

# THE VERGE BUILDING

317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

FOR  
LEASE



Eco-Friendly Solar Equipped



## FOR LEASE

Call Broker For Pricing & Details

### 2nd Floor

Suite 201 - 1,465 ±RSF

Suite 202 - 1,151 ±RSF

### 3rd Floor

Shared Office/Workspace  
Available

## FEATURES

- » Located in Albuquerque's innovation corridor
- » Free on-site parking
- » Building conference rooms available at no additional charge
- » Contemporary buildout
- » Excellent **high-speed internet included** in rent

## CONTACT

**STACEY NENNINGER, CCIM**

✉ [stacey@argusinvestmentrealty.com](mailto:stacey@argusinvestmentrealty.com)

☎ 505.855.7608

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SECOND FLOOR

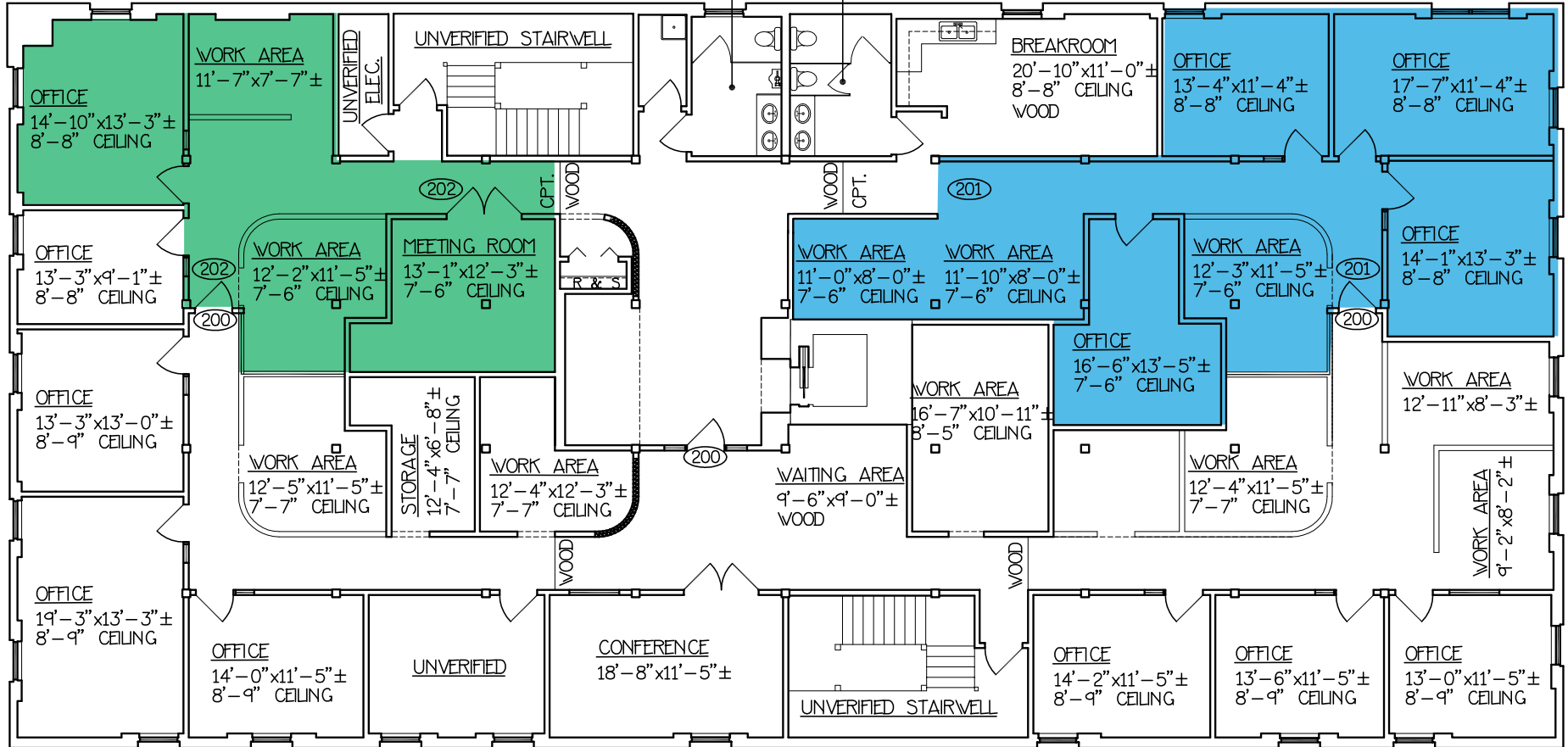
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**SUITE 202**  
1,151 ±RSF

**MEN'S ROOM**  
11'-2" x 7'-2" ±  
8'-5" CEILING  
TILE

**WOMEN'S ROOM**  
11'-4" x 8'-1" ±  
7'-9" CEILING  
TILE

**SUITE 201**  
1,465 ±RSF



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THIRD FLOOR

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OFFICE 316 - \$425/MONTH



SHARED CONFERENCE ROOM

SHARED BREAKROOM

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# THE VERGE BUILDING

AREA OVERVIEW

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# THE VERGE BUILDING

## DOWNTOWN PARKING & TRANSPORTATION

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 City Parking Facilities

 ART Stops

 NM Rail Runner Station

### Albuquerque Rapid Transit Project

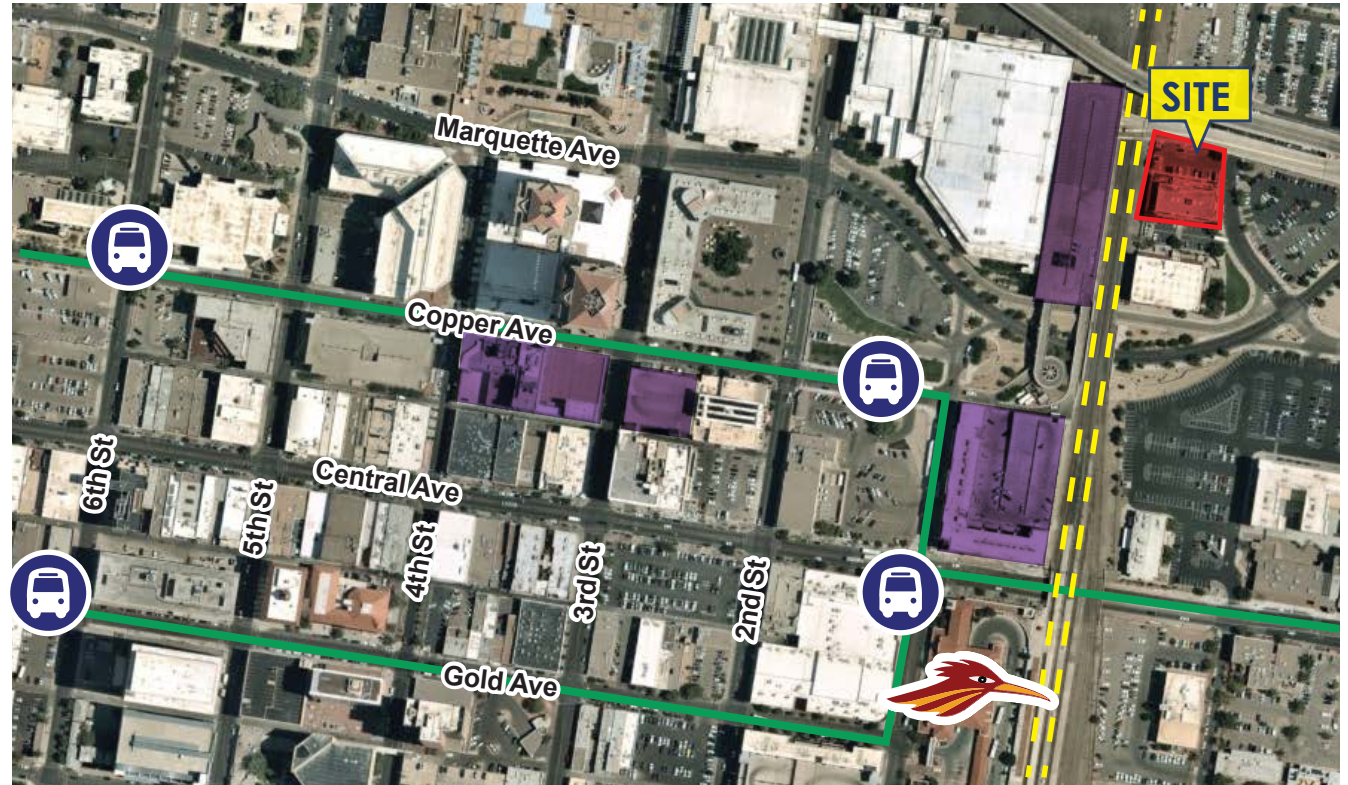
**A** Transit can help customers get to local businesses; expanding market area by providing more accessibility.

**R** Increasing the ability for employees to take transit to work, freeing up on-site parking space and providing convenient access for visiting tourists to shops, restaurants and museums.

**T** ART runs along Central between Unser Blvd. & Tramway Blvd.

A bus will arrive every 7 to 8 minutes between 6:30 a.m. and 6:30 p.m

A bus will arrive every 15 minutes before 6:30 a.m. and after 6:30 p.m.



ART Route and Stops



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## DRIVE TIME DEMOGRAPHICS

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**5 MINUTE DRIVE TIME**



**Population - 78,432**



**Avg HH Income - \$53,416**



**10 MINUTE DRIVE TIME**



**Population - 338,499**



**Avg HH Income - \$61,257**



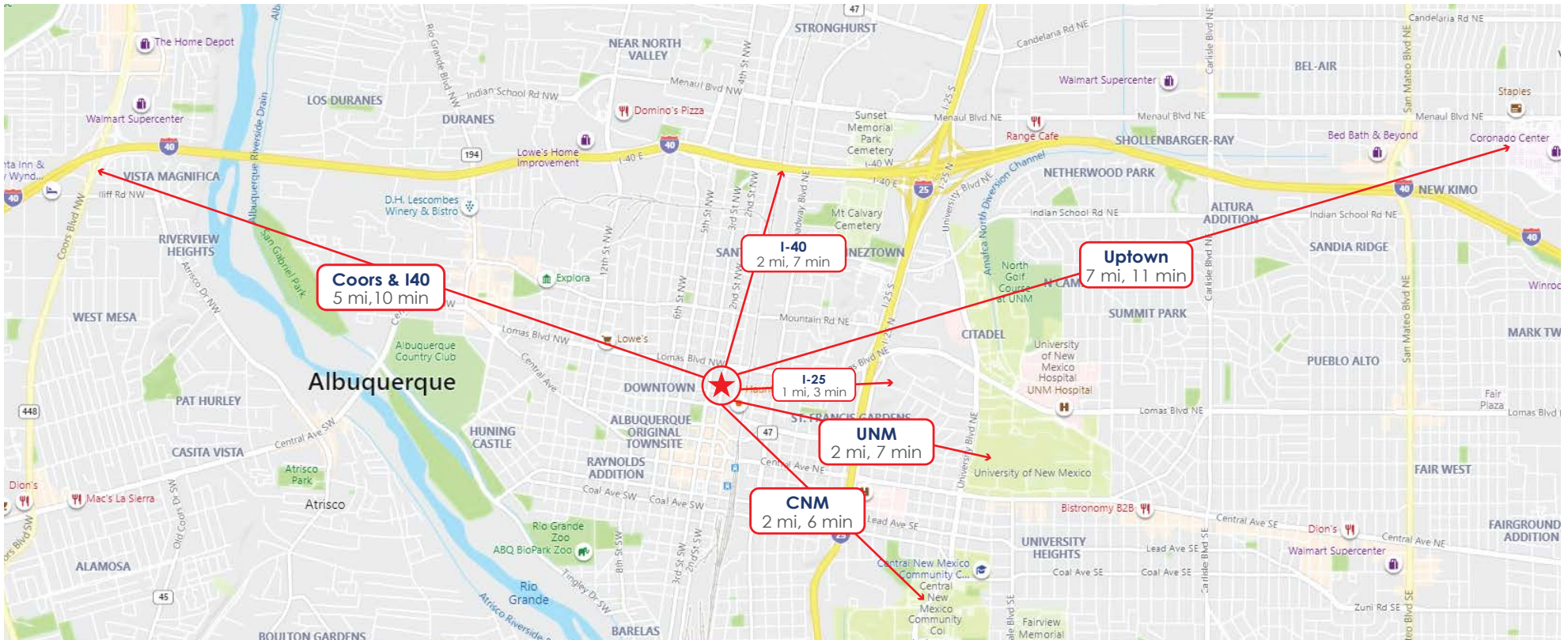
**15 MINUTE DRIVE TIME**



**Population - 587,943**



**Avg HH Income - \$68,974**



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