

# 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

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# DOWNTOWN LUXURY

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## LEASE

» \$24.50/RSF Full Service

### Available Space

» 892 ±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](mailto:scott@argusinvestmentrealty.com)

☎ 505.855.7602

**STACEY NENNINGER, CCIM**

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# DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

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OPEN SUNLIT ATRIUM



COMING SOON

COFFEE BAR & CAFE



COMING SOON

FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



IN PROGRESS

RENOVATED ELEVATORS

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# DOWNTOWN LUXURY

## AREA OVERVIEW

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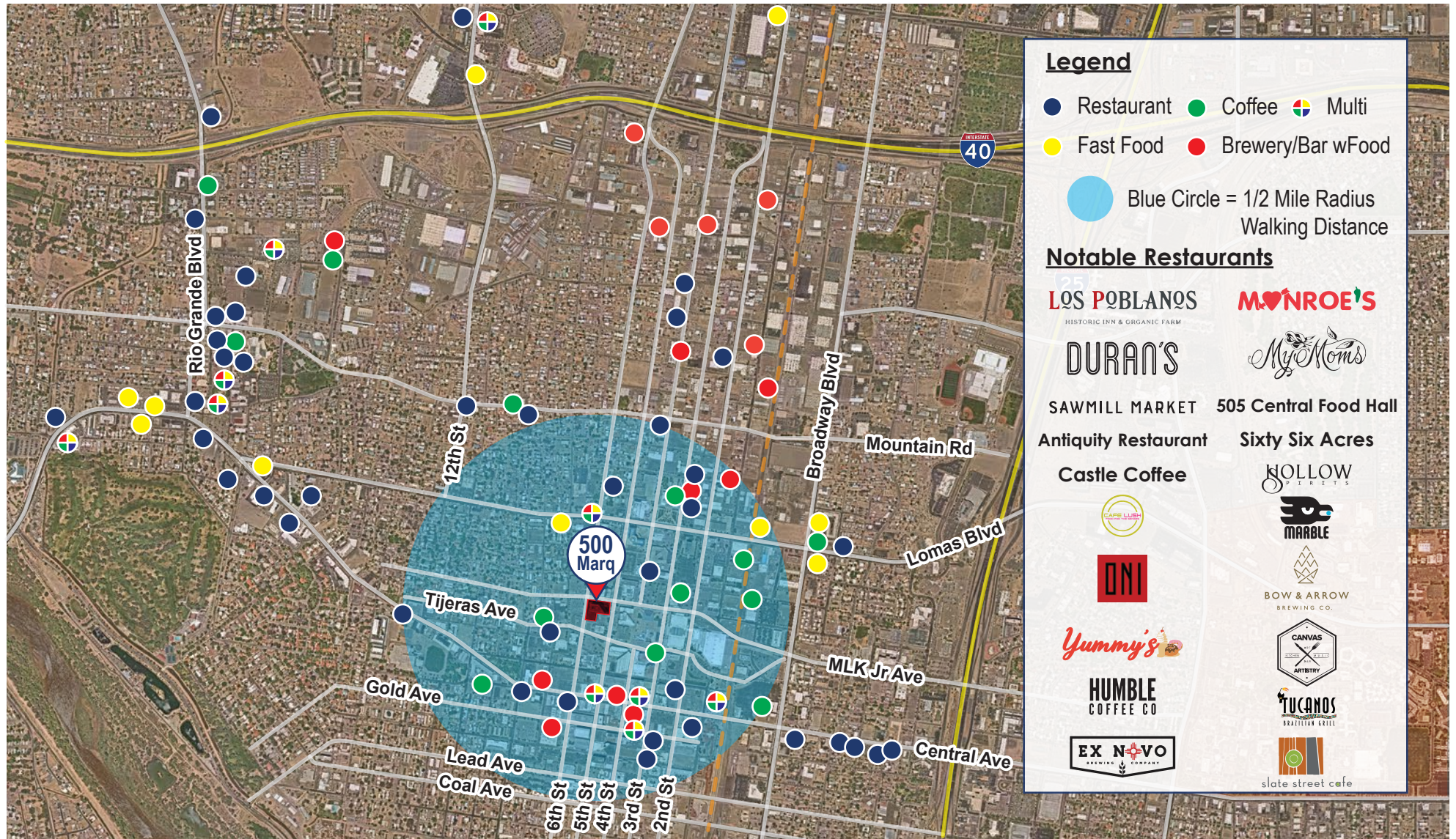
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# DOWNTOWN LUXURY

AREA RESTAURANTS

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# DOWNTOWN LUXURY

## DRIVE TIME DEMOGRAPHICS

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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



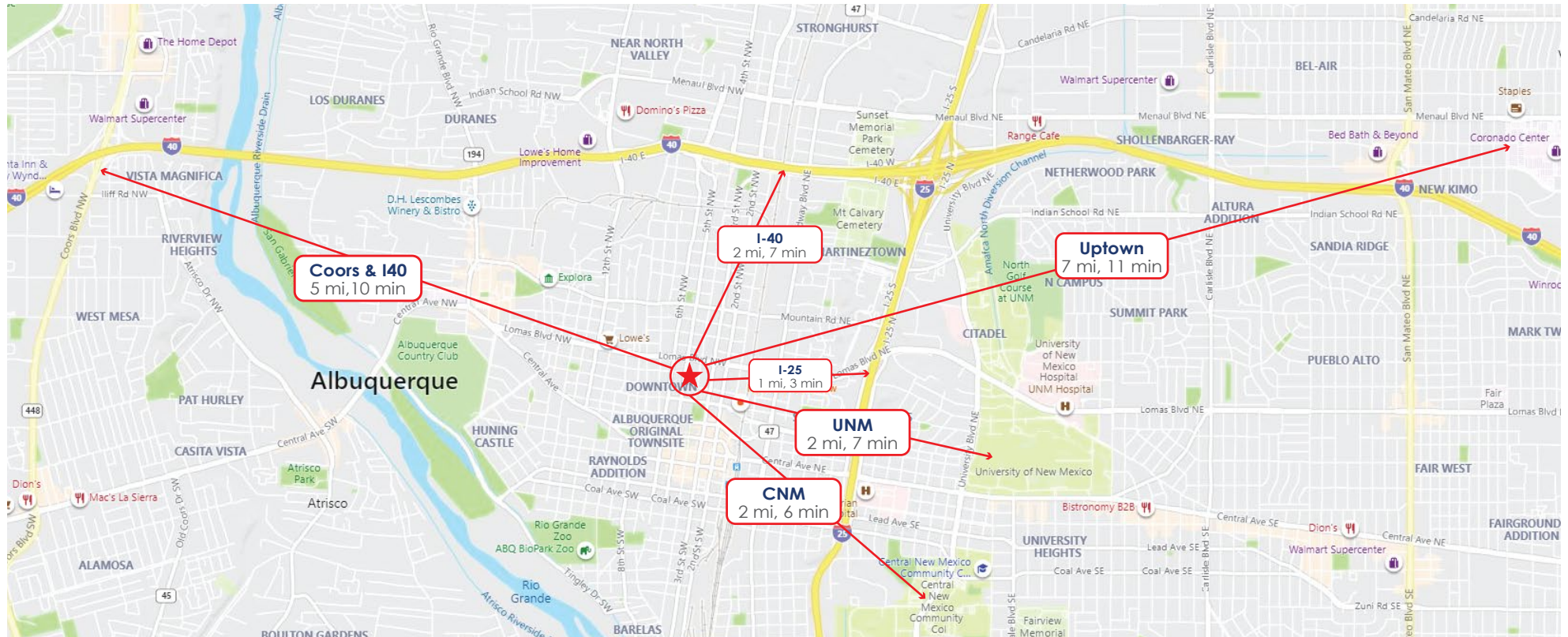
### 15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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# DOWNTOWN LUXURY

## AVAILABLE SPACE - BY FLOOR

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| Space            | Size      | Space            | Size      | Space             | Size      |
|------------------|-----------|------------------|-----------|-------------------|-----------|
| <b>3rd Floor</b> |           | <b>6th Floor</b> |           | <b>10th Floor</b> |           |
| Suite 360        | 2,890 RSF | Suite 650        | 2,880 RSF | Suite 1000        | 4,598 RSF |
| <b>4th Floor</b> |           | <b>7th Floor</b> |           | <b>13th Floor</b> |           |
| Suite 400        | 9,087 RSF | Suite 720        | 2,570 RSF | Suite 1360        | 3,340 RSF |
| <b>5th Floor</b> |           | <b>8th Floor</b> |           | <b>14th Floor</b> |           |
| Suite 500*       | 4,224 RSF | Suite 810        | 2,906 RSF | Suite 1420        | 6,056 RSF |
| Suite 505*       | 2,872 RSF | <b>9th Floor</b> |           | Suite 1450        | 892 RSF   |
| Suite 510*       | 5,475 RSF | Suite 920        | 2,007 RSF |                   |           |

Suite 525\* 1,464 RSF

*\*Combined Total 14,035 RSF*

### Lease Pricing

**\$24.50/RSF Full Service**



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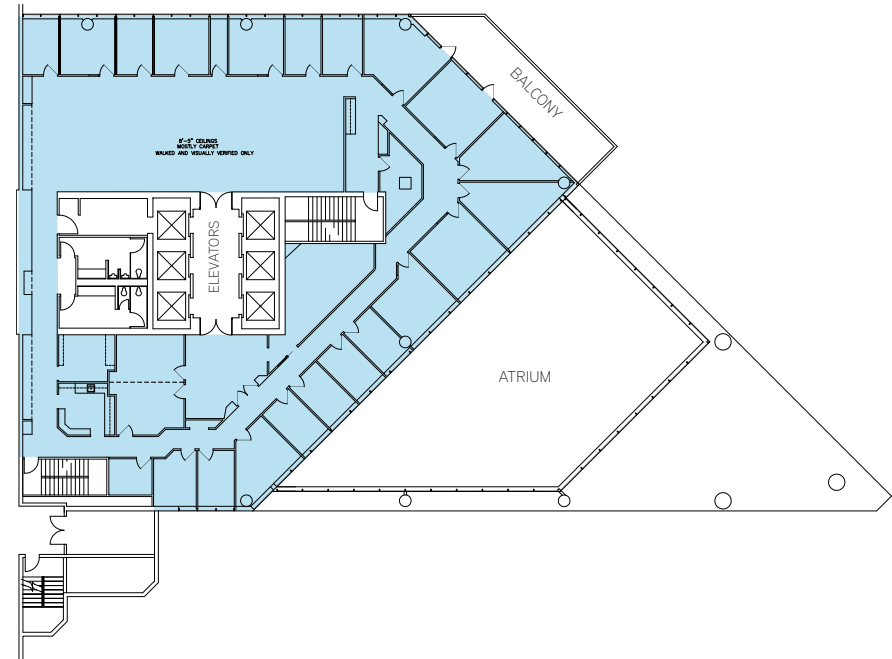
# DOWNTOWN LUXURY

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 650  | 2,880 RSF  |
| Suite 360  | 2,890 RSF  |
| Suite 505  | 2,872 RSF  |
| Suite 720  | 2,570 RSF  |
| Suite 920  | 2,007 RSF  |
| Suite 525  | 1,464 RSF  |
| Suite 1450 | 892 RSF    |

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



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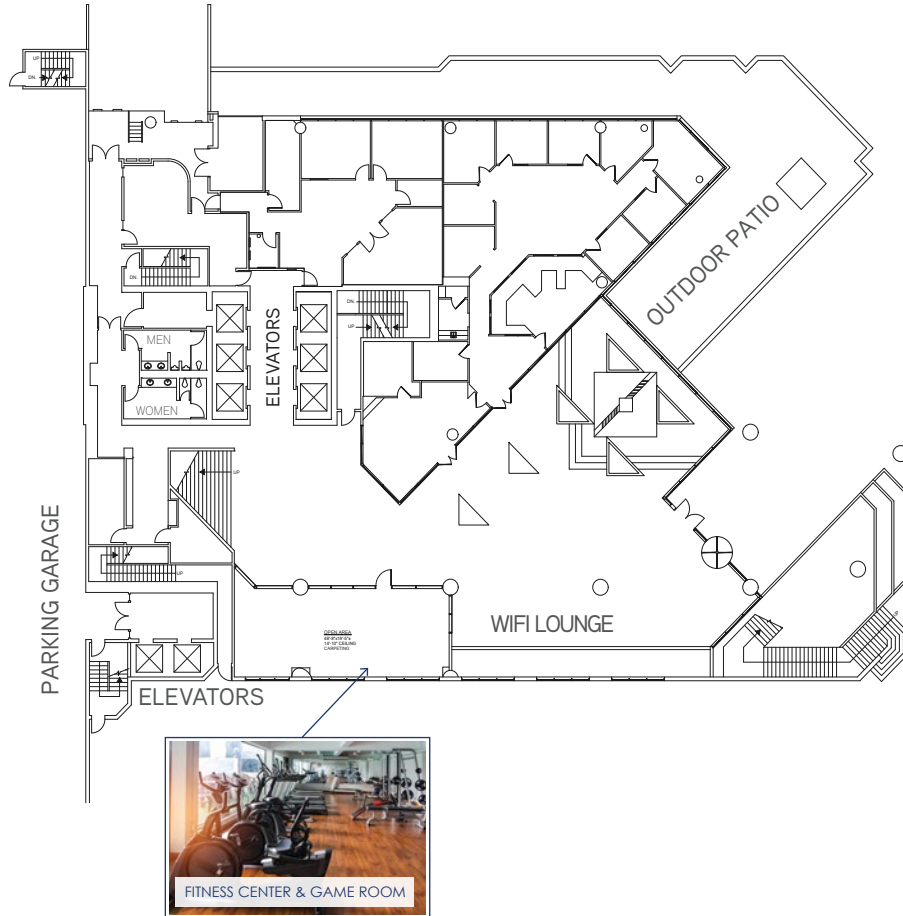


# DOWNTOWN LUXURY

## BUILDING AMENITIES

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### FIRST FLOOR



### SECOND FLOOR



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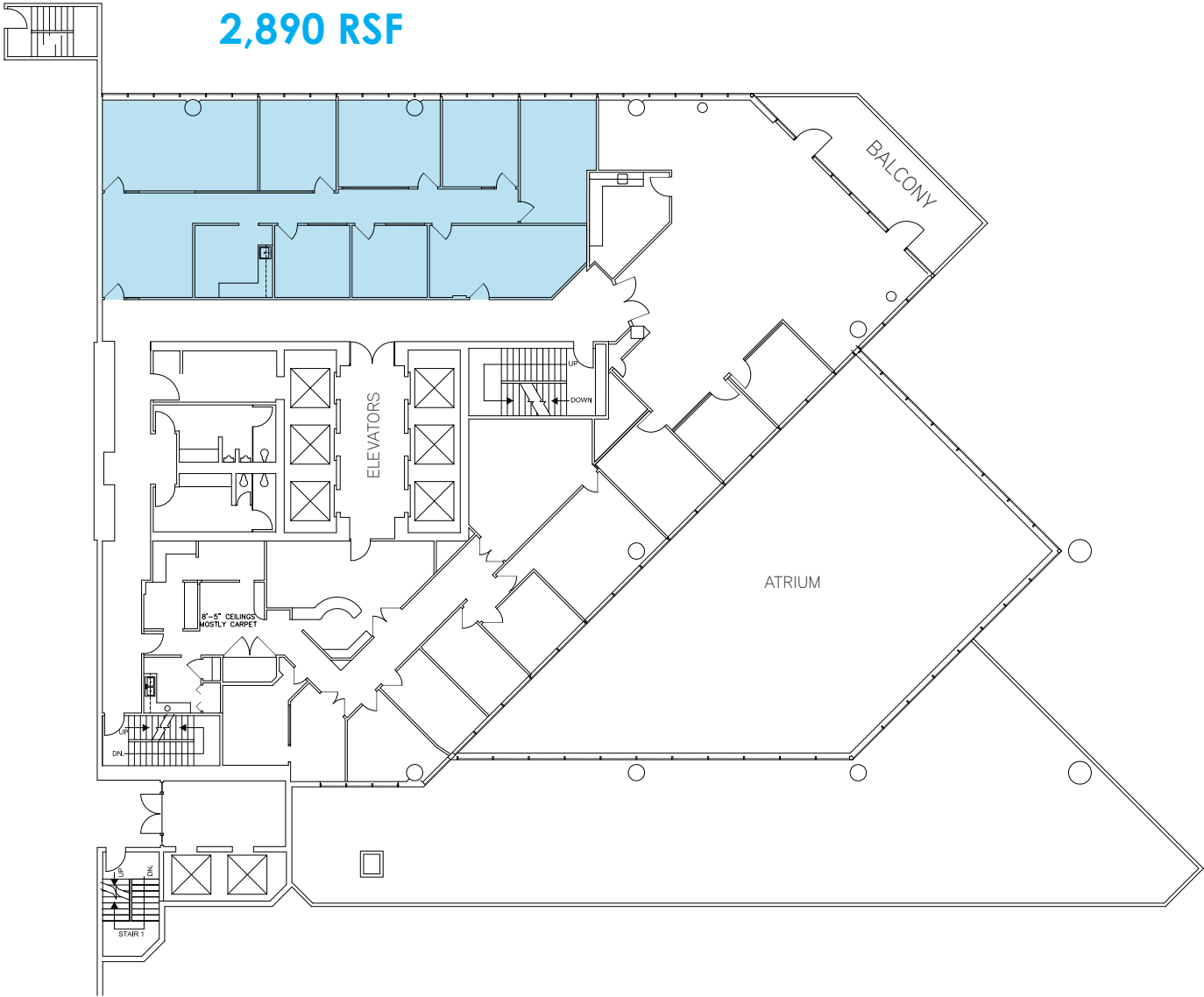


# DOWNTOWN LUXURY

THIRD FLOOR

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SUITE 360  
2,890 RSF



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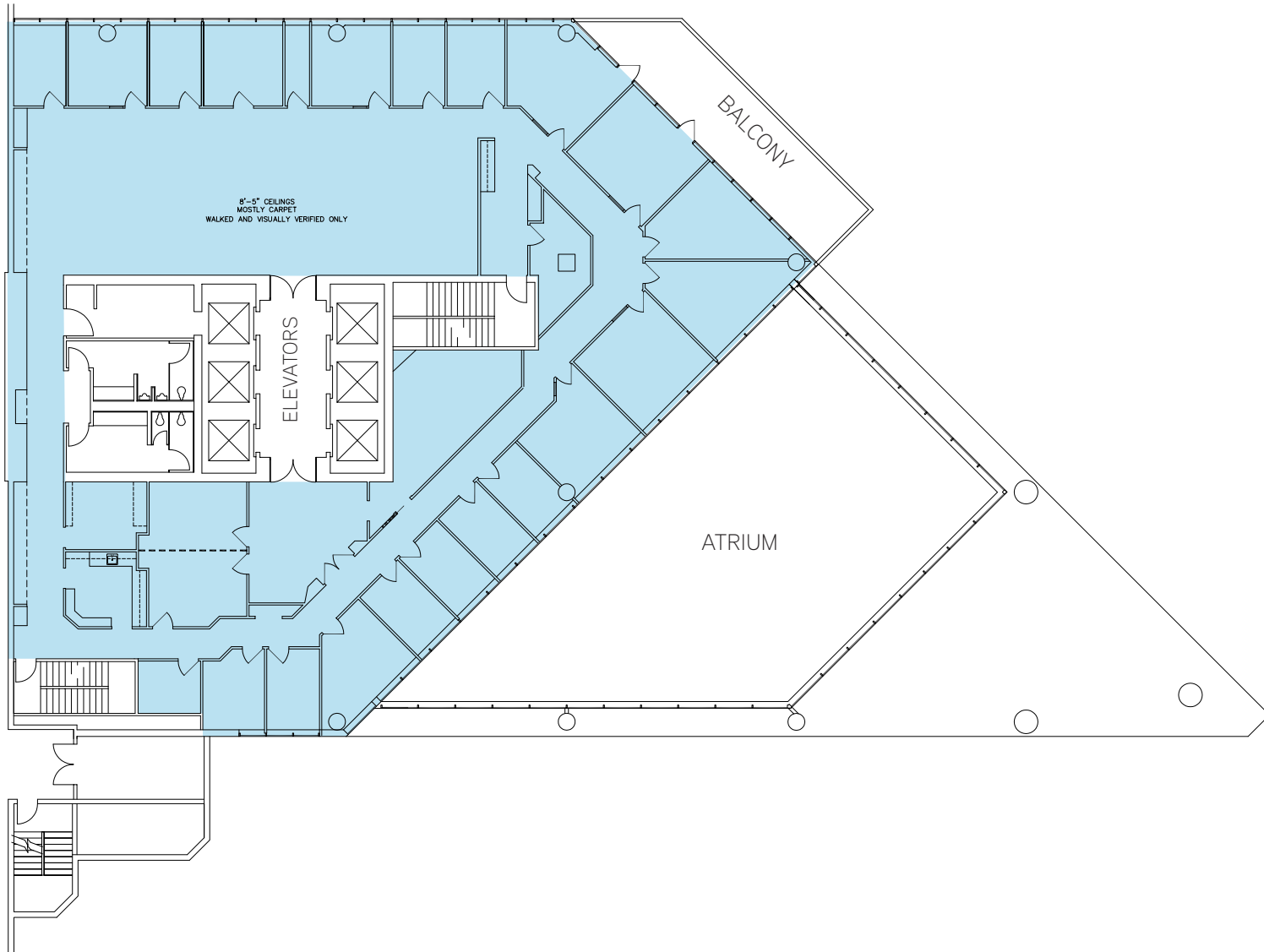


# DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400  
9,087 RSF



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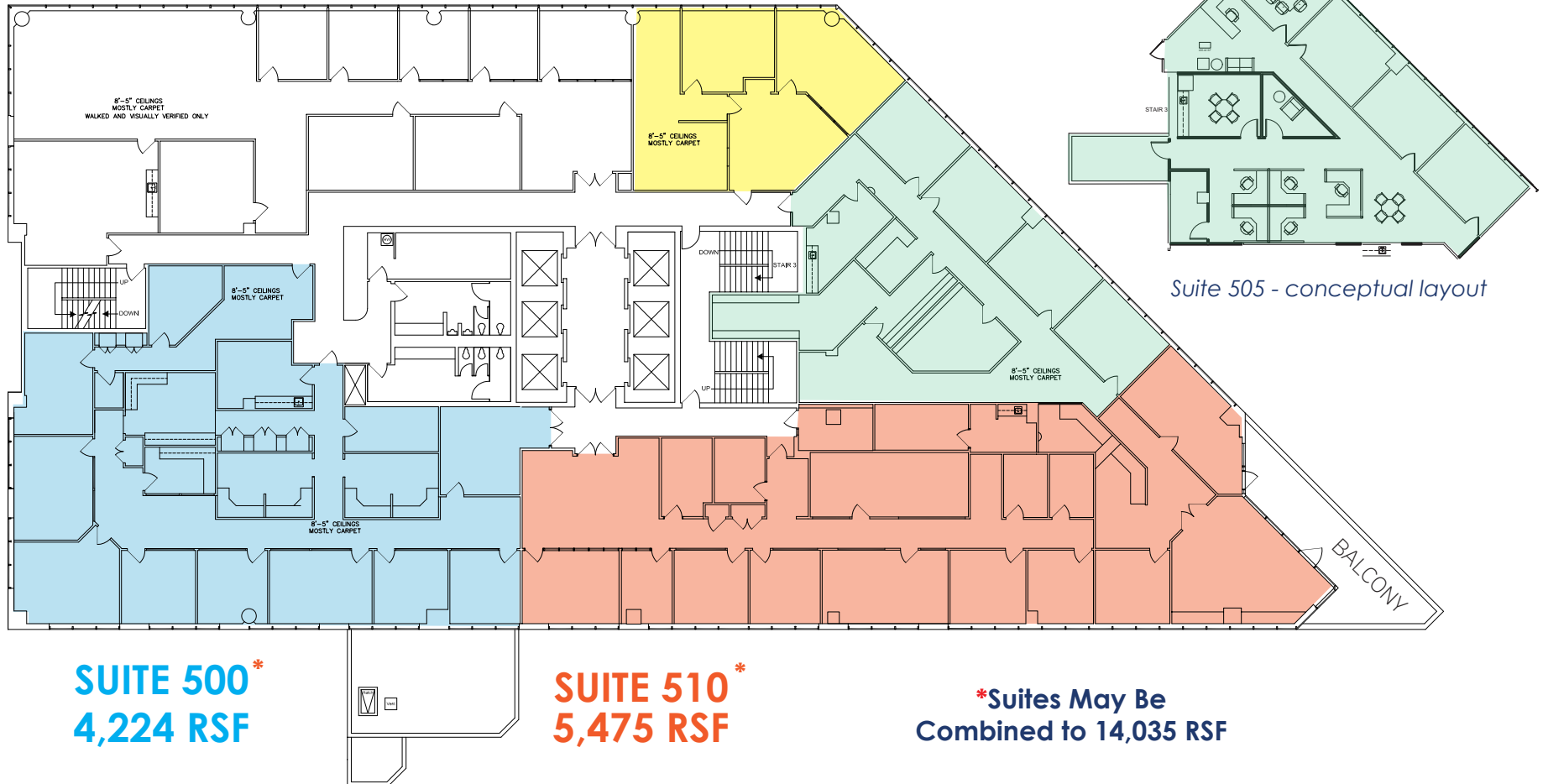
# DOWNTOWN LUXURY

FIFTH FLOOR

FOR  
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**SUITE 525\***  
**1,464 RSF**

**SUITE 505\***  
**2,872 RSF**



**SUITE 500\***  
**4,224 RSF**

**SUITE 510\***  
**5,475 RSF**

**\*Suites May Be  
Combined to 14,035 RSF**

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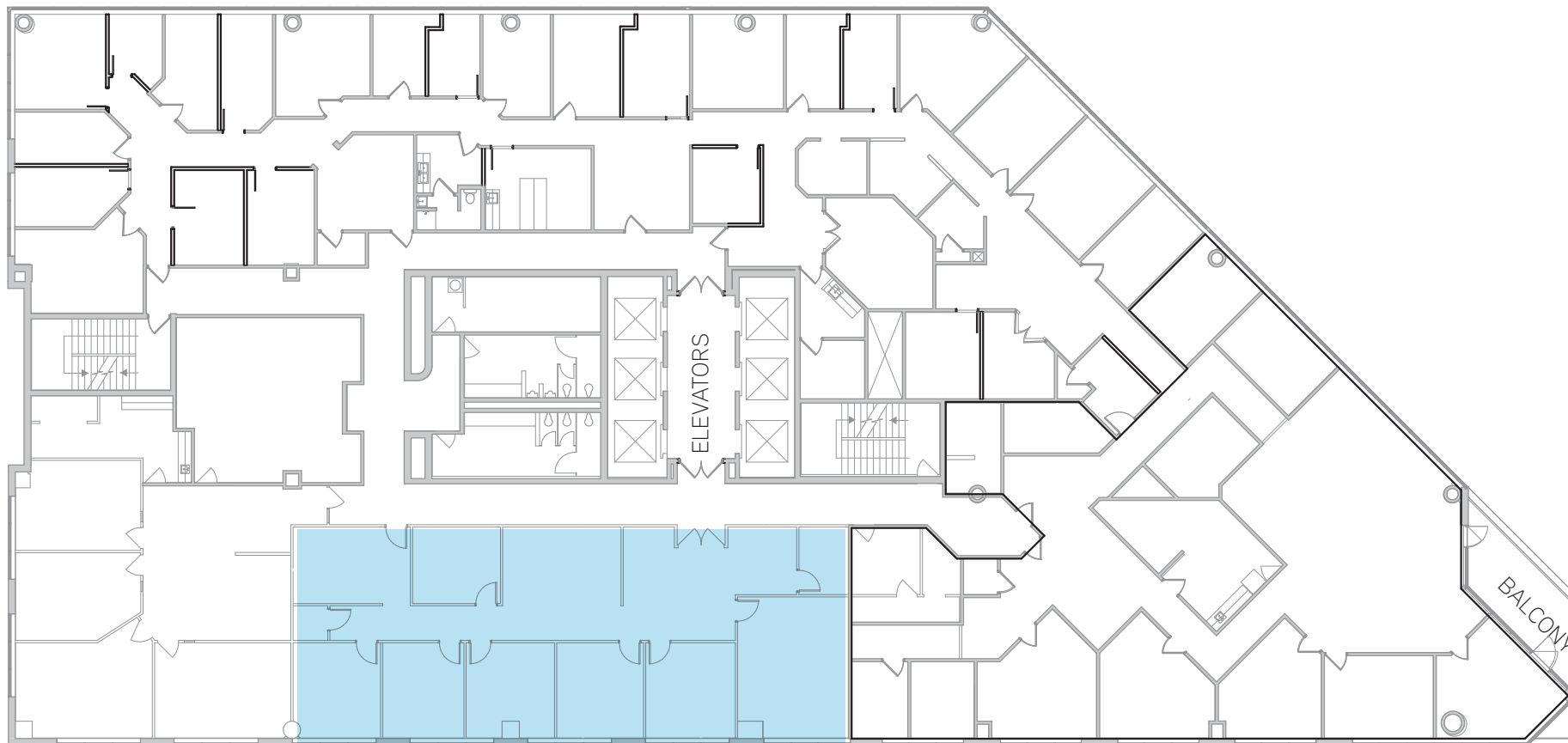
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# DOWNTOWN LUXURY

SIXTH FLOOR

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**SUITE 650**

**2,880 RSF**

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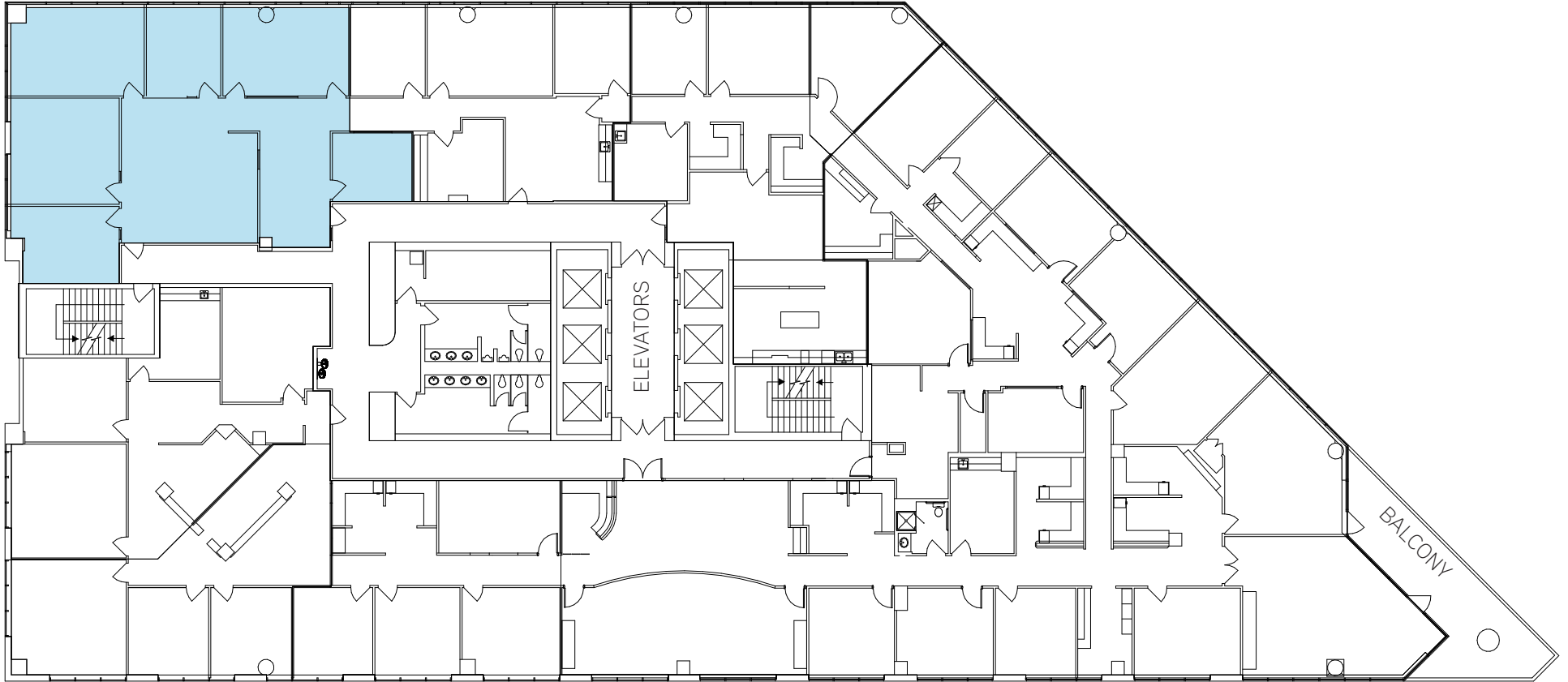


# DOWNTOWN LUXURY

SEVENTH FLOOR

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**SUITE 720**  
**2,570 RSF**



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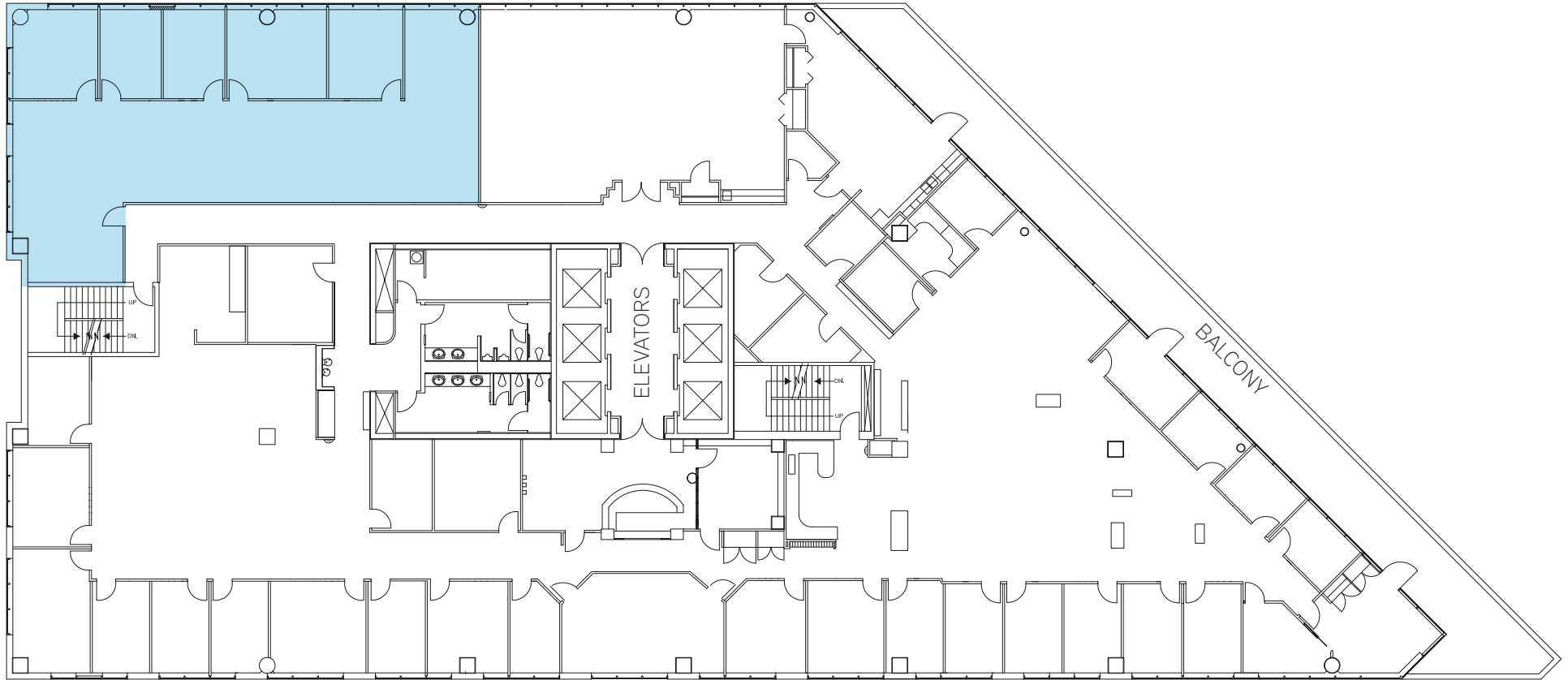


# DOWNTOWN LUXURY

EIGHTH FLOOR

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**SUITE 810**  
**2,906 RSF**



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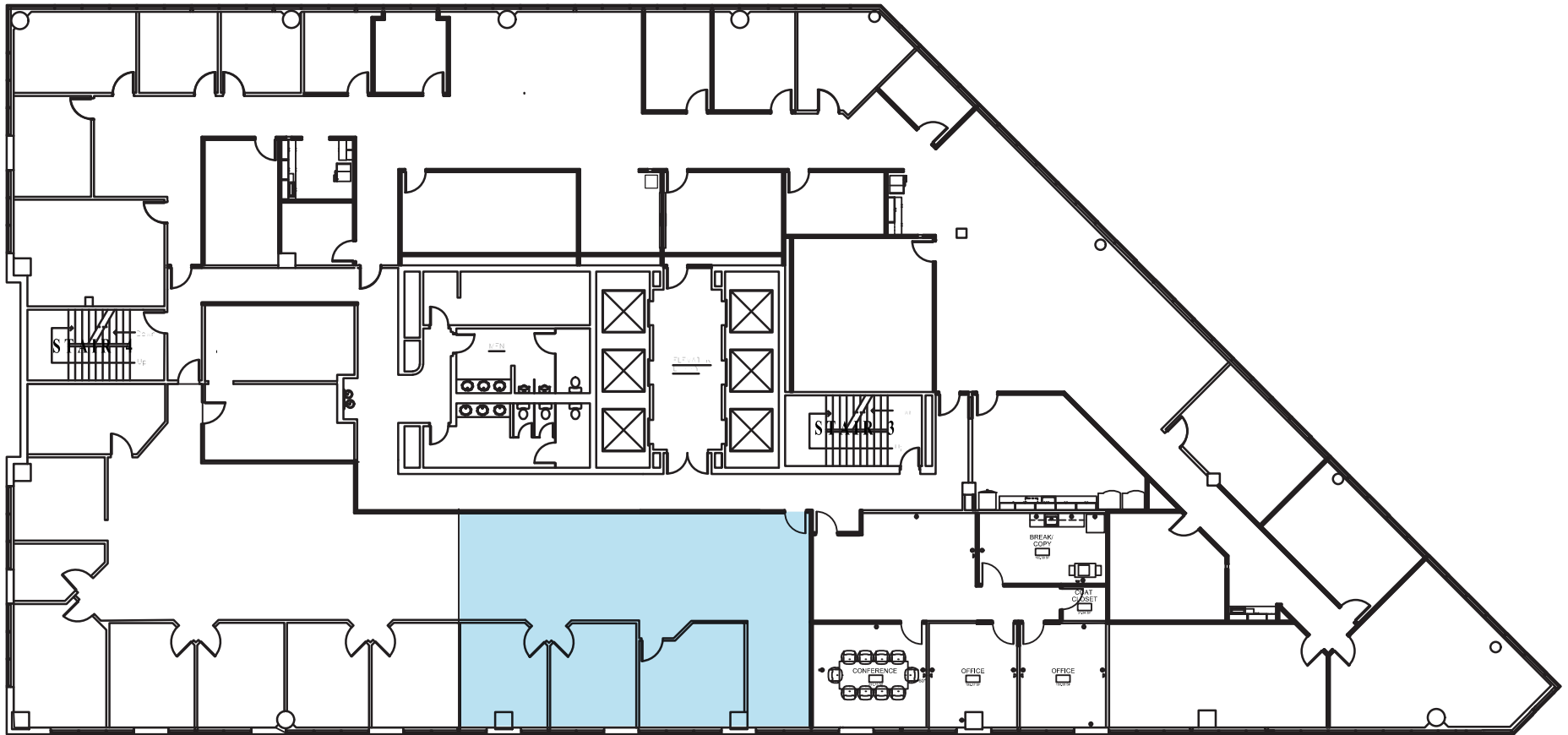




# DOWNTOWN LUXURY

NINTH FLOOR

FOR  
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**SUITE 920**  
**2,007 RSF**

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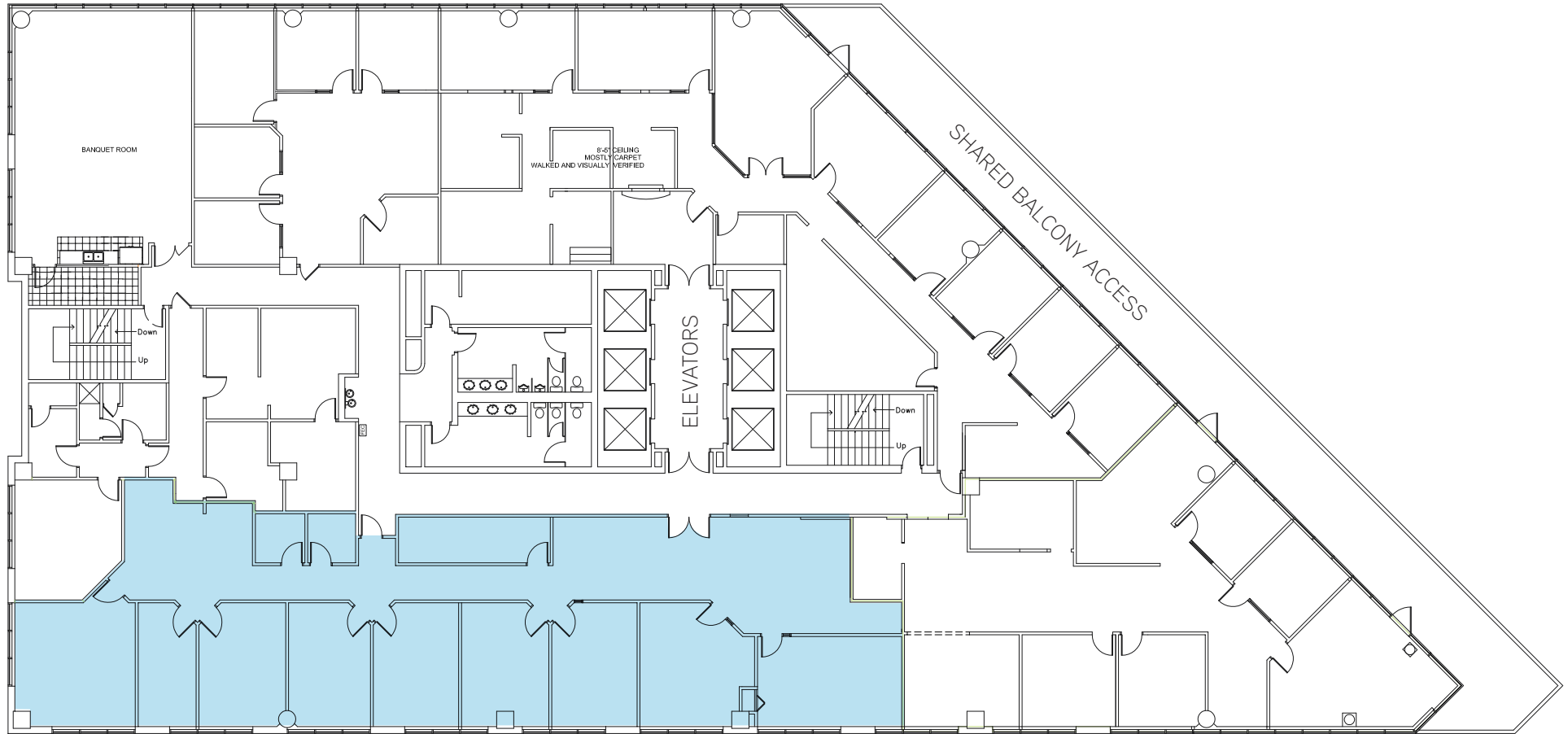
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# DOWNTOWN LUXURY

TENTH FLOOR

FOR  
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**SUITE 1000**  
**4,598 RSF**

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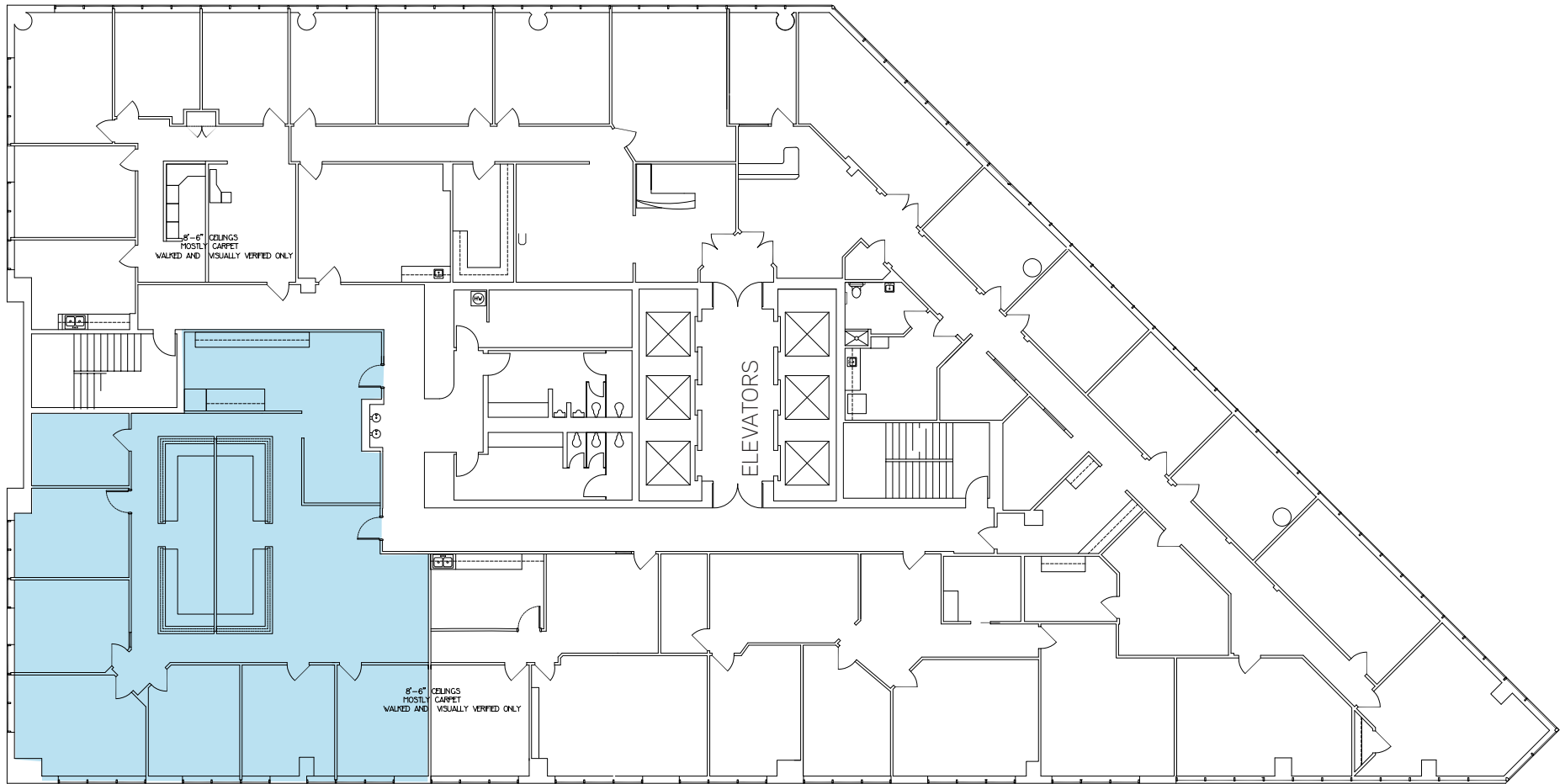




# DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR  
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**SUITE 1360**  
**3,340 RSF**

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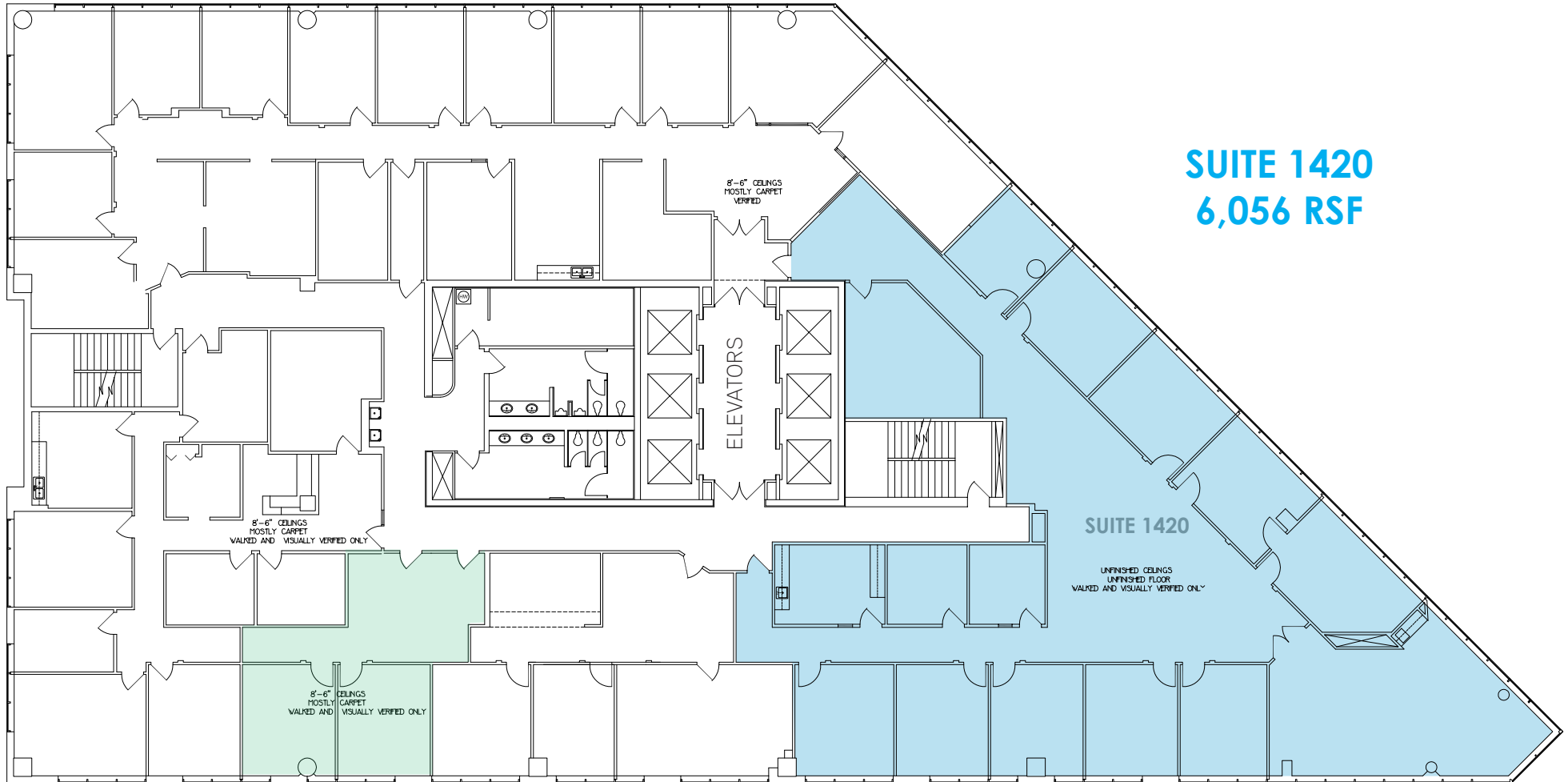
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# DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR  
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**SUITE 1450**  
**892 RSF**

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