

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

» \$24.50/RSF Full Service

Available Space

» 1,464 ±RSF - 14,035 ±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
- » 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


ARGUS
INVESTMENT REALTY

DOWNTOWN LUXURY

AREA OVERVIEW

FOR
LEASE



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

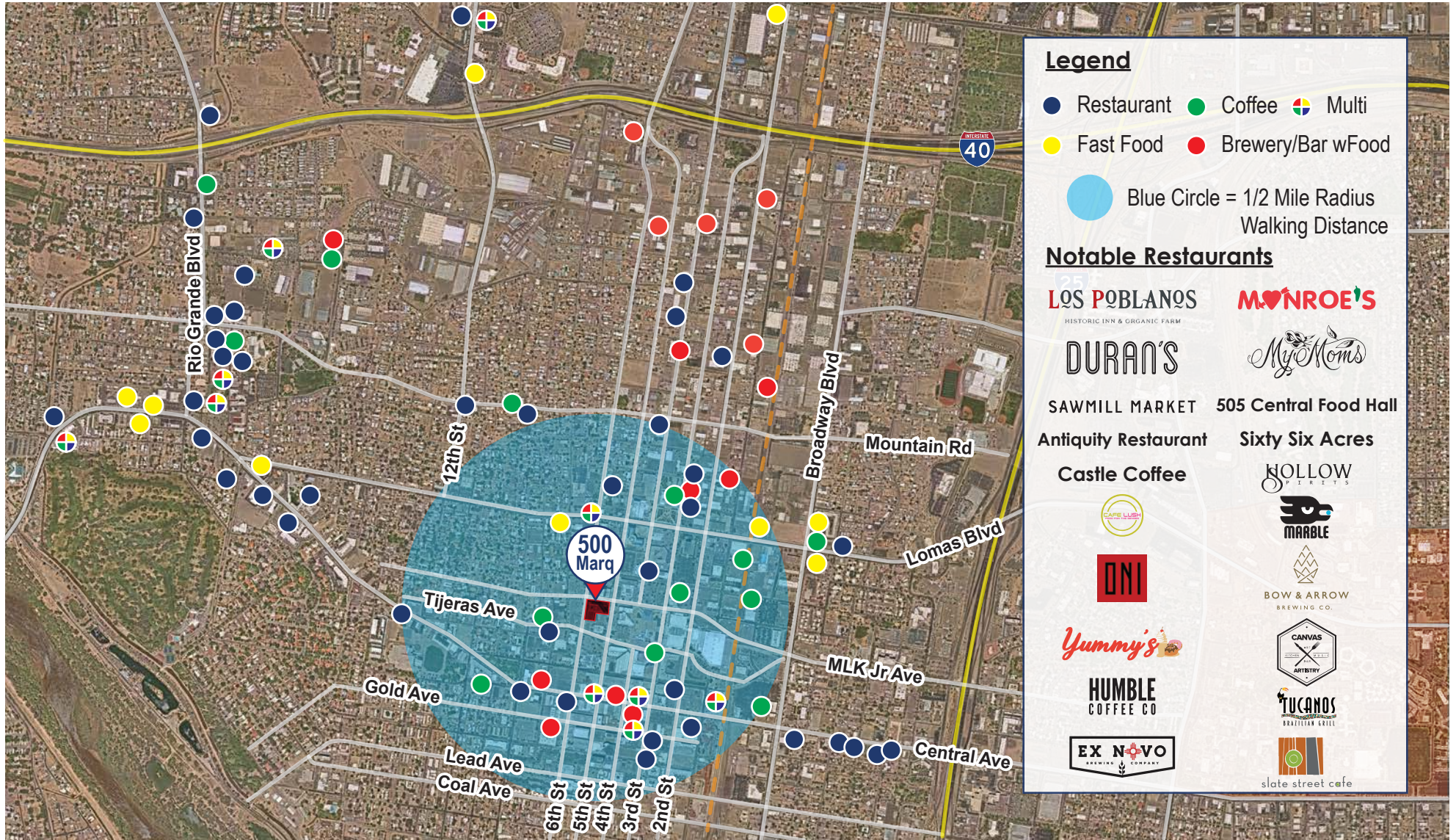
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

AREA RESTAURANTS

FOR
LEASE



Legend

- Restaurant
- Coffee
- Multi
- Fast Food
- Brewery/Bar wFood
- Blue Circle = 1/2 Mile Radius Walking Distance

Notable Restaurants

- LOS POBLANOS
HISTORIC INN & ORGANIC FARM
- MONROE'S
- DURAN'S
- My Mom's
- SAWMILL MARKET
- 505 Central Food Hall
- Antiquity Restaurant
- Sixty Six Acres
- Castle Coffee
- HOLLOW
SWEETS
- CANE LUSH
- MARBLE
- ONI
- BOW & ARROW
BREWING CO.
- Yummy's
- CANVAS
ARTISTRY
- HUMBLE
COFFEE CO
- TUCANOS
BRAZILIAN GRILL
- EX N-VO
BREWING COMPANY
- slate street cafe

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



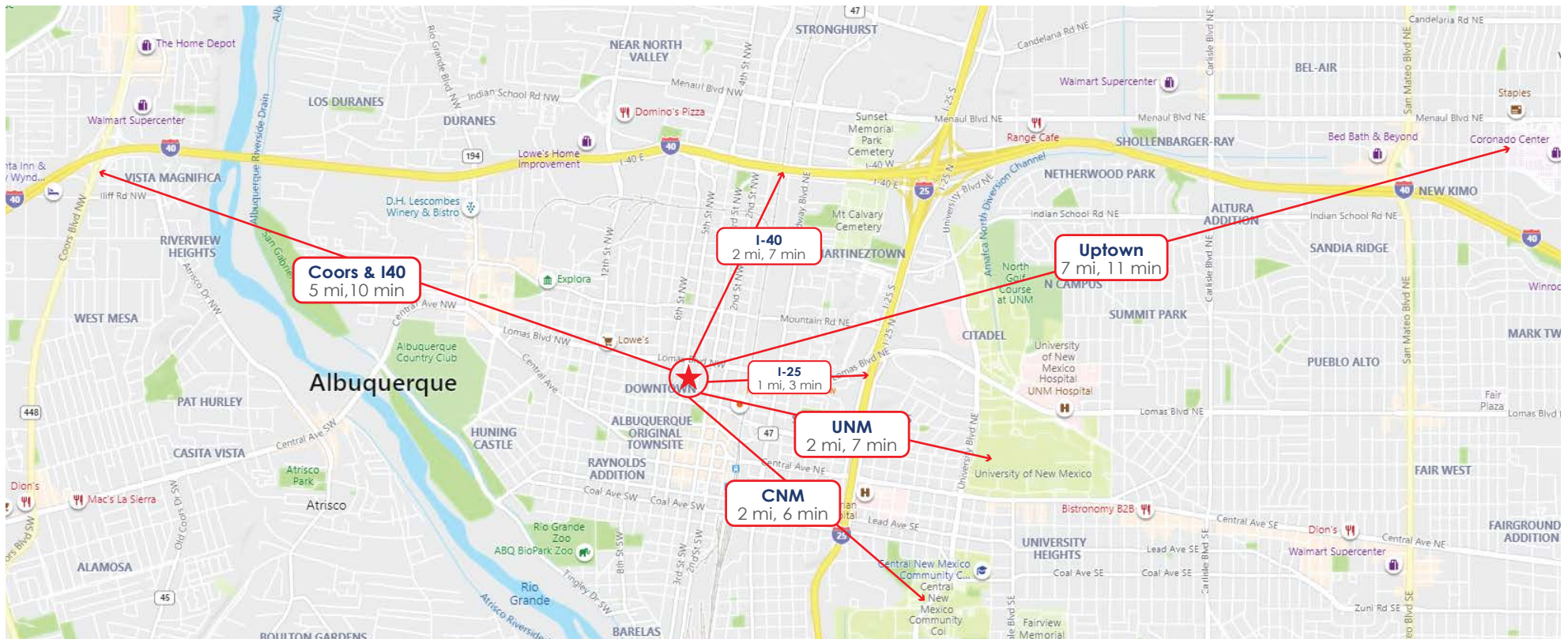
15 MINUTE DRIVE TIME



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

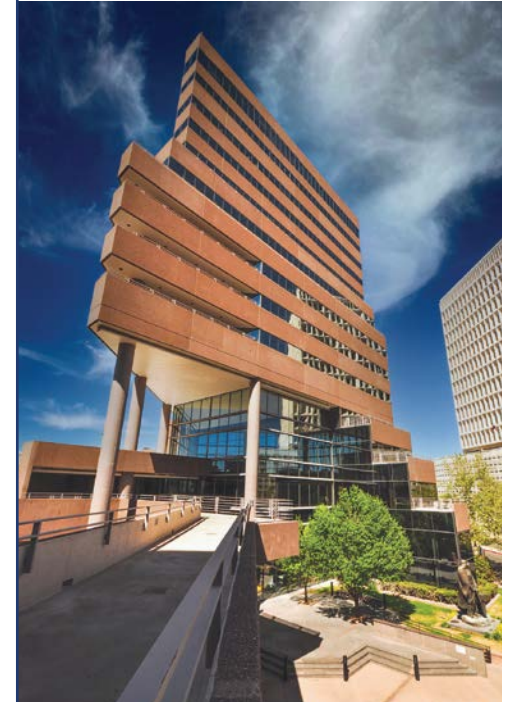
**FOR
LEASE**

Space	Size	Space	Size	Space	Size
4th Floor		7th Floor		10th Floor	
Suite 400	9,087 RSF	Suite 720	2,570 RSF	Suite 1000	4,598 RSF
5th Floor		8th Floor		13th Floor	
Suite 500*	4,224 RSF	Suite 810	2,906 RSF	Suite 1360	3,340 RSF
Suite 505*	2,872 RSF	9th Floor		14th Floor	
Suite 510*	5,475 RSF	Suite 920	2,007 RSF	Suite 1420	6,056 RSF
Suite 525*	1,464 RSF				

**Combined Total 14,035 RSF*

Lease Pricing

\$24.50/RSF Full Service



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

ARGUSINVESTMENTREALTY.COM



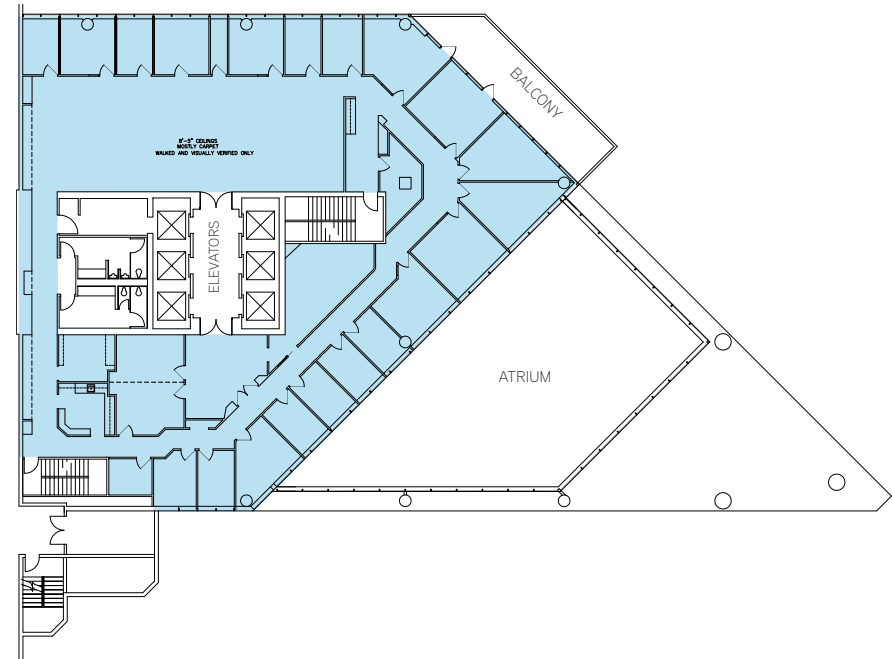
DOWNTOWN LUXURY

AVAILABLE SPACE - BY SIZE

FOR
LEASE

Space	Size
5th Floor	14,035 RSF
4th Floor	9,087 RSF
Suite 1420	6,056 RSF
Suite 510	5,475 RSF
Suite 1000	4,598 RSF
Suite 500	4,224 RSF
Suite 1360	3,340 RSF
Suite 810	2,906 RSF
Suite 505	2,872 RSF
Suite 720	2,570 RSF
Suite 920	2,007 RSF
Suite 525	1,464 RSF

1 Full Floor Available - 4th Floor - 9,807 RSF



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

ARGUSINVESTMENTREALTY.COM

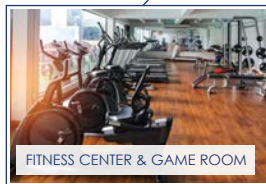
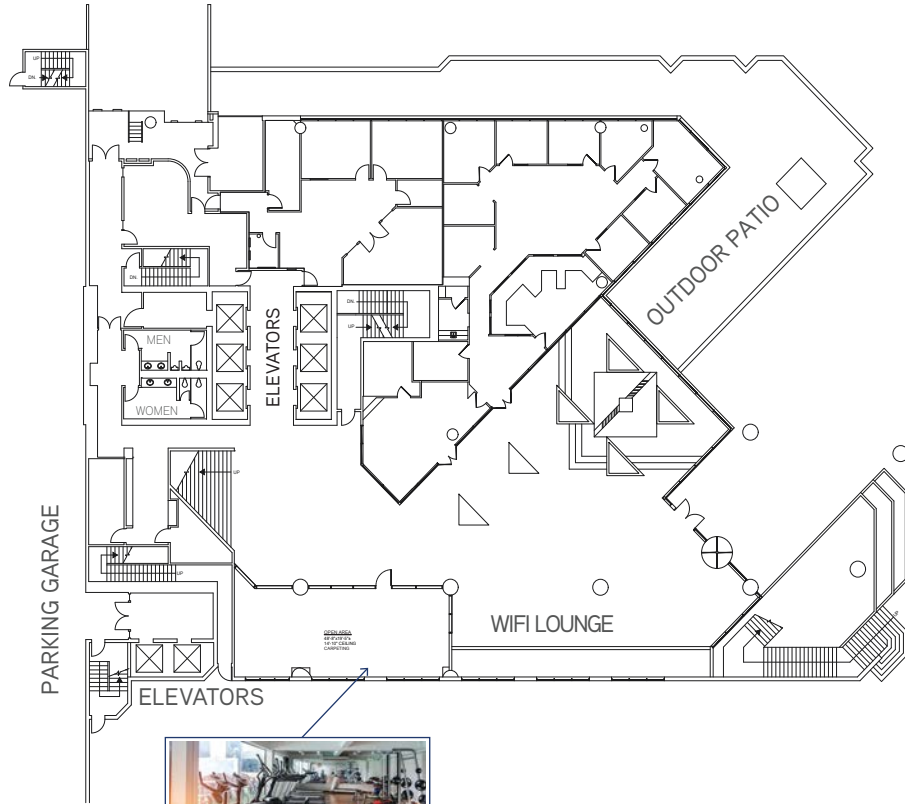


DOWNTOWN LUXURY

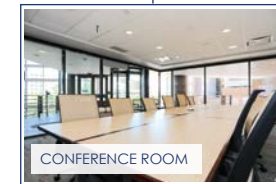
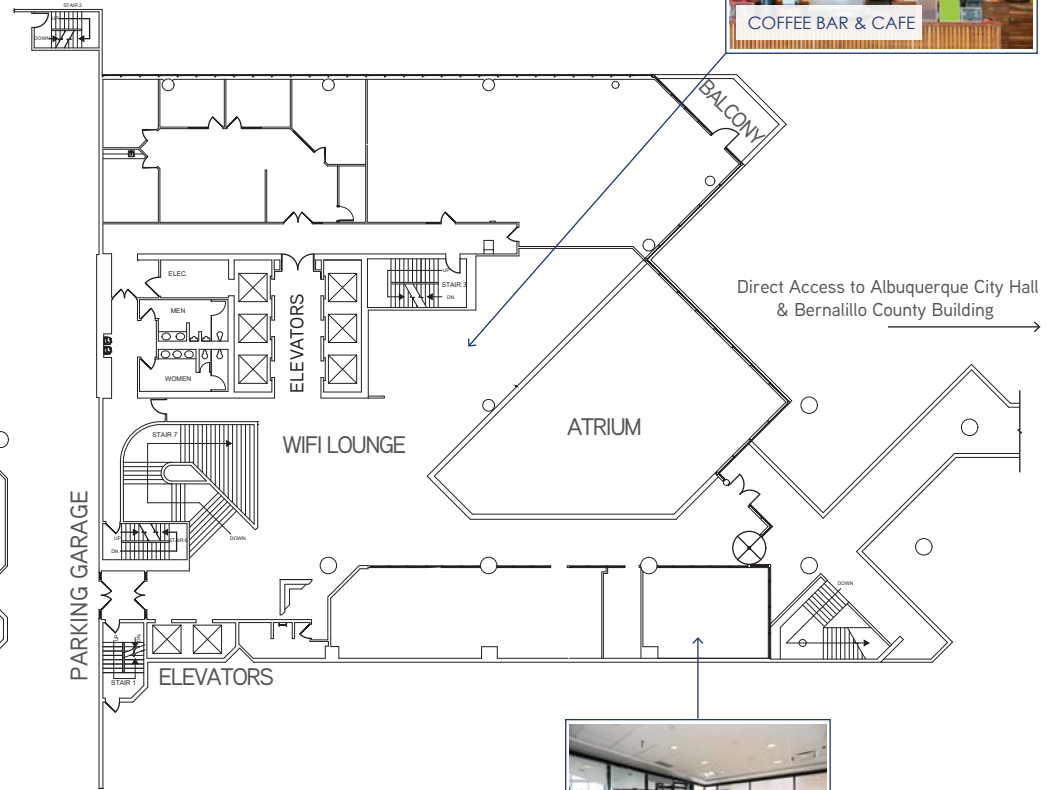
BUILDING AMENITIES

FOR
LEASE

FIRST FLOOR



SECOND FLOOR



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

ARGUSINVESTMENTREALTY.COM

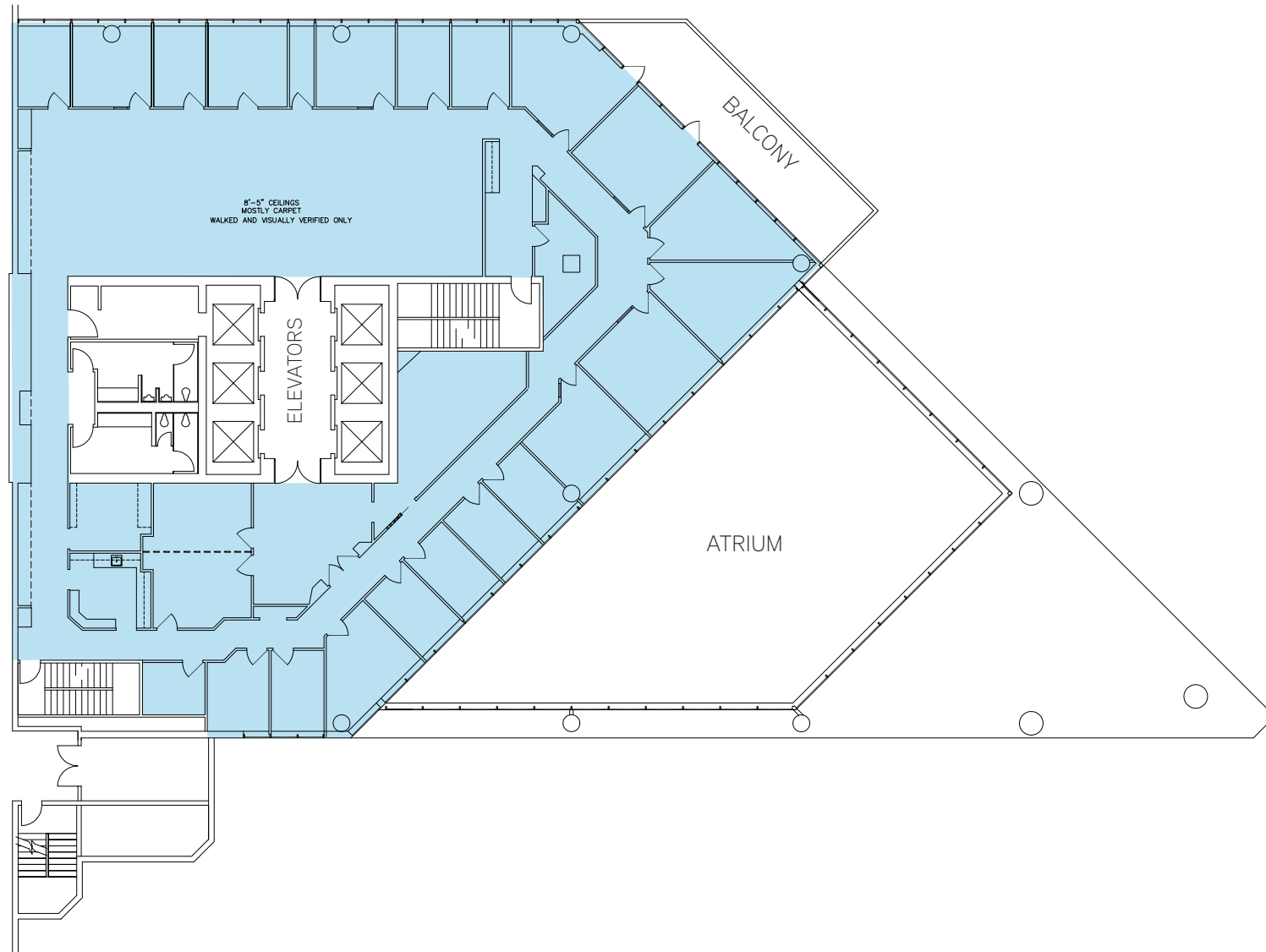


DOWNTOWN LUXURY

FOURTH FLOOR

FOR
LEASE

SUITE 400
9,087 RSF



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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

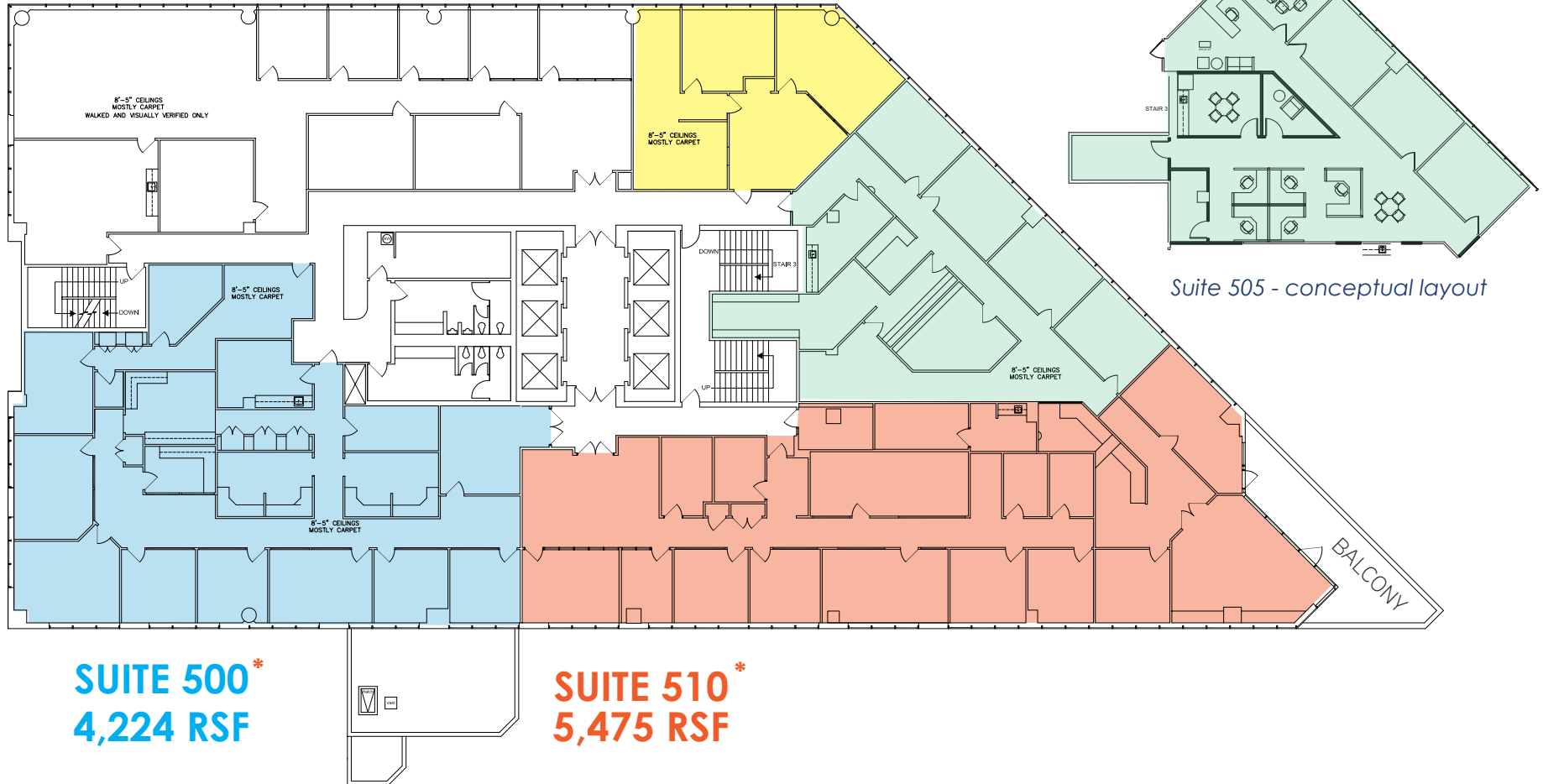
FIFTH FLOOR

FOR
LEASE

*Suites May Be
Combined to 14,035 RSF

SUITE 525*
1,464 RSF

SUITE 505*
2,872 RSF



SUITE 500*
4,224 RSF

SUITE 510*
5,475 RSF



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

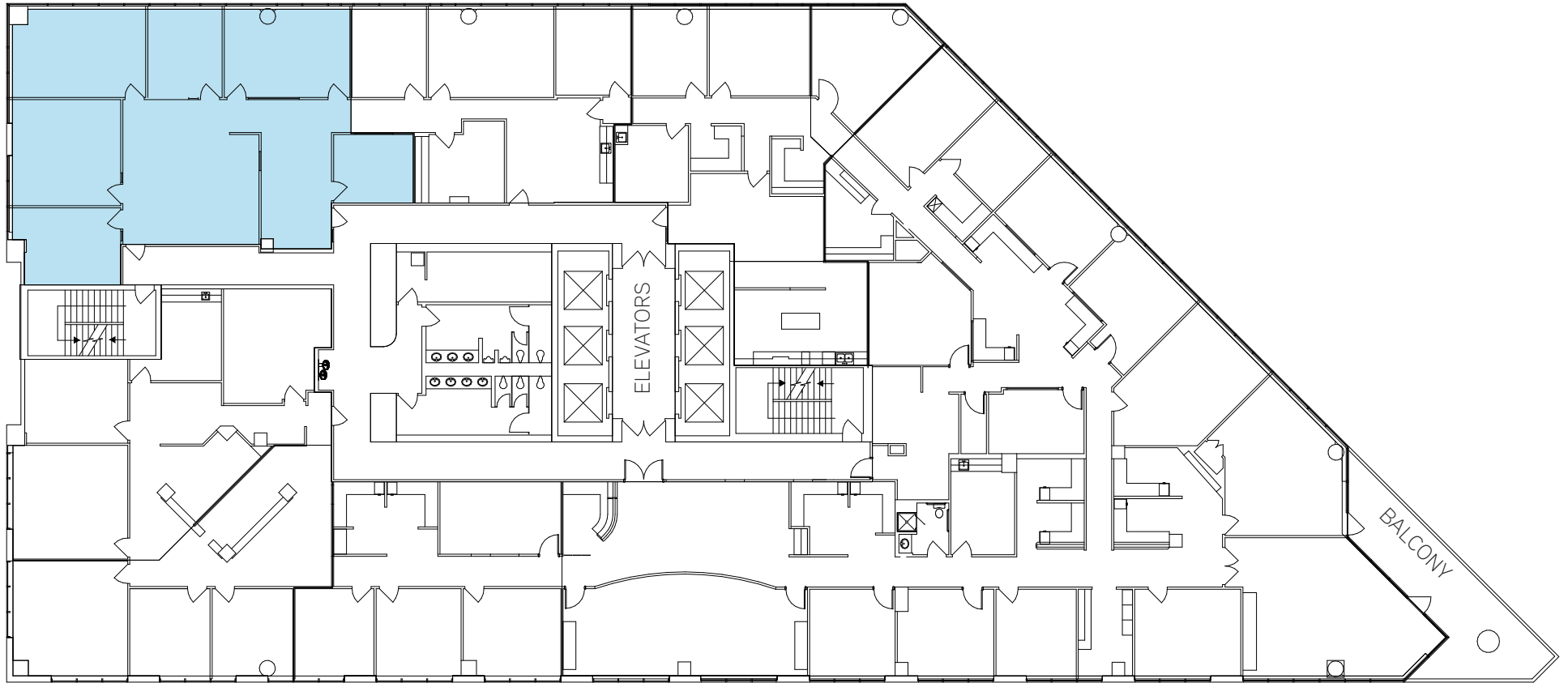
ARGUSINVESTMENTREALTY.COM

DOWNTOWN LUXURY

SEVENTH FLOOR

FOR
LEASE

SUITE 720
2,570 RSF



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

ARGUSINVESTMENTREALTY.COM

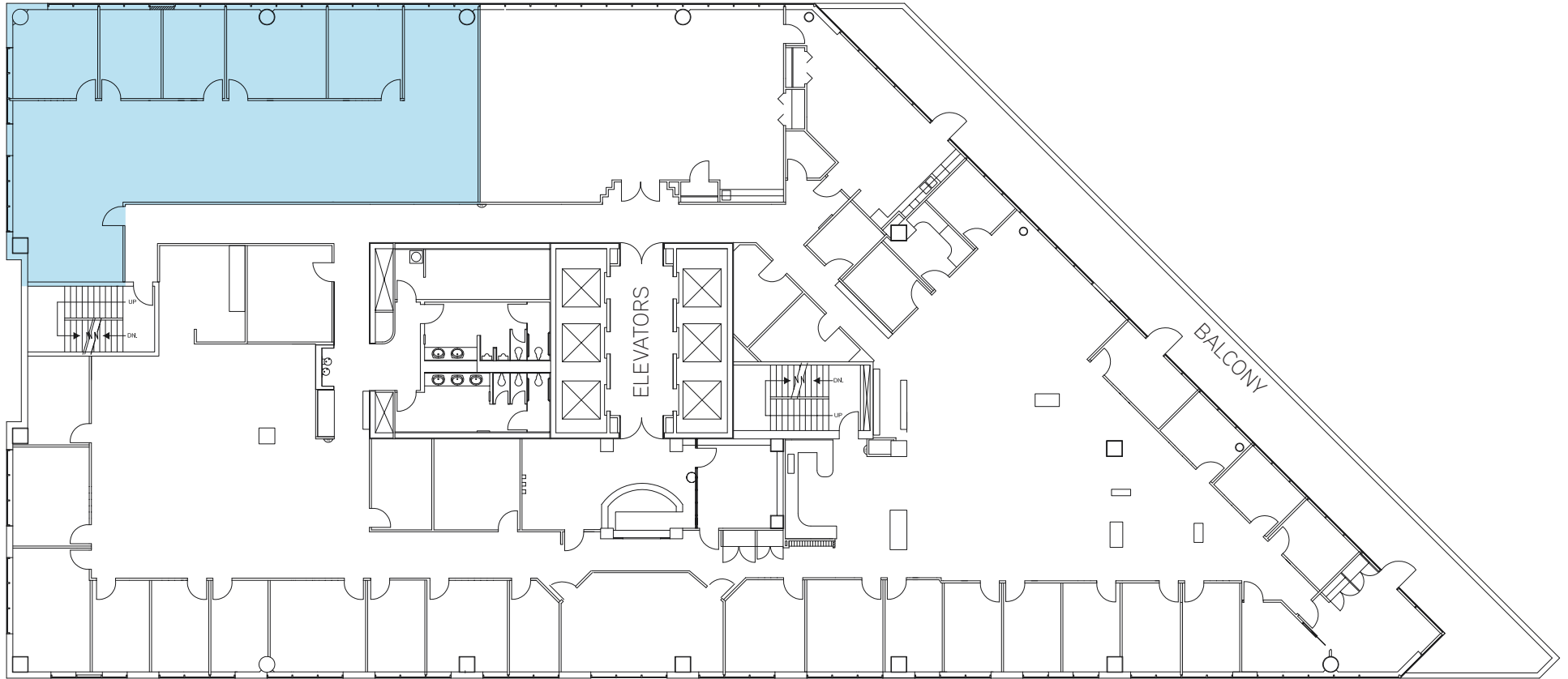


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
LEASE

SUITE 810
2,906 RSF



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

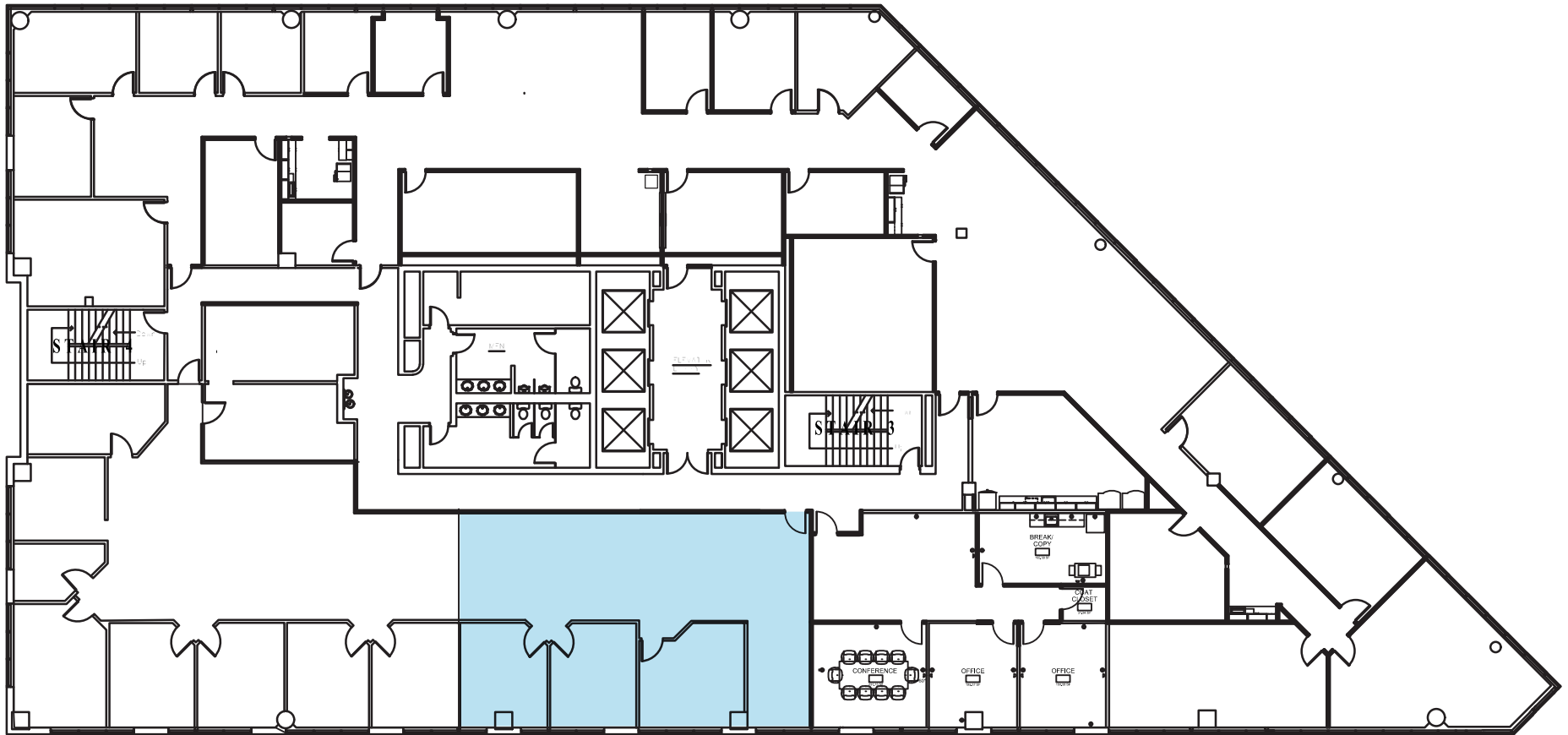
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

NINTH FLOOR

FOR
LEASE



SUITE 920
2,007 RSF

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

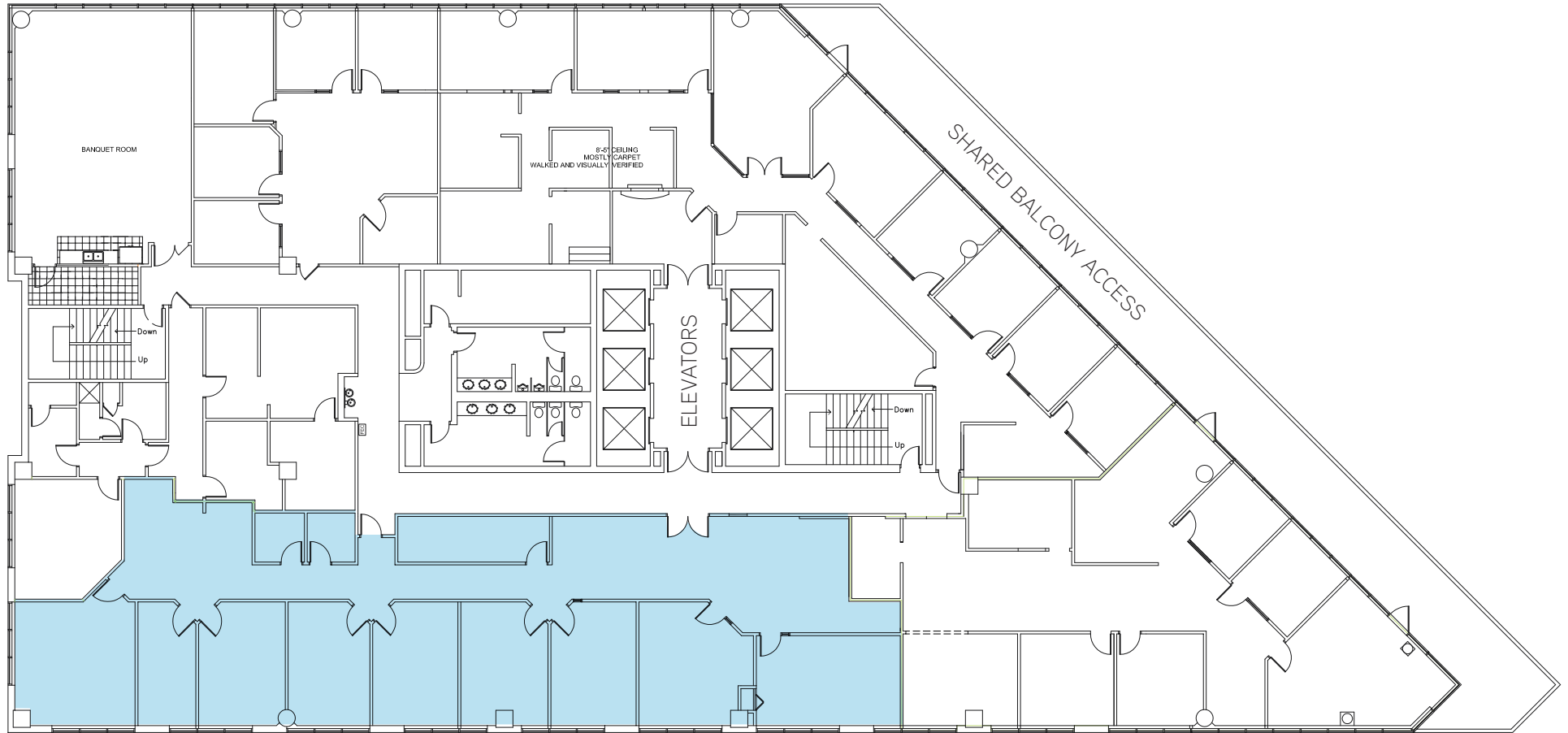
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

TENTH FLOOR

FOR
LEASE



SUITE 1000
4,598 RSF

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

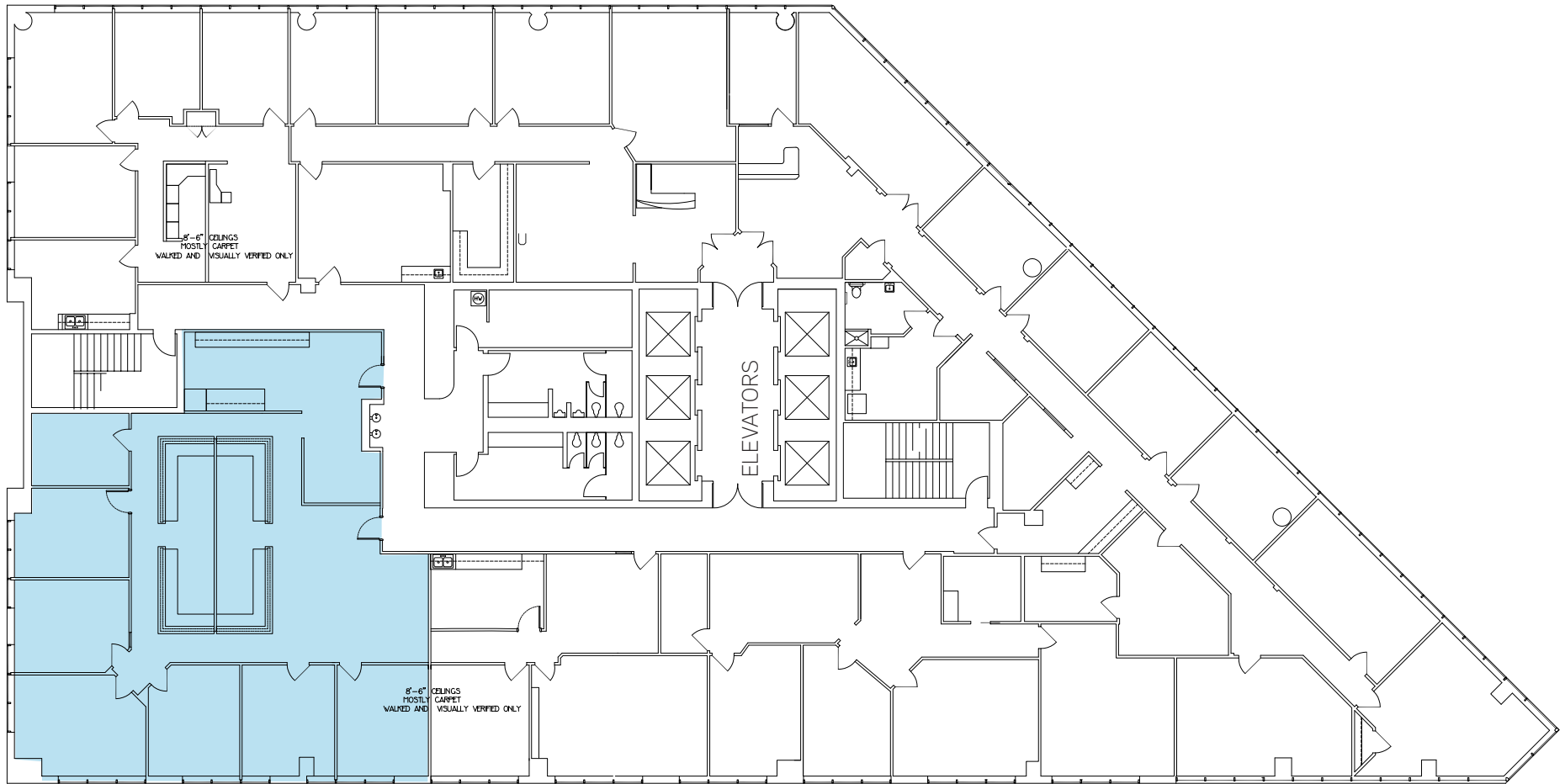
ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
LEASE



SUITE 1360
3,340 RSF

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

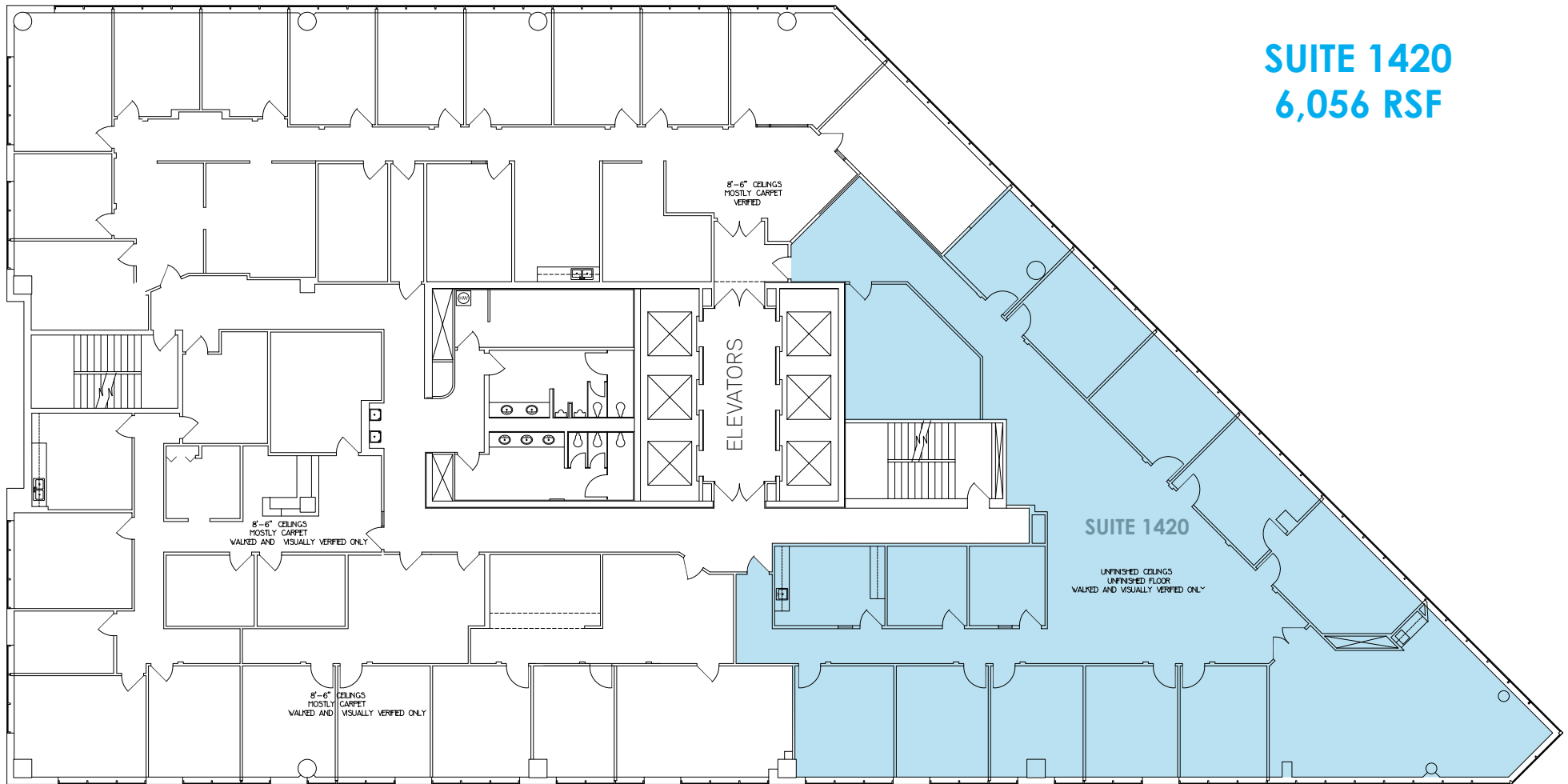
ARGUSINVESTMENTREALTY.COM



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

