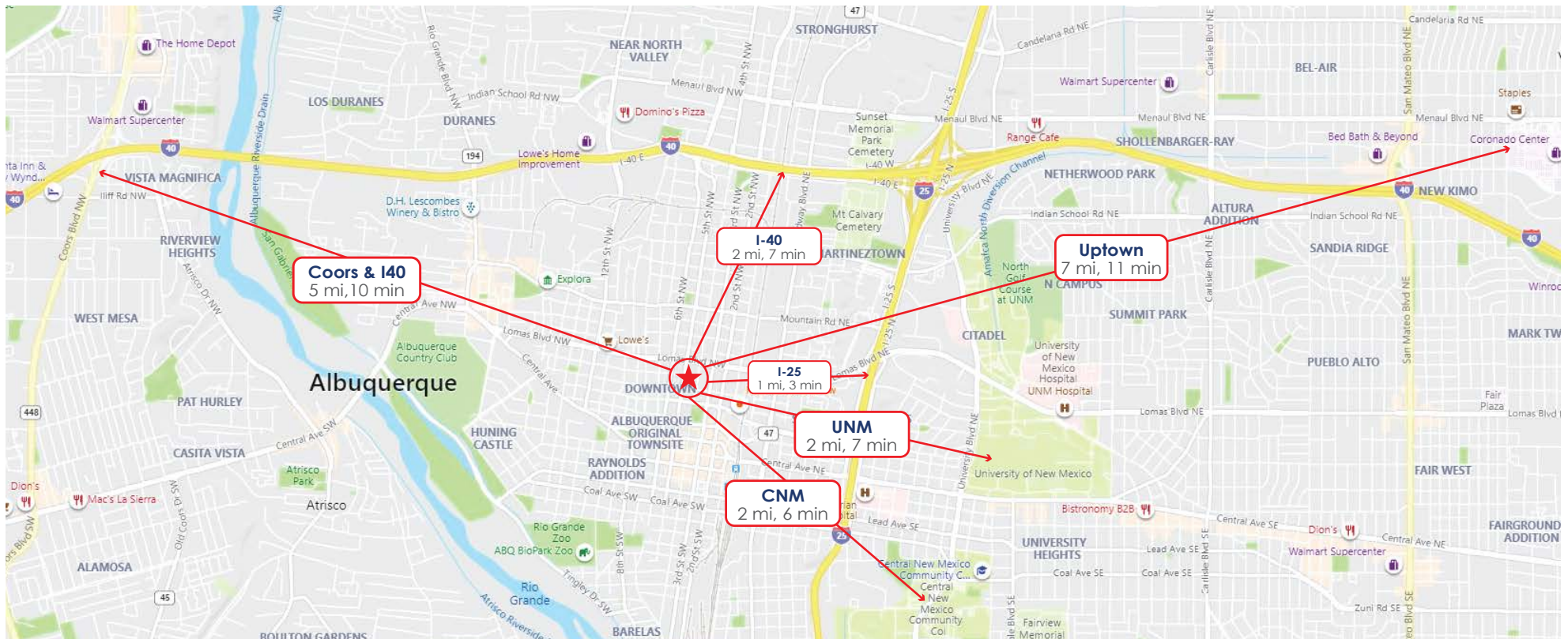
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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DOWNTOWN LUXURY

AVAILABLE SPACE - BY FLOOR

**FOR
LEASE**

Space	Size	Space	Size	Space	Size
1st Floor		6th Floor		10th Floor	
Suite 110	1,173 RSF	Suite 600*	4,224 RSF	Suite 1000	4,598 RSF
2nd Floor		Suite 620*	3,590 RSF	13th Floor	
Suite 260	2,887 RSF	<i>*Combined Total 7,814 RSF</i>		Suite 1300	2,703 RSF
4th Floor		7th Floor		Suite 1360	3,340 RSF
Suite 400	9,087 RSF	Suite 700	12,393 RSF	14th Floor	
5th Floor		Suite 770	4,133 RSF	Suite 1420	6,056 RSF
Suite 500	4,224 RSF	Suite 715	1,424 RSF	15th Floor	
Suite 505*	2,872 RSF	8th Floor		Suite 1500	17,837 RSF
Suite 525*	1,464 RSF	Suite 800	19,608 RSF		
<i>*Combined Total 4,336 RSF</i>		9th Floor			
		Suite 910*	1,630 RSF		
		Suite 920*	2,007 RSF		
		<i>*Combined Total 3,637 RSF</i>			

Lease Pricing

\$22.50/RSF 14th Floor & Below
Full Service

\$24.50/RSF 15th Floor
Full Service



DOWNTOWN LUXURY

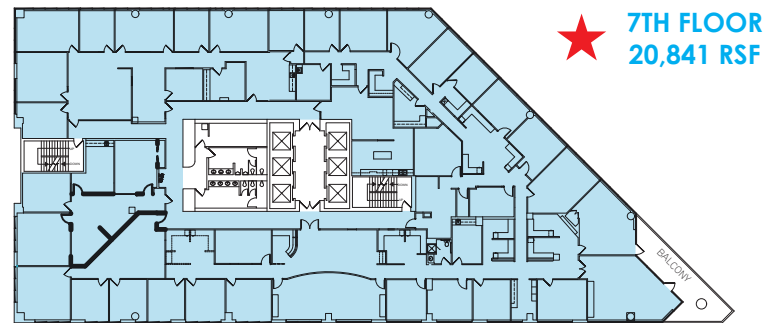
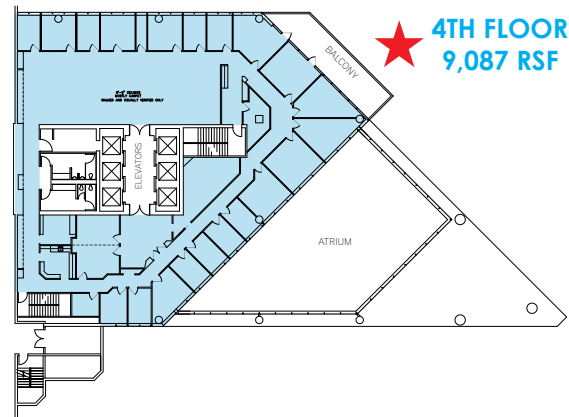
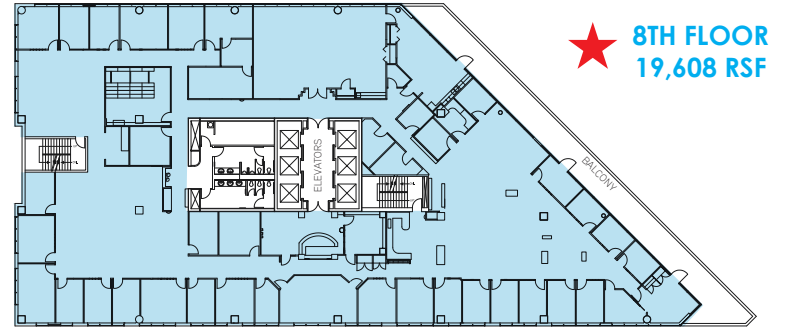
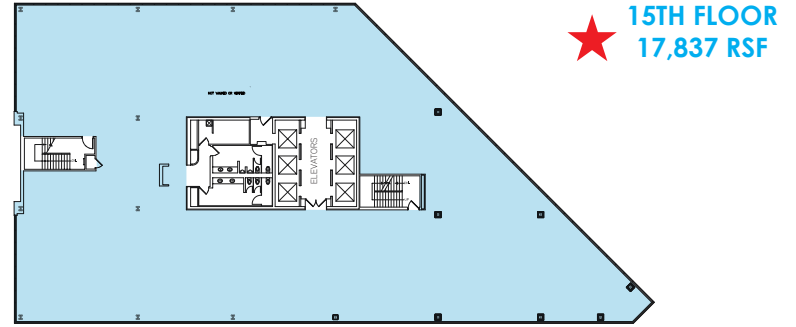
AVAILABLE SPACE - BY SIZE

**FOR
LEASE**

Space	Size	
7th Floor	20,841 RSF	★
8th Floor	19,608 RSF	★
15th Floor	17,837 RSF	★
4th Floor	9,087 RSF	★
Suite 1420	6,056 RSF	
Suite 1000	4,598 RSF	
Suite 500	4,224 RSF	
Suite 600	4,224 RSF	
Suite 620	3,590 RSF	
Suite 1360	3,340 RSF	
Suite 260	2,887 RSF	
Suite 505	2,872 RSF	
Suite 920	2,007 RSF	

Space	Size
Suite 1300	2,703 RSF
Suite 910	1,630 RSF
Suite 525	1,464 RSF
Suite 110	1,173 RSF

4 Full Floors Available - Up To 67,000 RSF



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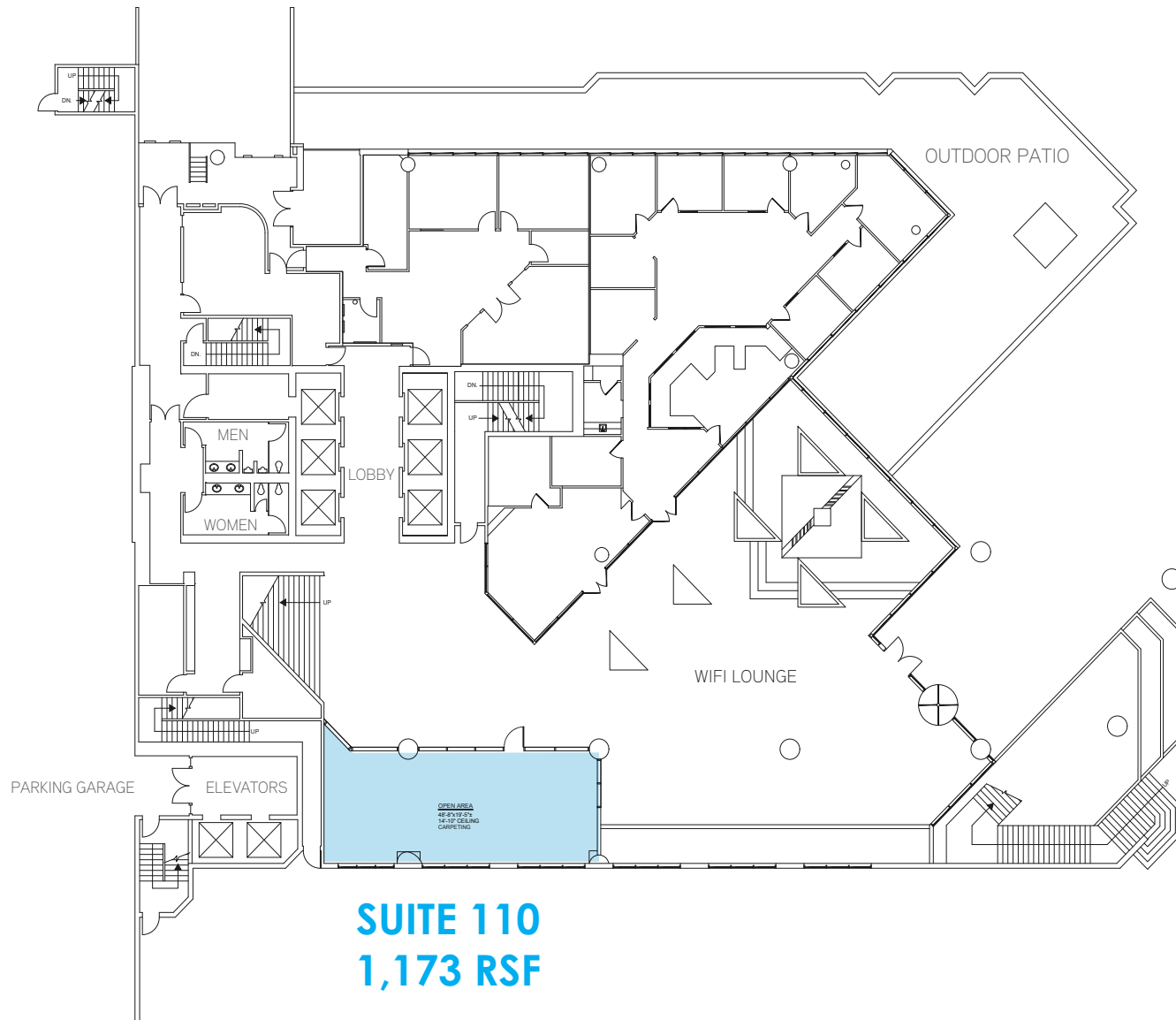
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DOWNTOWN LUXURY

FIRST FLOOR

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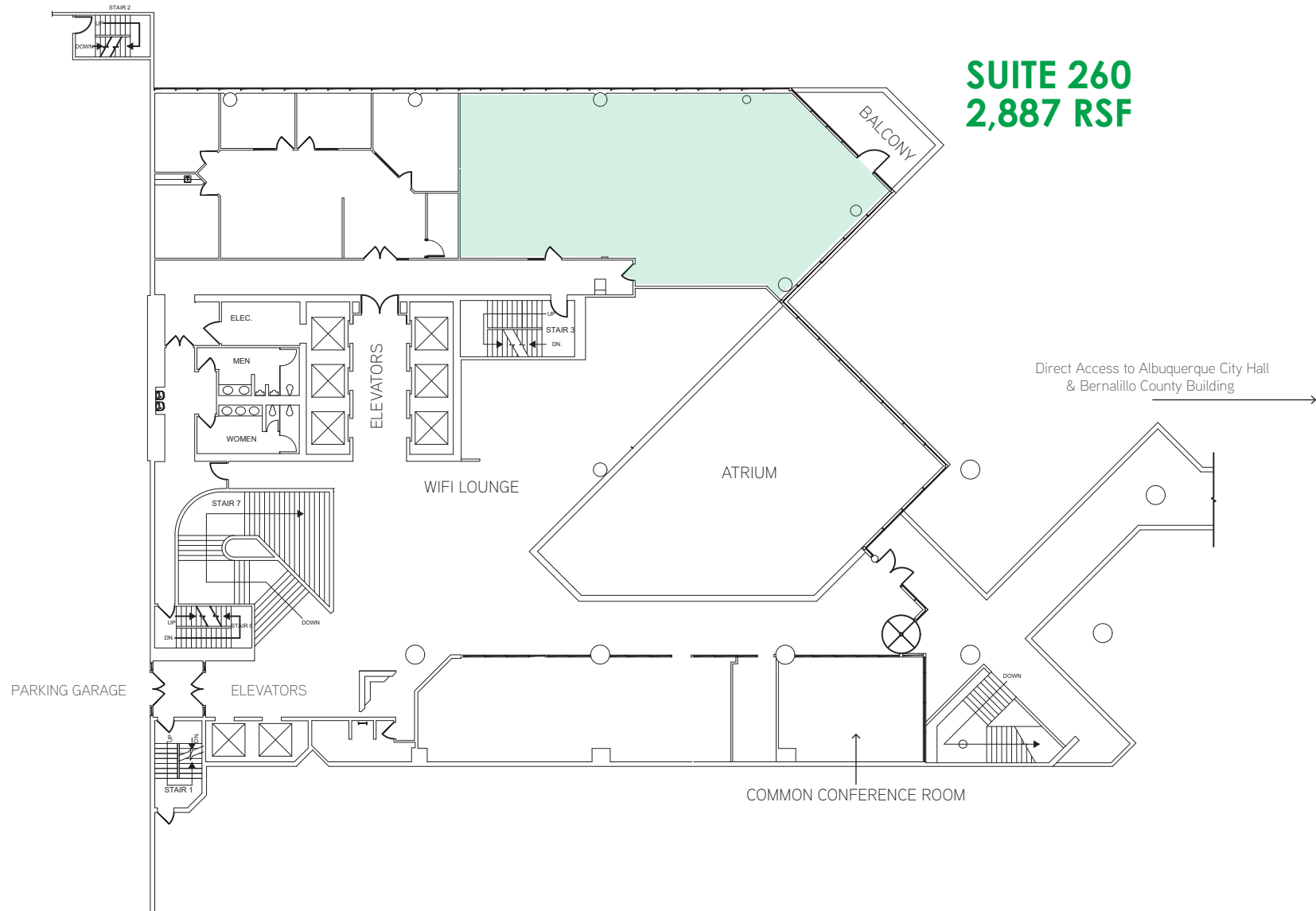
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DOWNTOWN LUXURY

SECOND FLOOR

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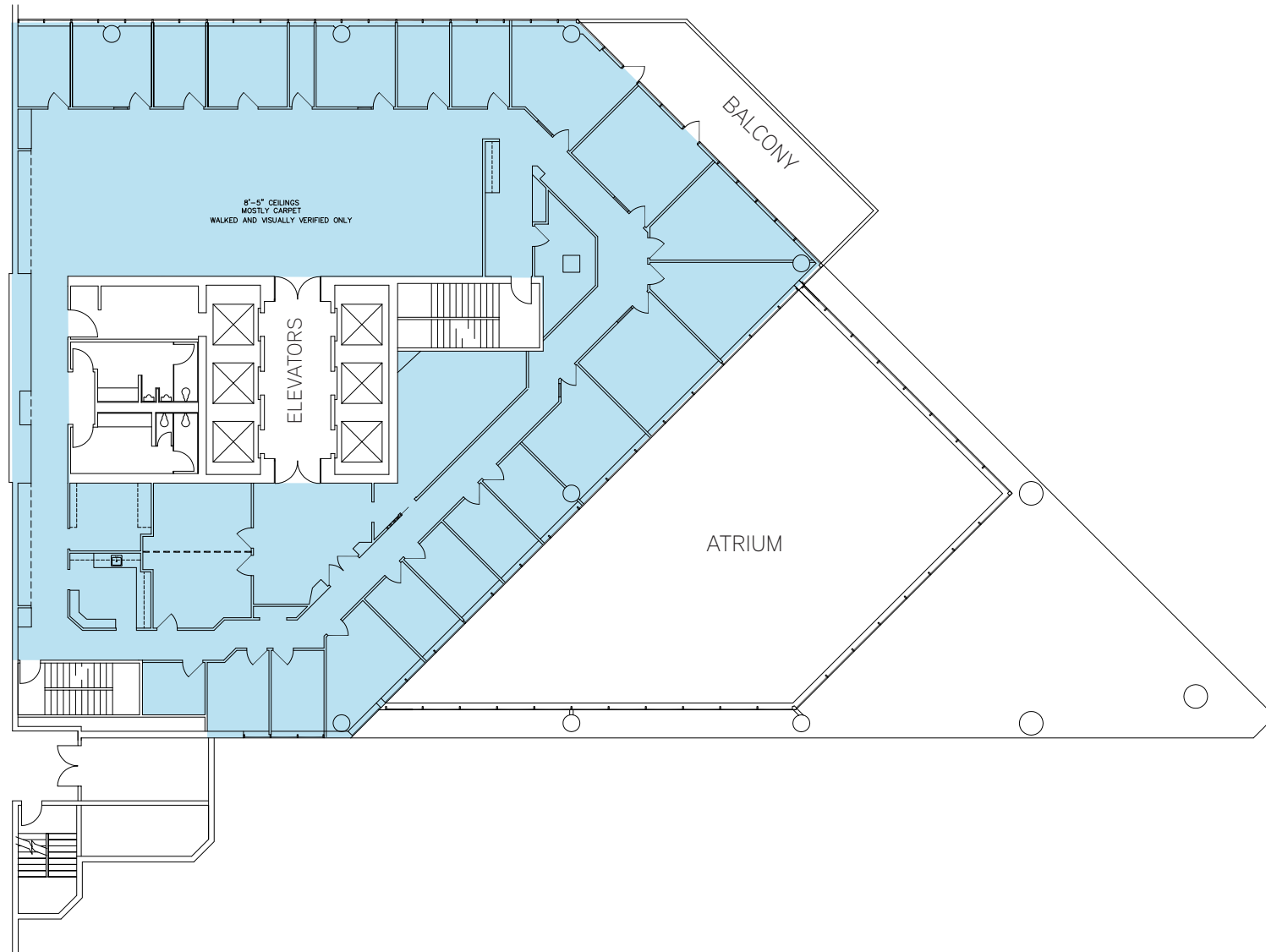


DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400
9,087 RSF



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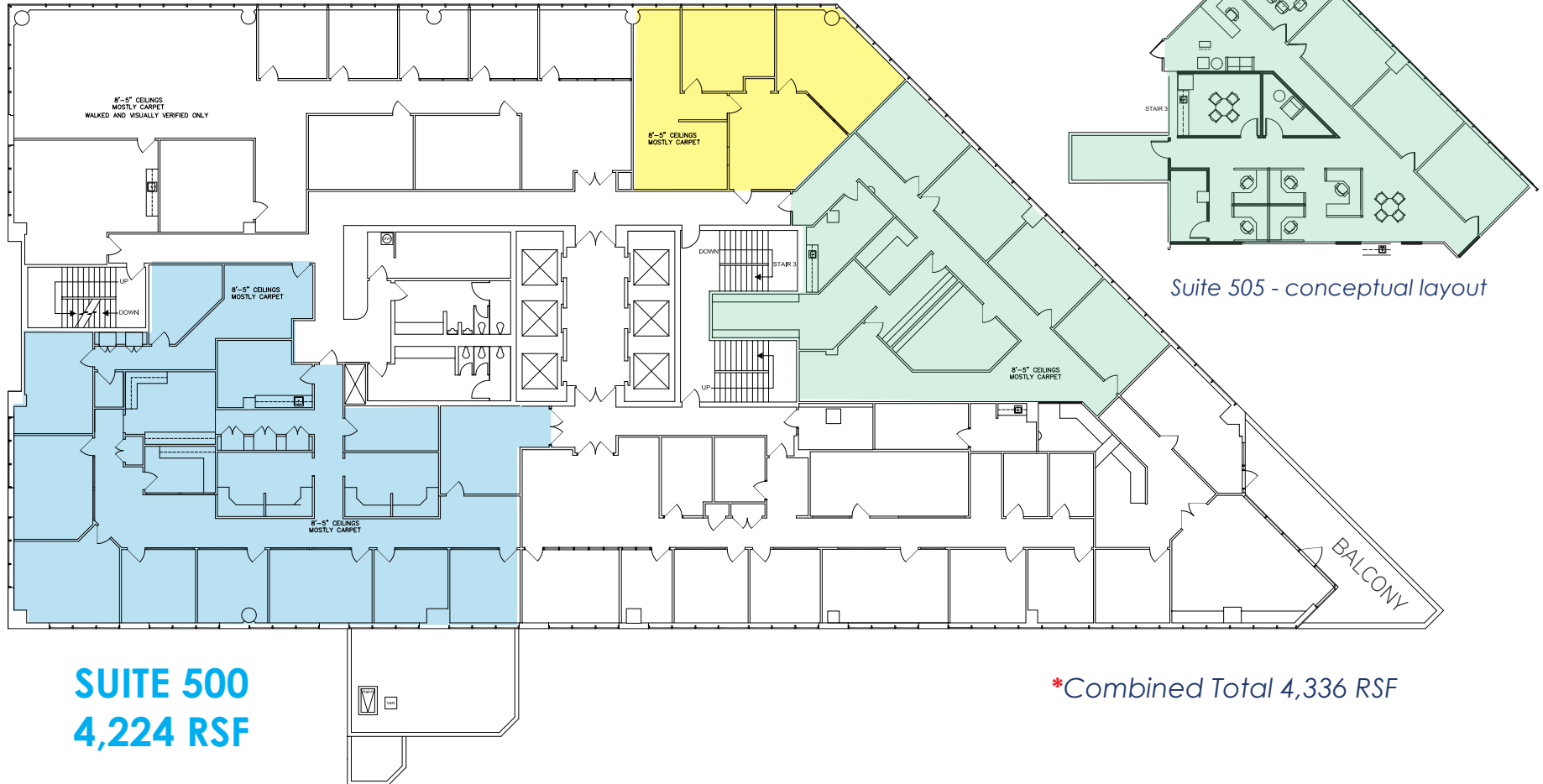
DOWNTOWN LUXURY

FIFTH FLOOR

FOR
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SUITE 525*
1,464 RSF

SUITE 505*
2,872 RSF



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DOWNTOWN LUXURY

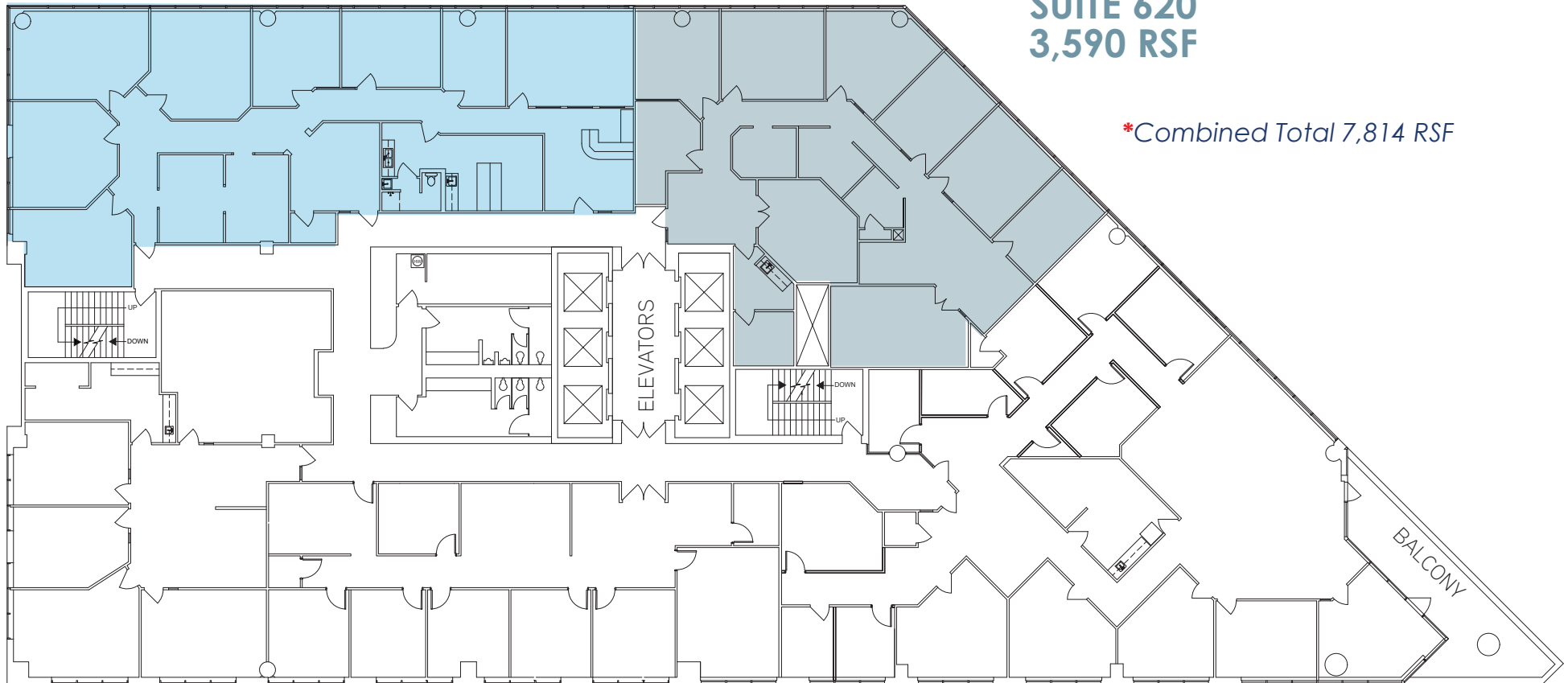
SIXTH FLOOR

FOR
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SUITE 600*
4,224 RSF

SUITE 620*
3,590 RSF

**Combined Total 7,814 RSF*



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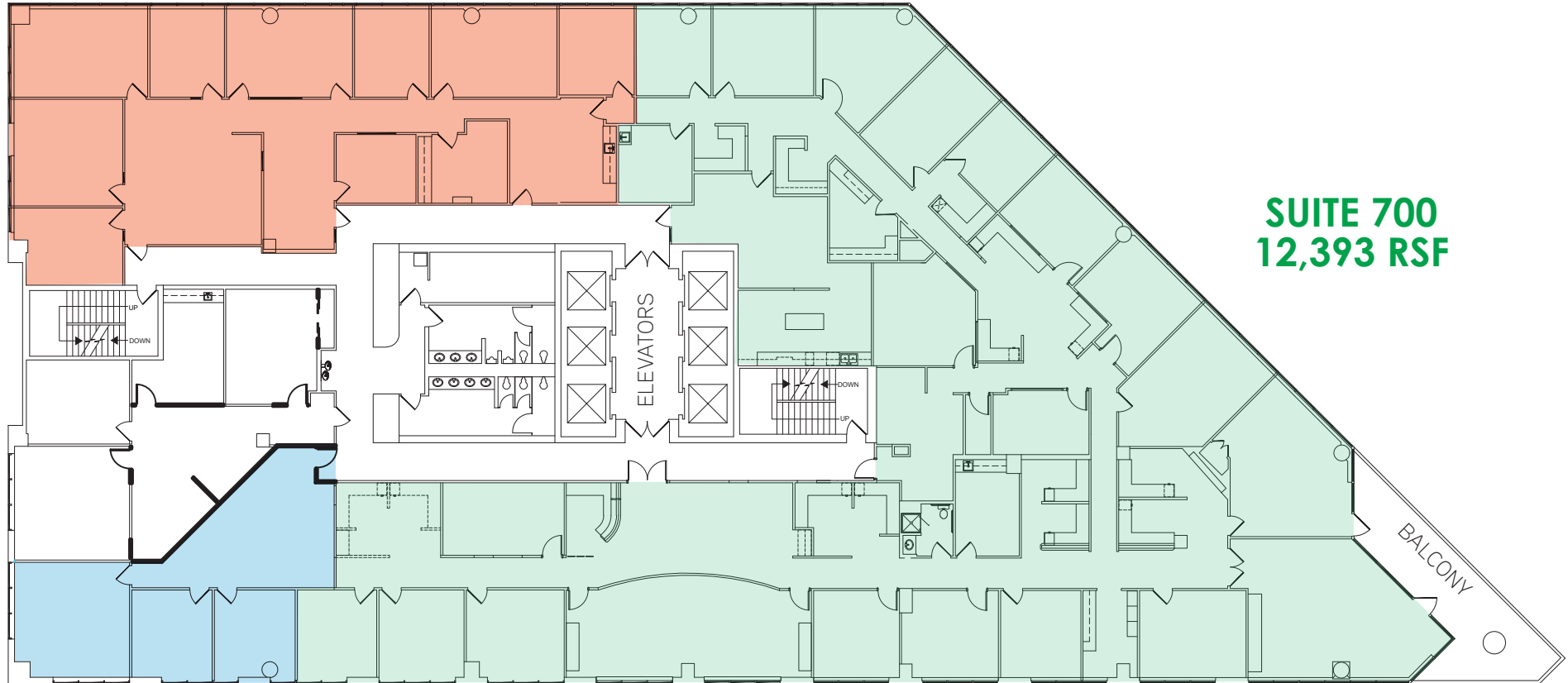
DOWNTOWN LUXURY

SEVENTH FLOOR - FULL FLOOR AVAILABLE - 20,841 RSF

FOR
LEASE

SUITE 770
4,133 RSF

SUITE 700
12,393 RSF



SUITE 715
1,424 RSF

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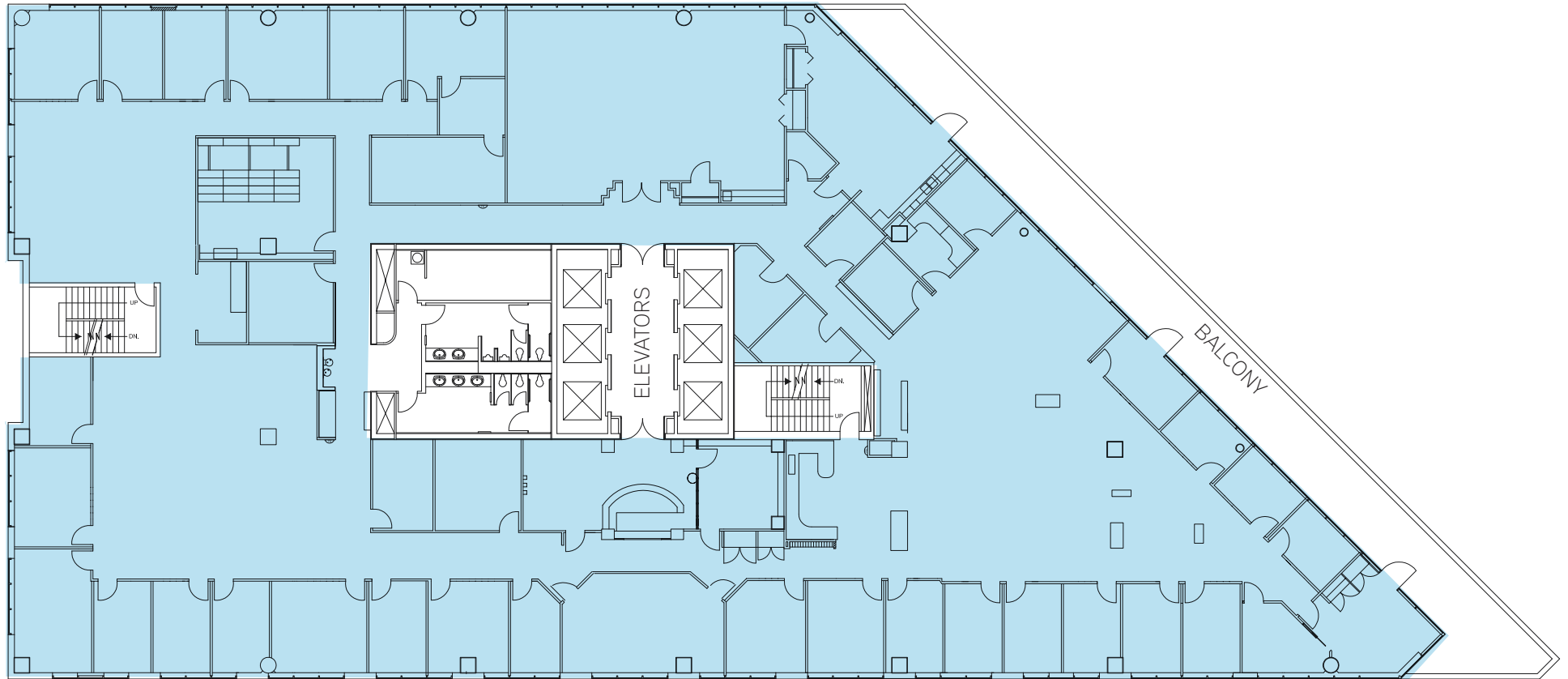


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
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SUITE 800
19,608 RSF



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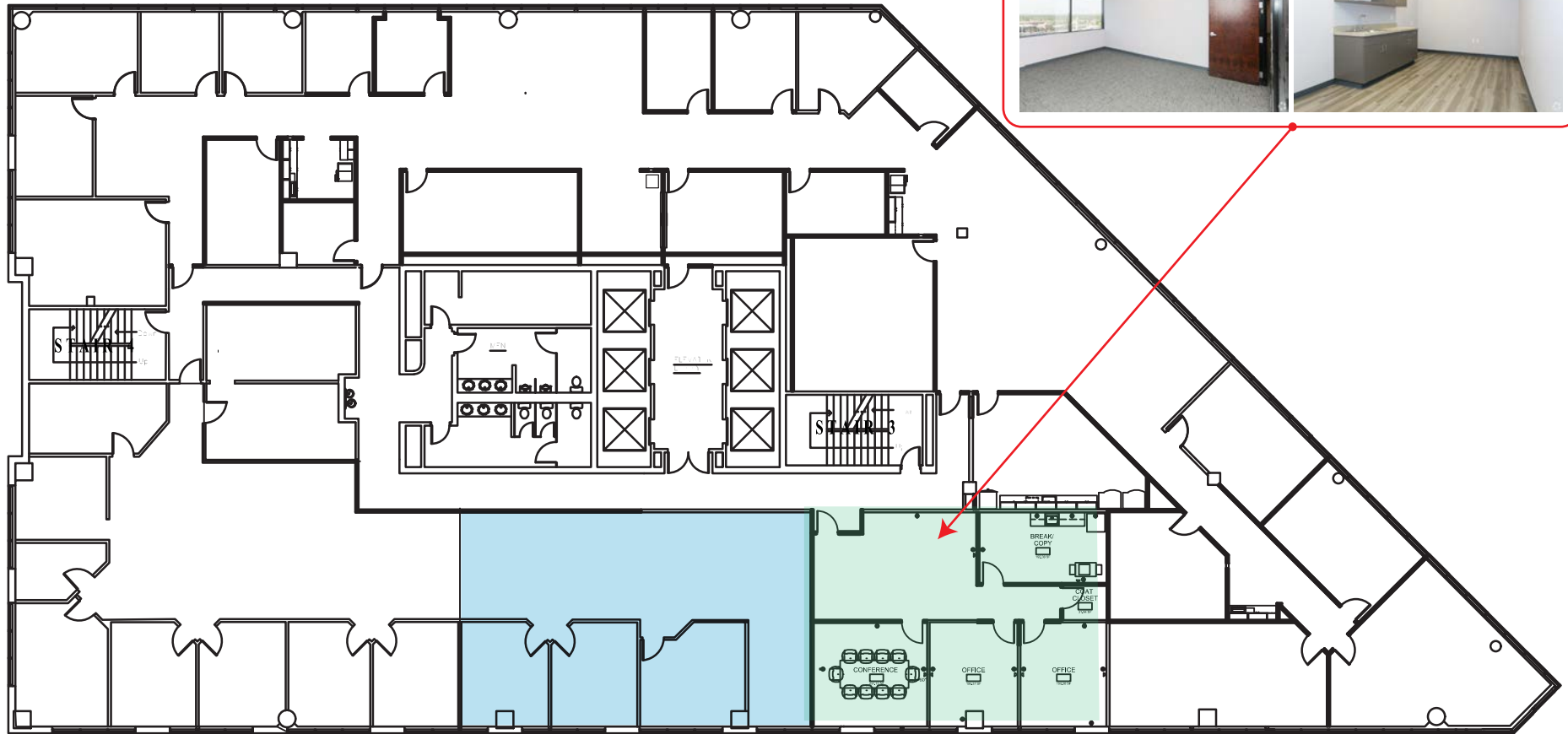


DOWNTOWN LUXURY

NINTH FLOOR - 3,637 RSF TOTAL AVAILABLE

FOR
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NEWLY Constructed!
Ready for immediate occupancy



SUITE 920
2,007 RSF

SUITE 910
1,630 RSF

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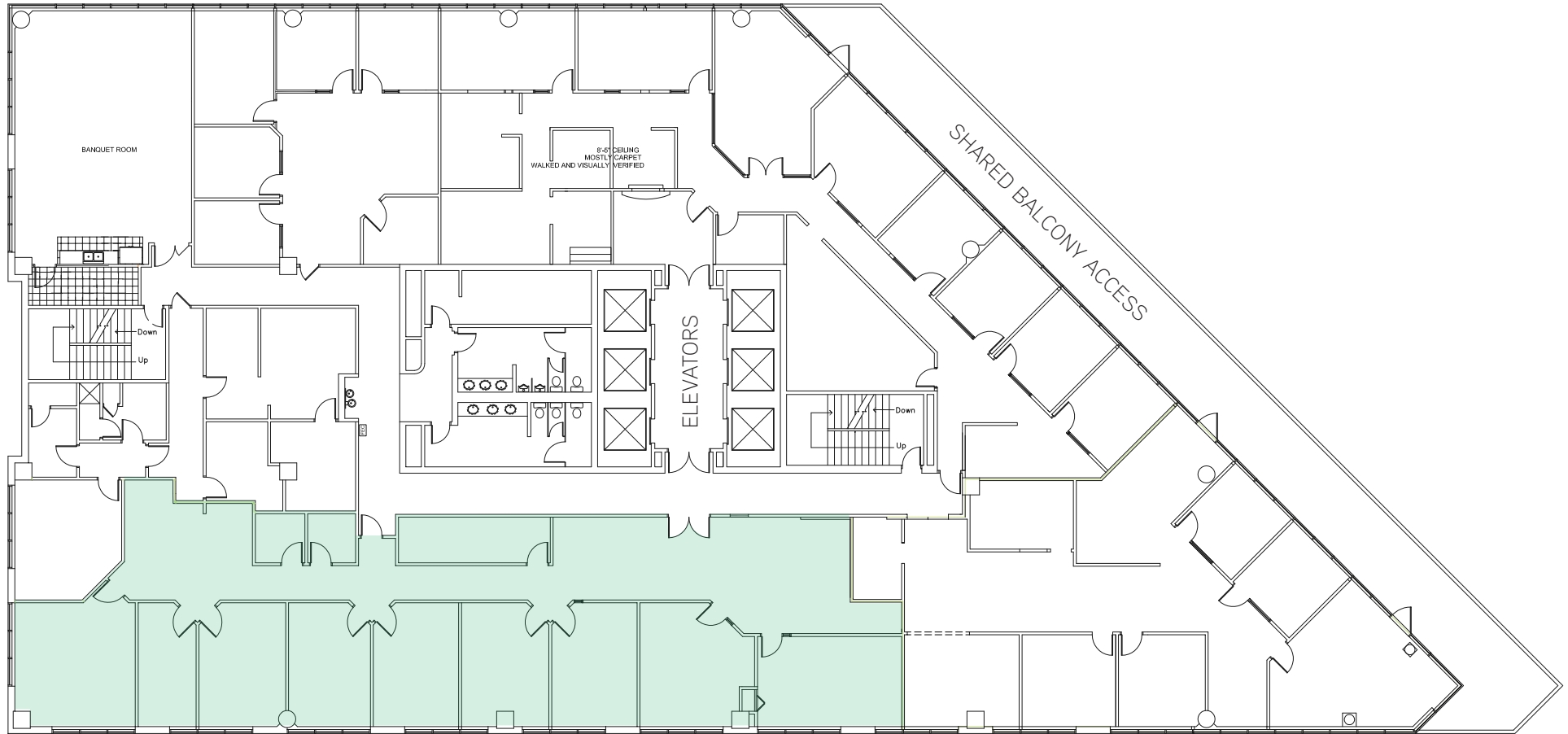
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DOWNTOWN LUXURY

TENTH FLOOR

FOR
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SUITE 1000
4,598 RSF

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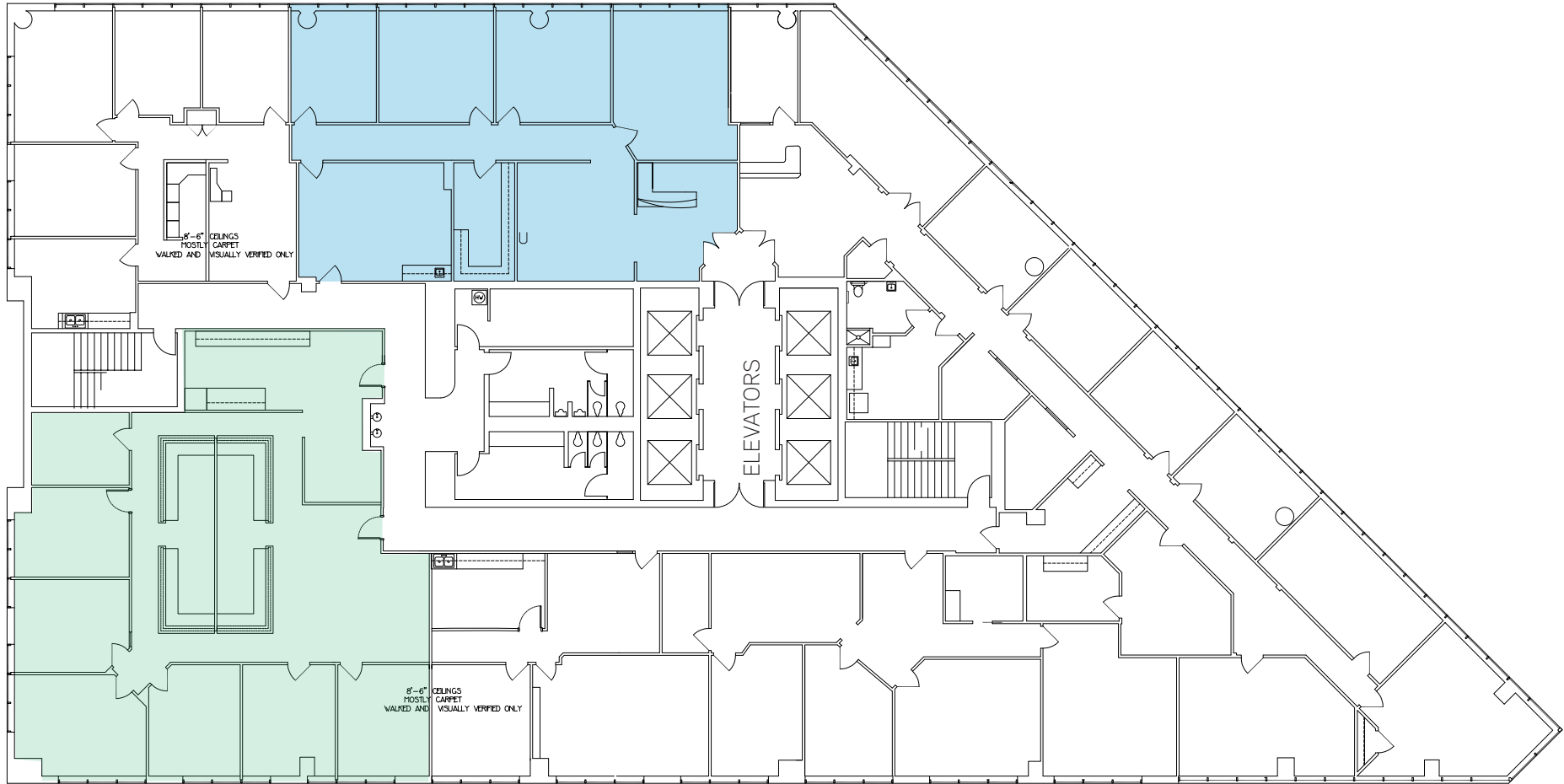


DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
LEASE

SUITE 1300
2,703 RSF



SUITE 1360
3,340 RSF

FOR LEASE | 500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

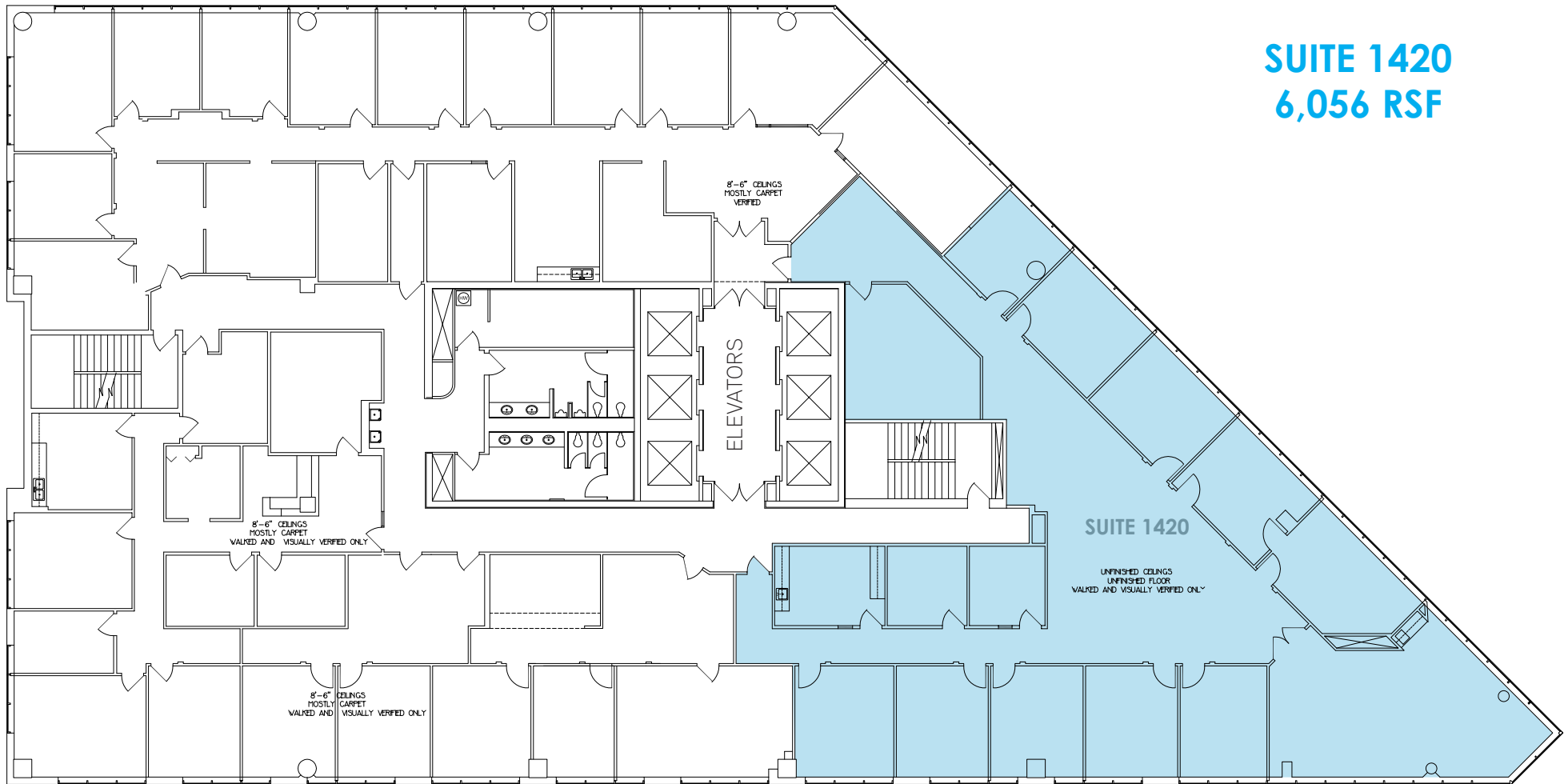
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DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
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SUITE 1420
6,056 RSF

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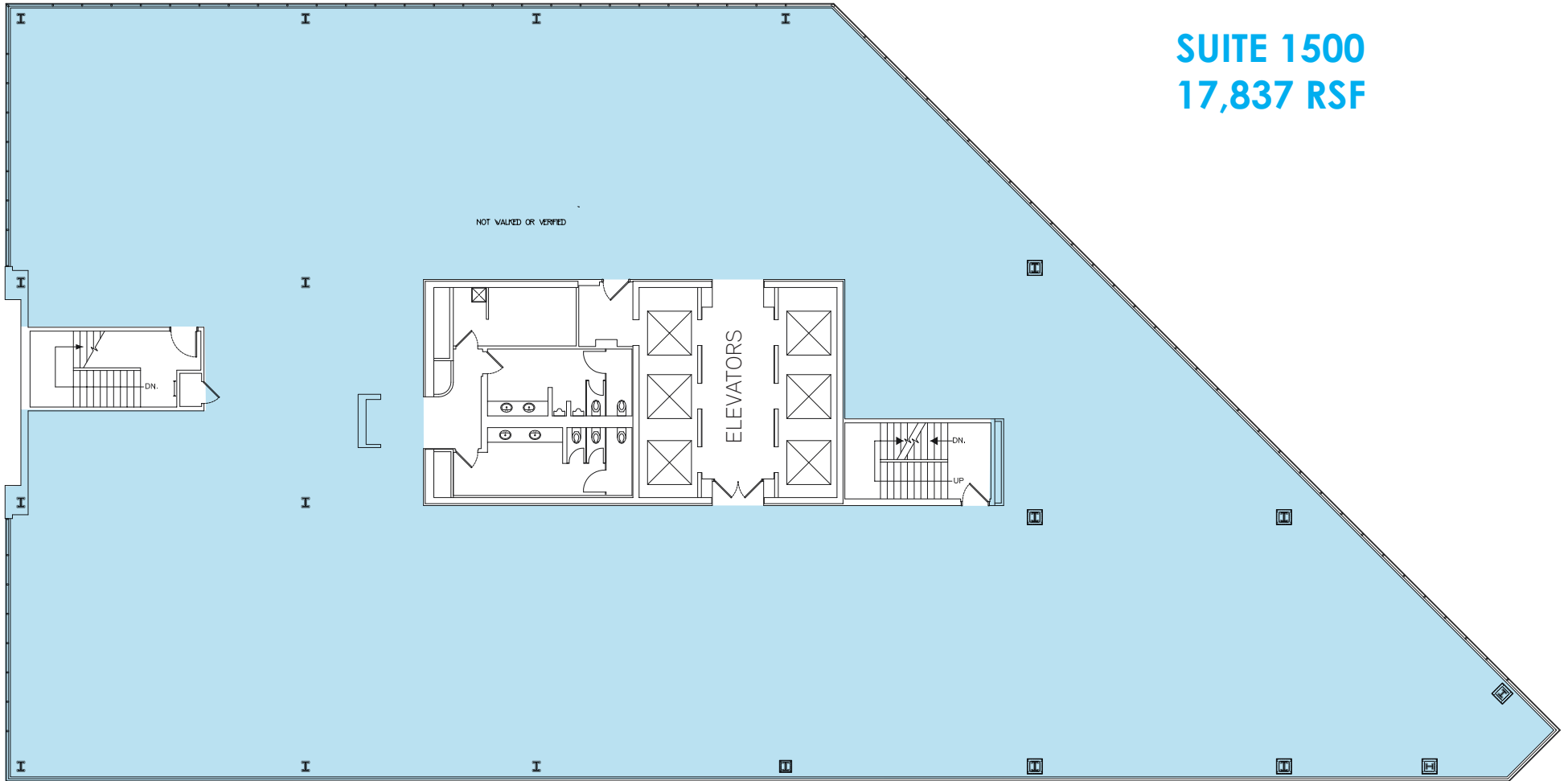


DOWNTOWN LUXURY

FIFTEENTH FLOOR

FOR
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SUITE 1500
17,837 RSF



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