

DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE



FREE SPACE PLANNING!

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

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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE



LEASE

» \$22.50/RSF Full Service

Available Space

» 1,173 ±RSF - 50,000 ±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

SCOTT THROCKMORTON, SIOR

Owner/Broker

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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

ARGUSINVESTMENTREALTY.COM



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



IN PROGRESS

RENOVATED ELEVATORS

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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

AREA OVERVIEW

FOR
LEASE



 **Walkable Destinations**
Civic Plaza
Downtown Hotels
Court Houses
Convention Center

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

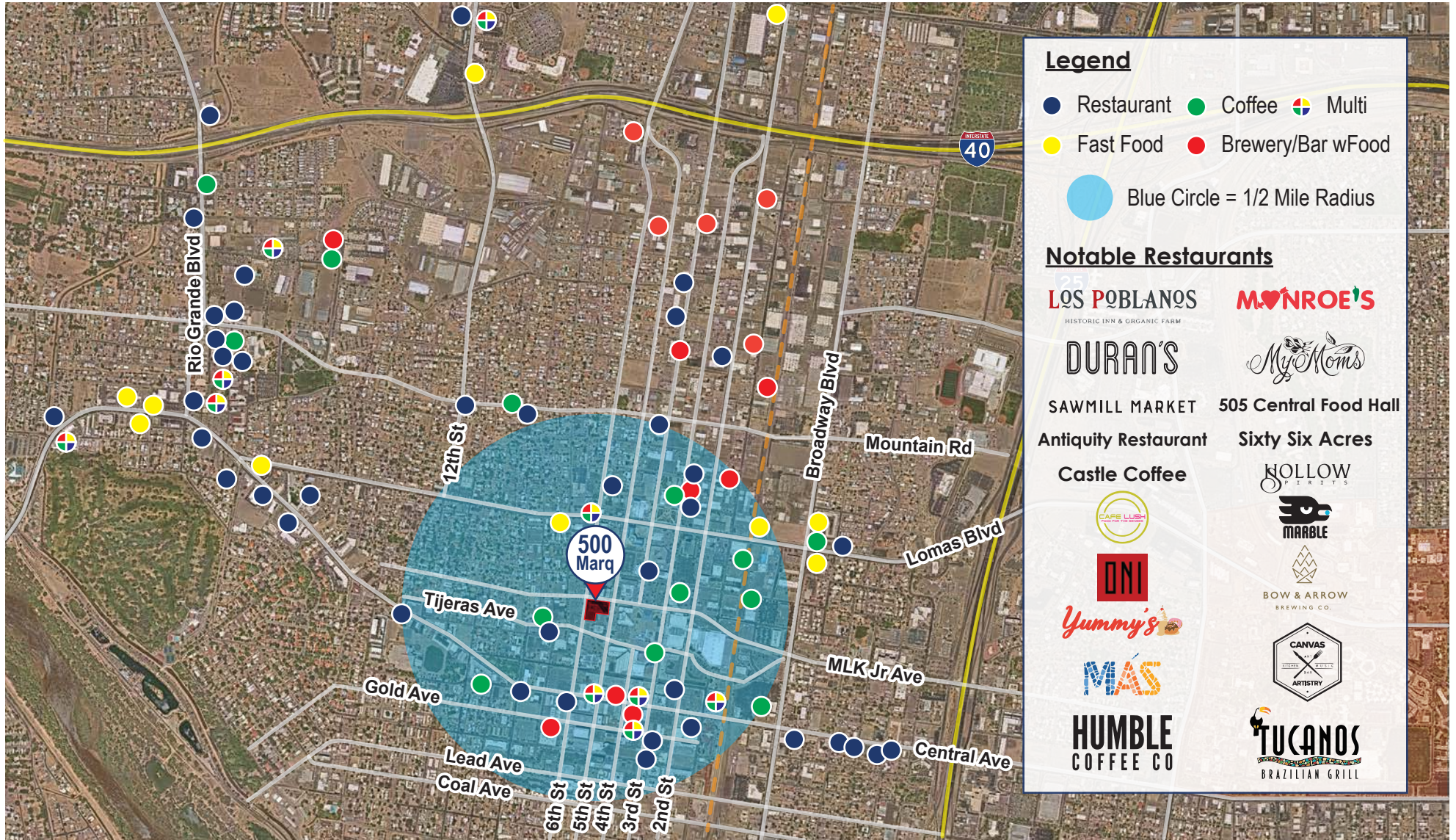
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

AREA RESTAURANTS

FOR
LEASE



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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

DRIVE TIME DEMOGRAPHICS

FOR
LEASE



5 MINUTE DRIVE TIME



Population - 34,242



Avg HH Income - \$51,987



10 MINUTE DRIVE TIME



Population - 131,176



Avg HH Income - \$60,967



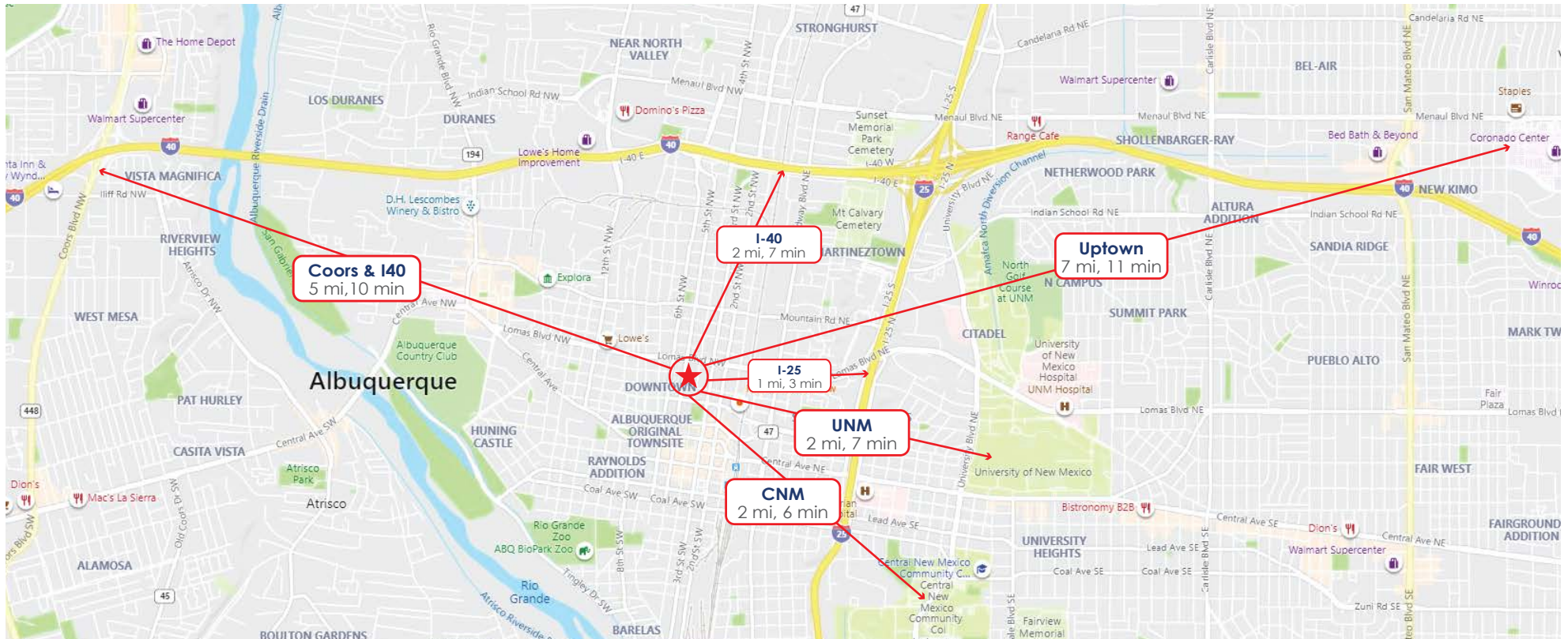
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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

ARGUSINVESTMENTREALTY.COM



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
4th Floor		Suite 620*	3,590 RSF	13th Floor	
Suite 400	9,087 RSF	<i>*Combined Total 7,814 RSF</i>		Suite 1300	2,703 RSF
5th Floor		7th Floor		Suite 1360	3,340 RSF
Suite 500	4,224 RSF	Suite 700	12,393 RSF	14th Floor	
Suite 505*	2,872 RSF	Suite 770	4,133 RSF	Suite 1420	6,056 RSF
Suite 525*	1,464 RSF	Suite 715	1,424 RSF		
<i>*Combined Total 4,336 RSF</i>		8th Floor			
		Suite 800	19,608 RSF		
		9th Floor			
		Suite 910*	1,630 RSF		
		Suite 920*	2,007 RSF		
		<i>*Combined Total 3,637 RSF</i>			

Lease Pricing

\$22.50/RSF Full Service



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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

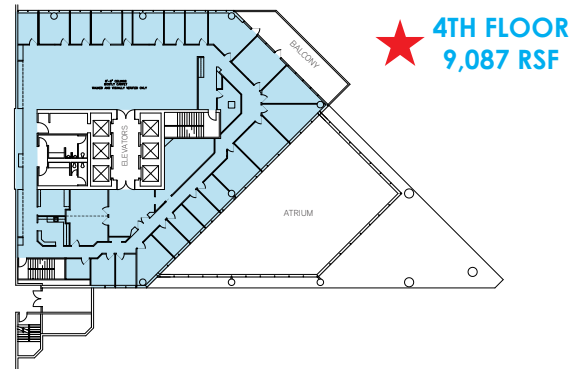
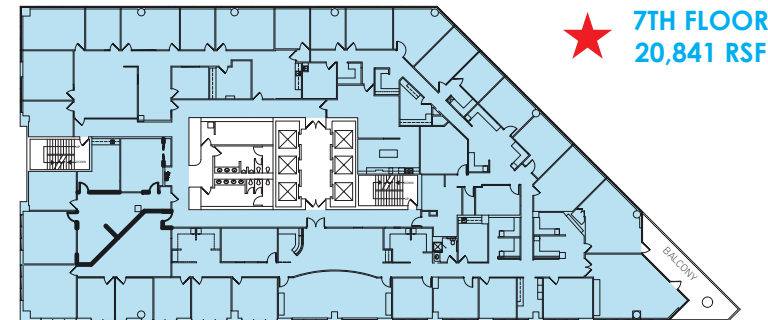
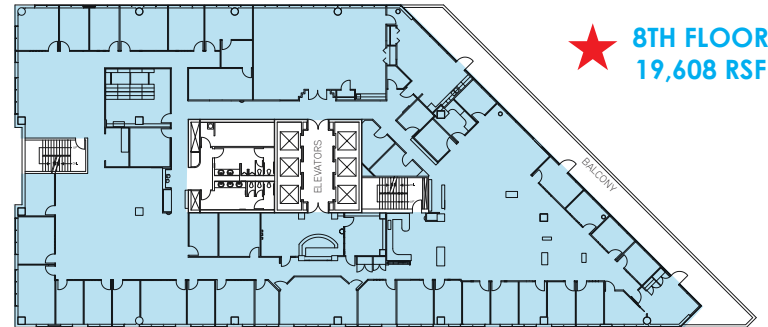
AVAILABLE SPACE - BY SIZE

**FOR
LEASE**

Space	Size	
7th Floor	20,841 RSF	★
8th Floor	19,608 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 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

3 Full Floors Available - Up To 67,000 RSF



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

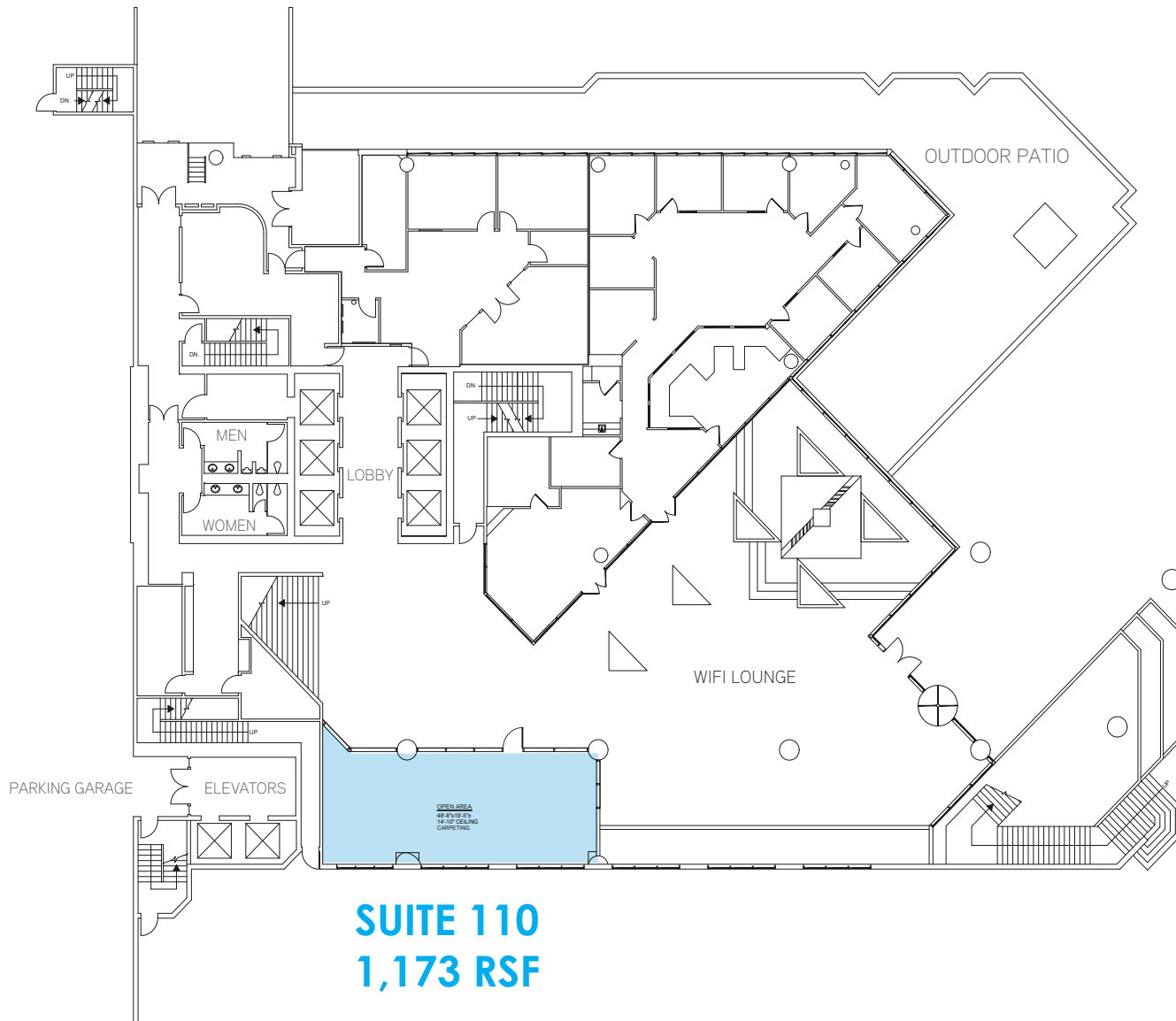
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

FIRST FLOOR

FOR
LEASE



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

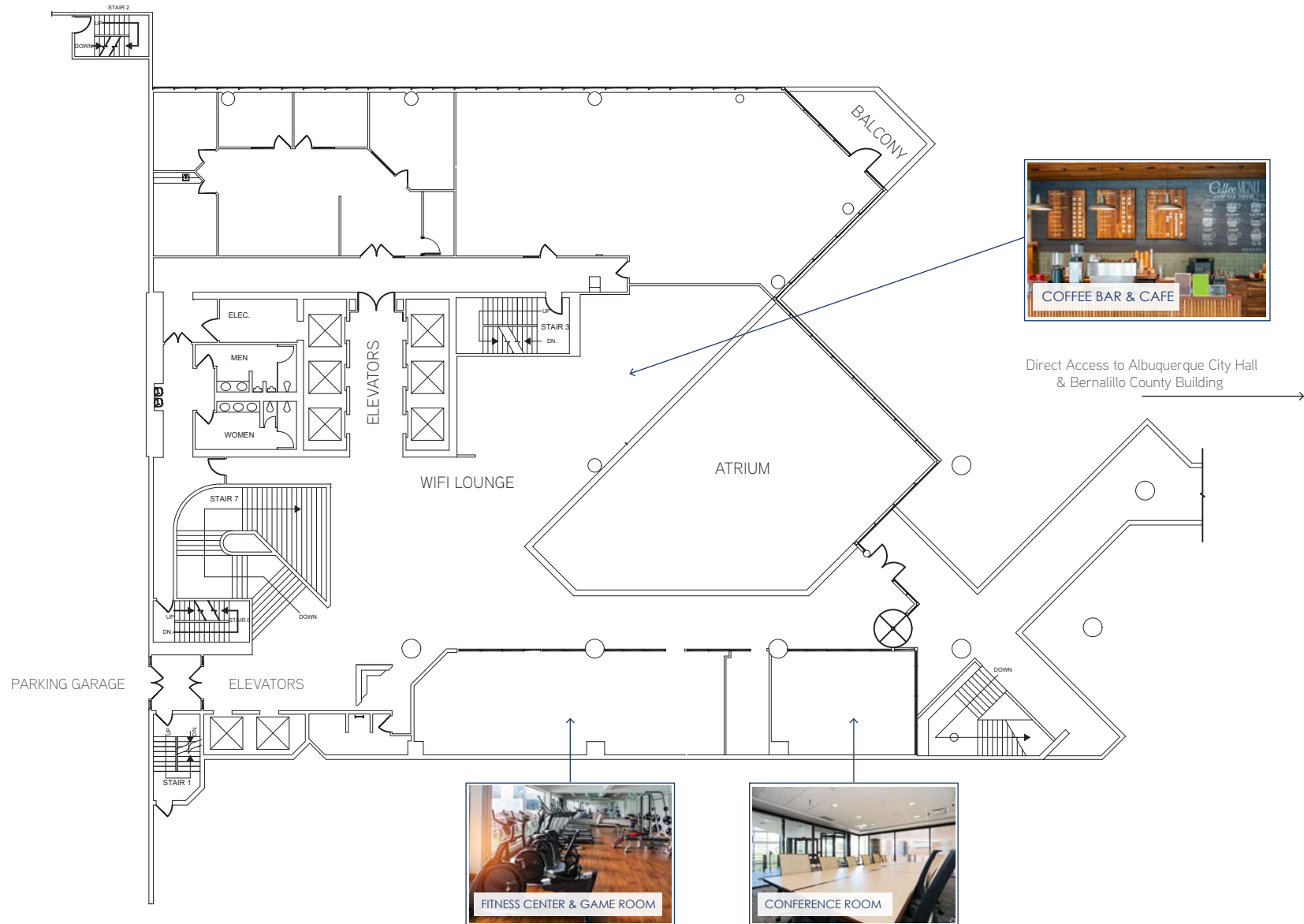
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

SECOND FLOOR

FOR
LEASE



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

ARGUSINVESTMENTREALTY.COM

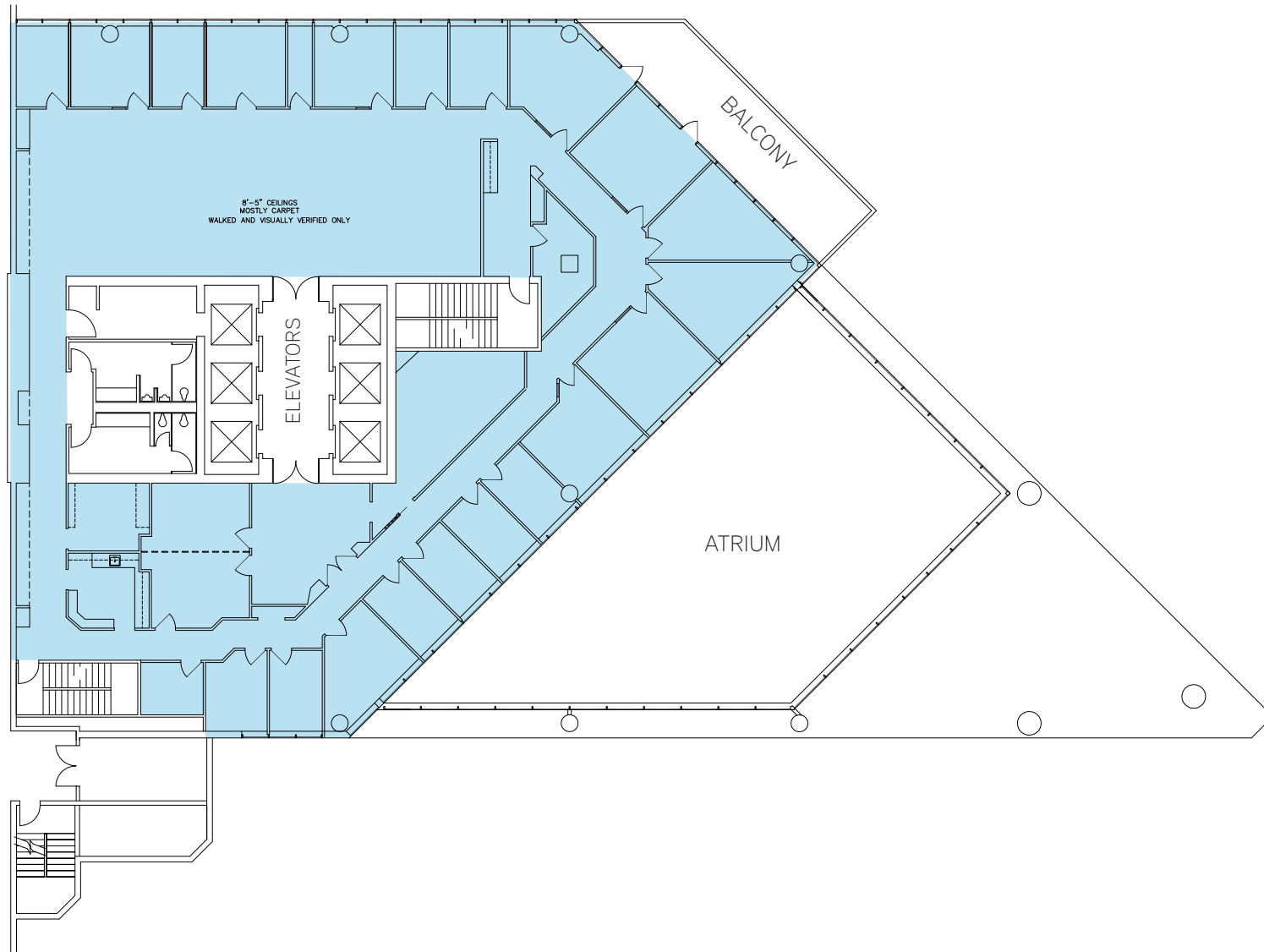


DOWNTOWN LUXURY

FOURTH FLOOR

FOR
LEASE

SUITE 400
9,087 RSF



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

ARGUSINVESTMENTREALTY.COM



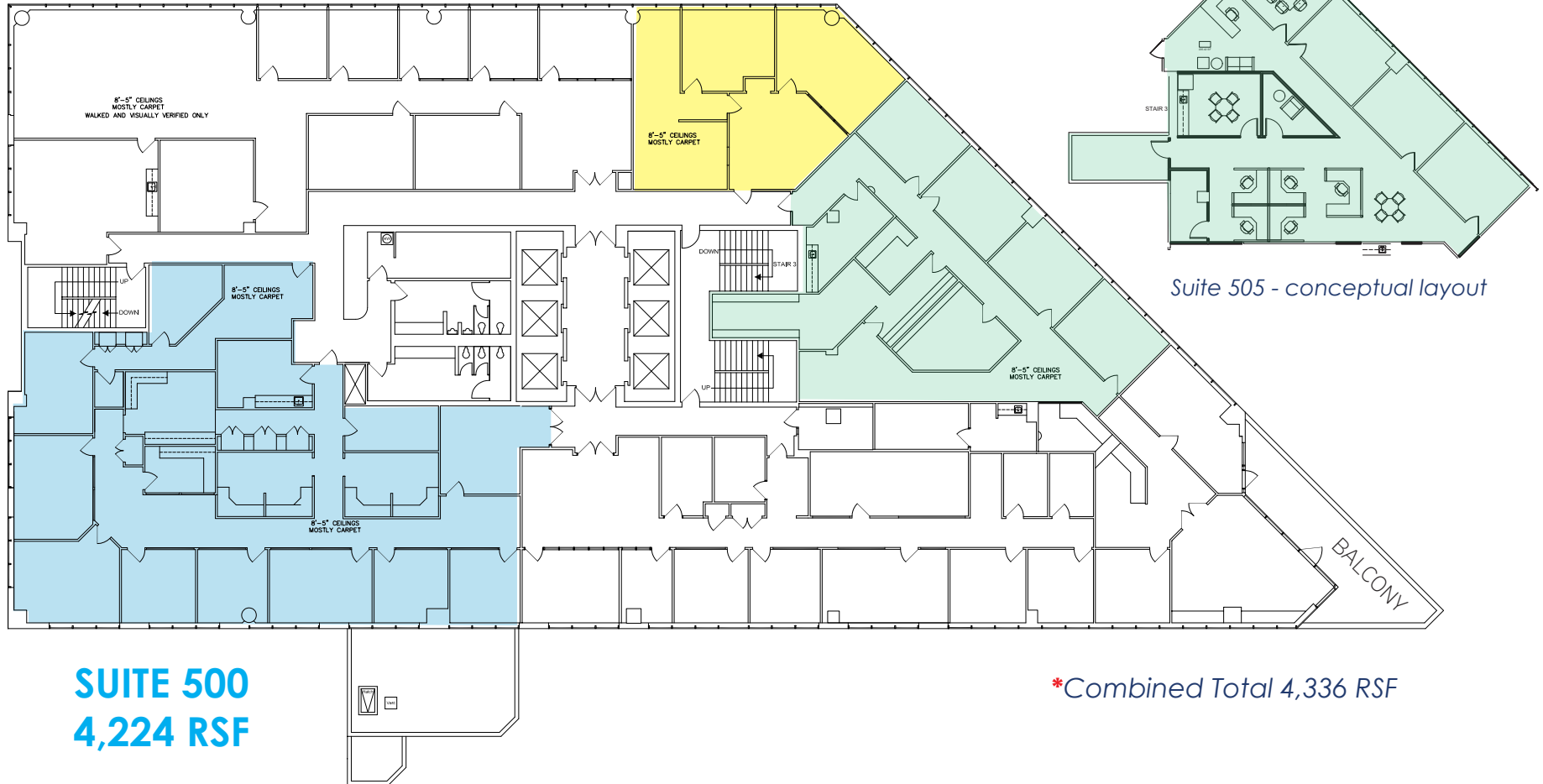
DOWNTOWN LUXURY

FIFTH FLOOR

FOR
LEASE

SUITE 525*
1,464 RSF

SUITE 505*
2,872 RSF



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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

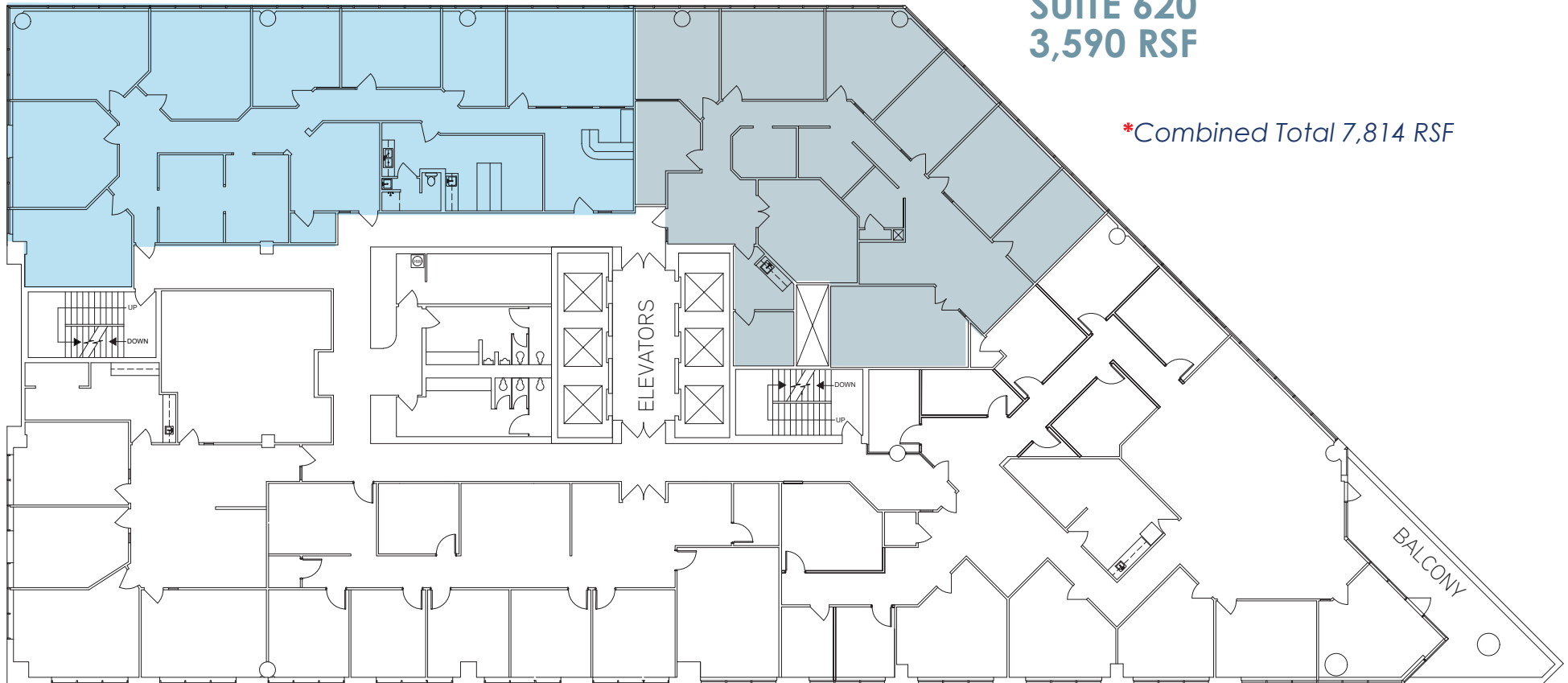
SIXTH FLOOR

FOR
LEASE

SUITE 600*
4,224 RSF

SUITE 620*
3,590 RSF

**Combined Total 7,814 RSF*



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

ARGUSINVESTMENTREALTY.COM



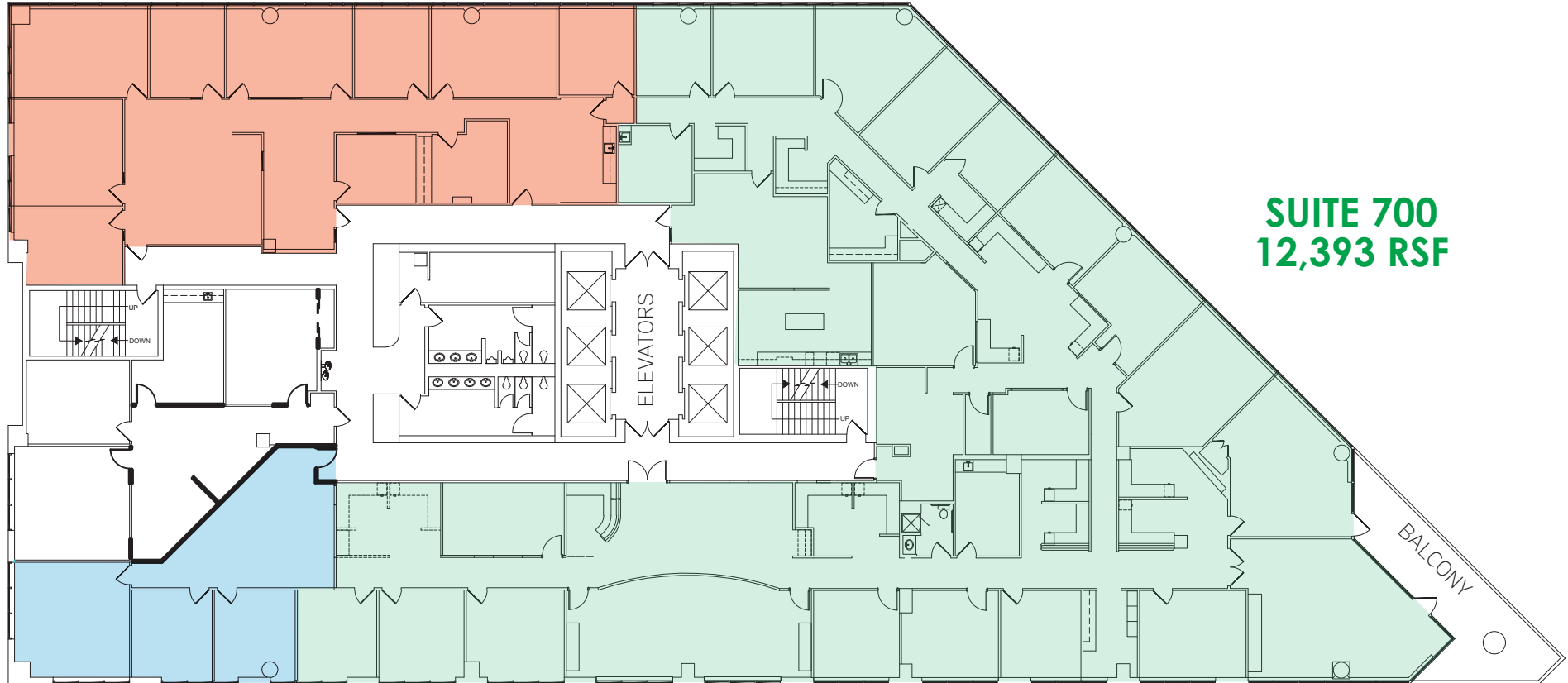
DOWNTOWN LUXURY

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

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

ARGUSINVESTMENTREALTY.COM

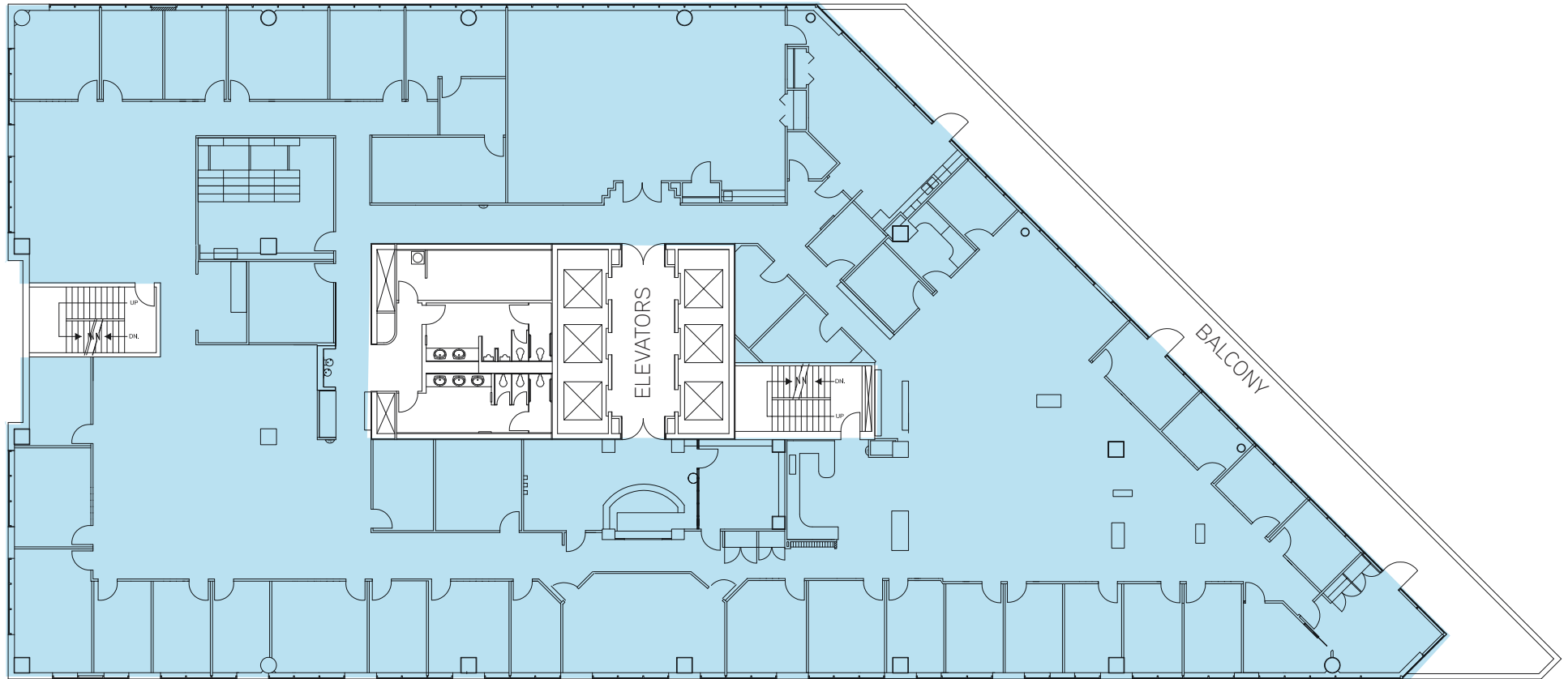


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
LEASE

SUITE 800
19,608 RSF



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

ARGUSINVESTMENTREALTY.COM

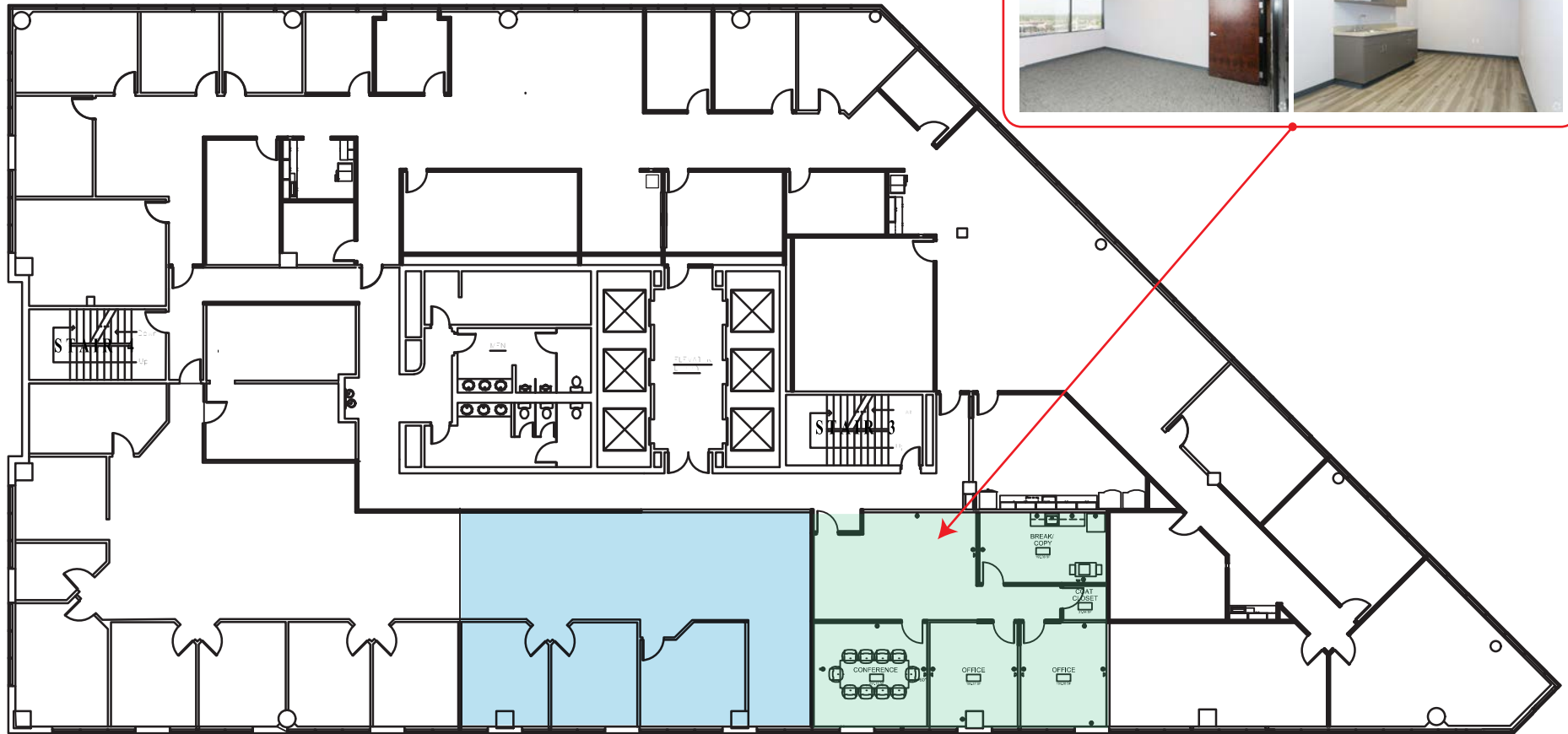


DOWNTOWN LUXURY

NINTH FLOOR - 3,637 RSF TOTAL AVAILABLE

FOR
LEASE

NEWLY Constructed!
Ready for immediate occupancy



SUITE 920
2,007 RSF

SUITE 910
1,630 RSF

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

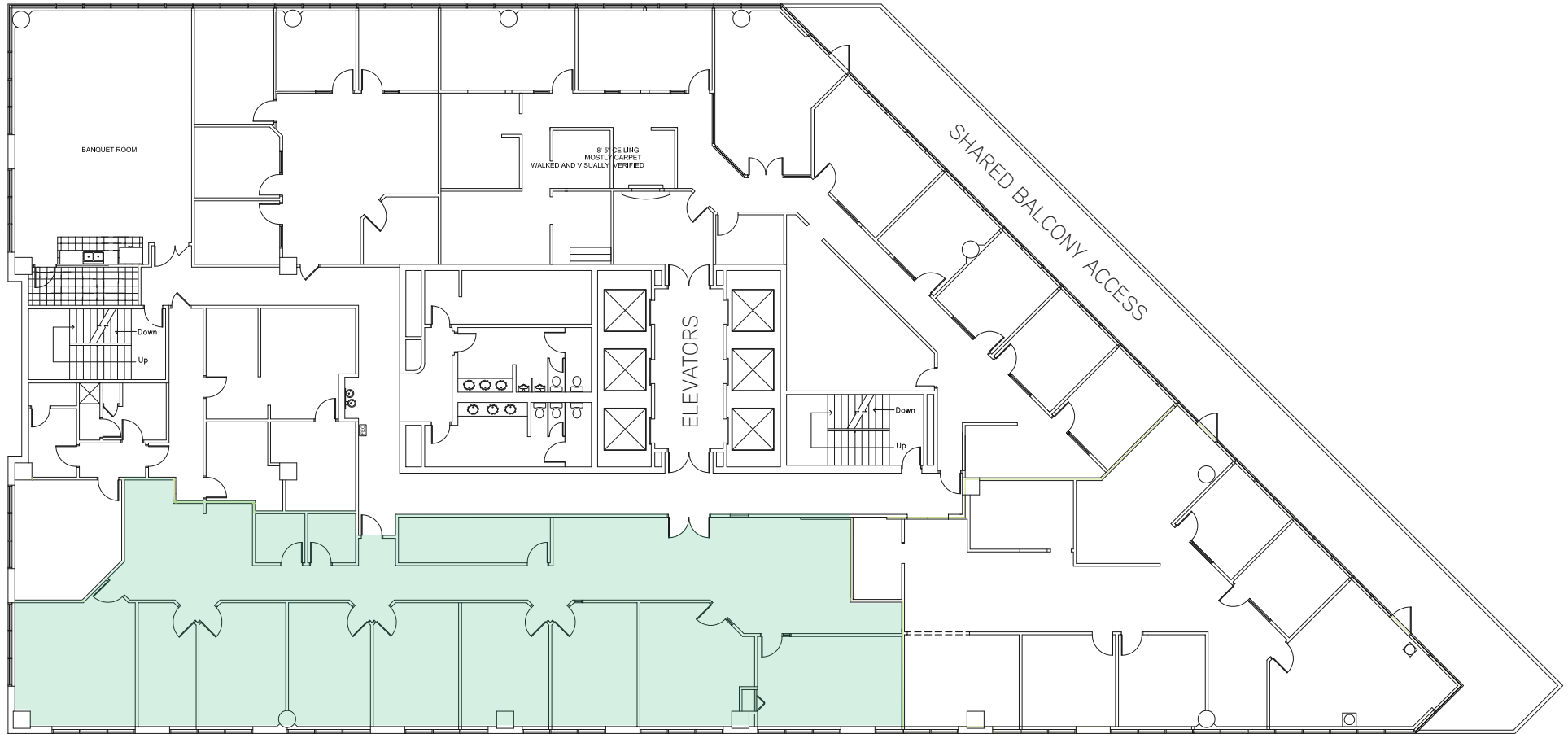
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

TENTH FLOOR

FOR
LEASE



SUITE 1000
4,598 RSF

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

ARGUSINVESTMENTREALTY.COM

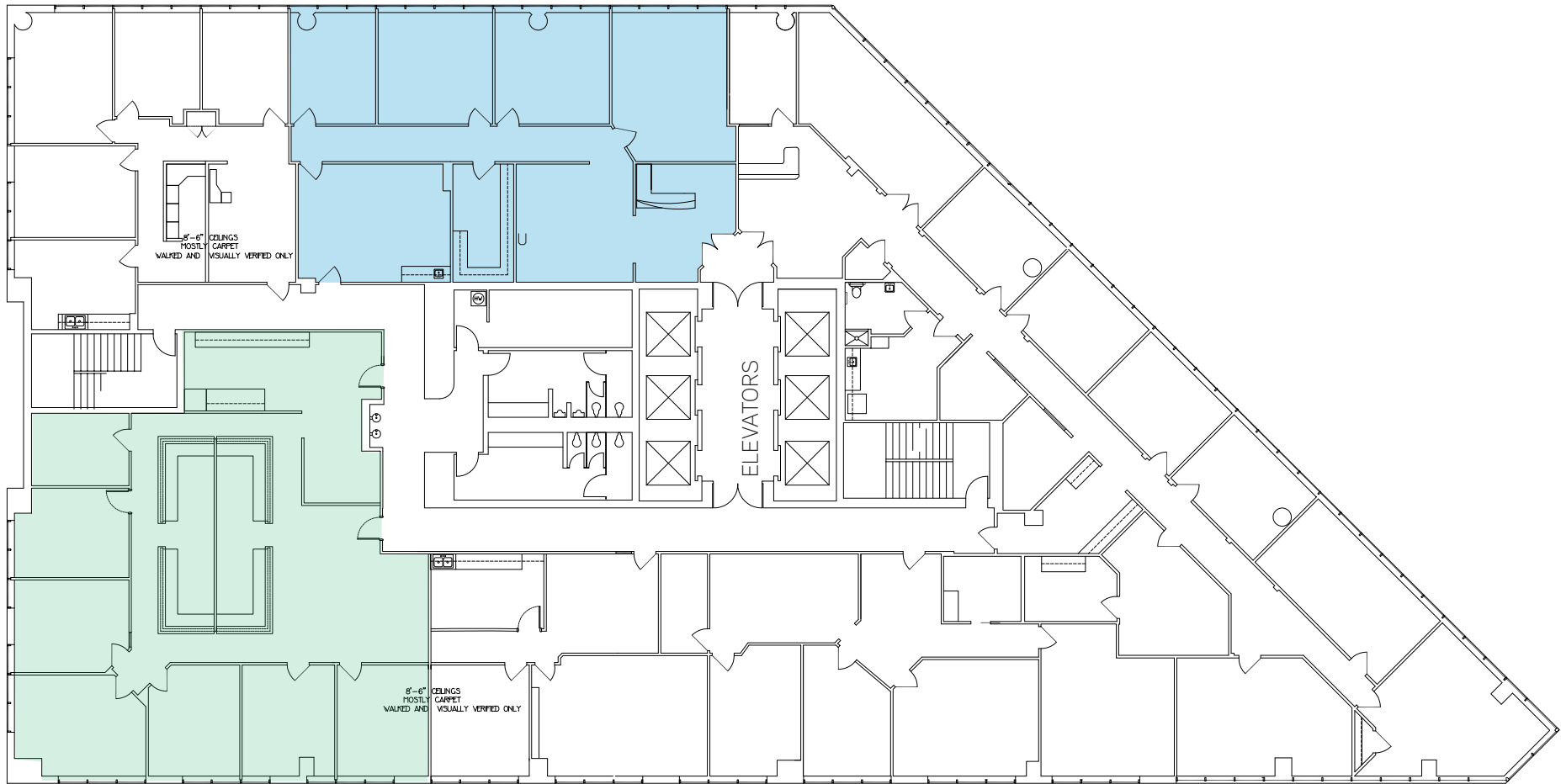


DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
LEASE

SUITE 1300
2,703 RSF



SUITE 1360
3,340 RSF

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

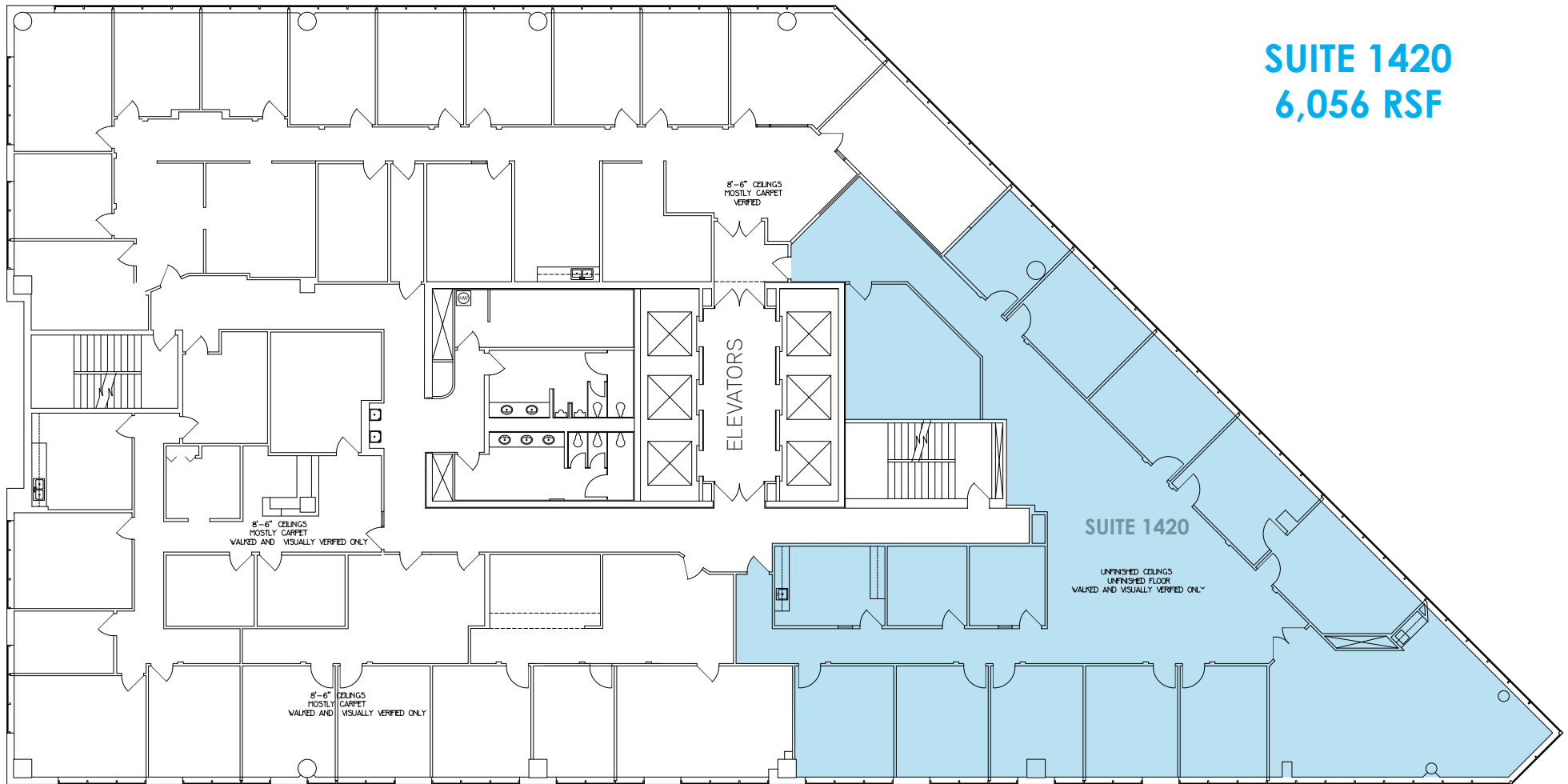
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
LEASE



SUITE 1420
6,056 RSF

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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

FOR
LEASE



CONTACT

SCOTT THROCKMORTON, SIOR

Owner/Broker

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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

ARGUSINVESTMENTREALTY.COM

