

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

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FOR
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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

☎ 505.855.7602

STACEY NENNINGER, CCIM

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☎ 505.855.7608

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DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

FOR
LEASE



OPEN SUNLIT ATRIUM



NOW OPEN

ON-SITE CAFE



COMING SOON

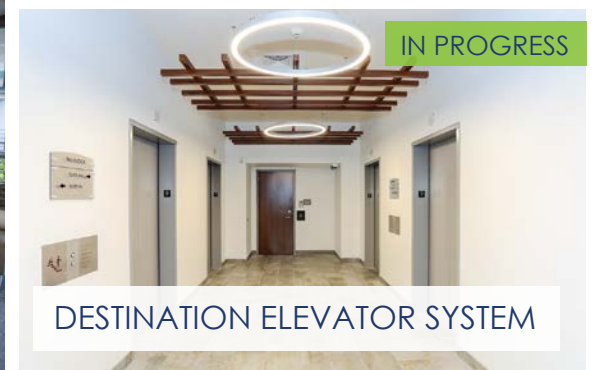
FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



IN PROGRESS

DESTINATION ELEVATOR SYSTEM

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DOWNTOWN LUXURY

AREA OVERVIEW

FOR
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Walkable Destinations

Civic Plaza
Downtown Hotels
Court Houses
Convention Center

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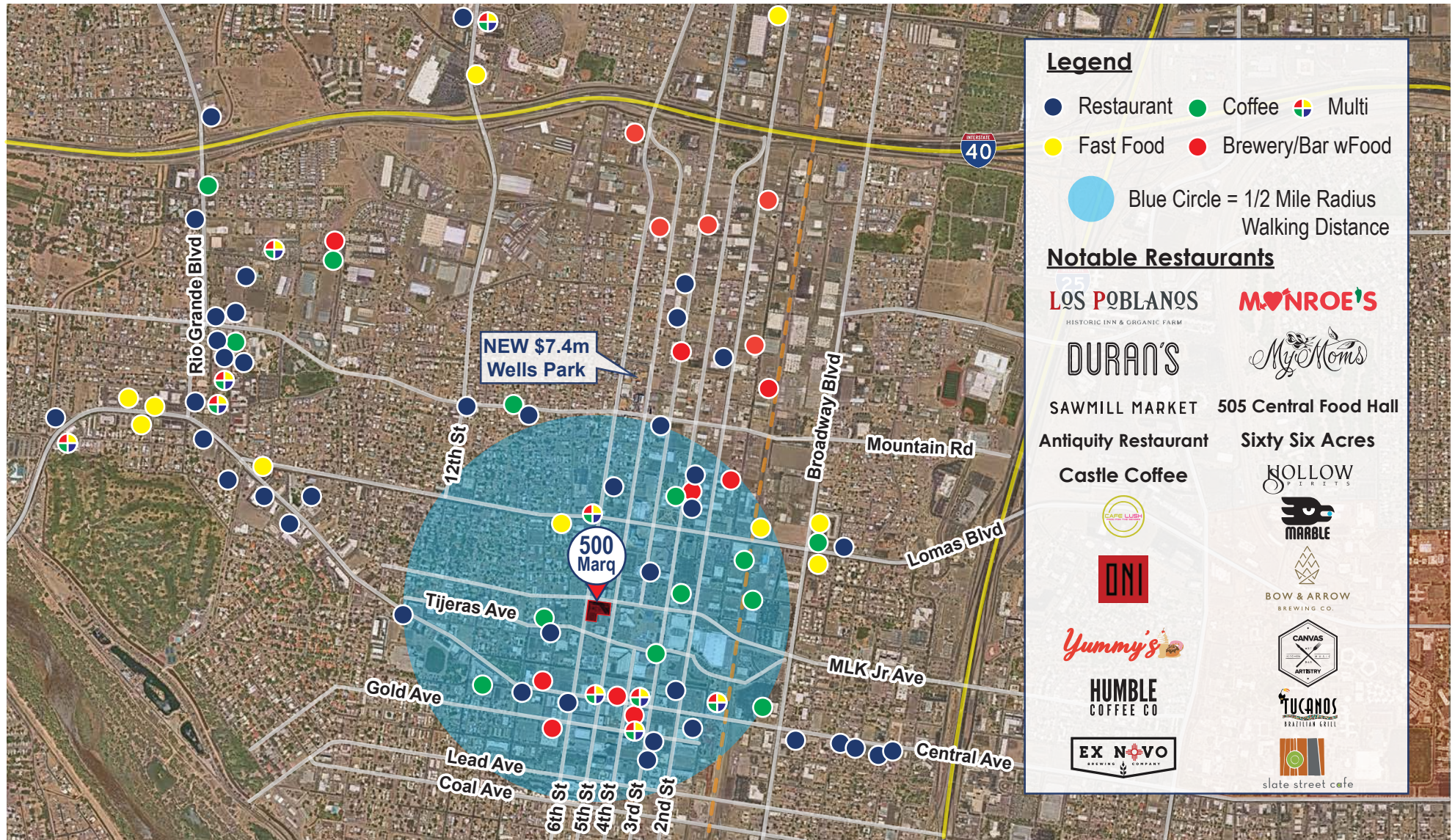
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DOWNTOWN LUXURY

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



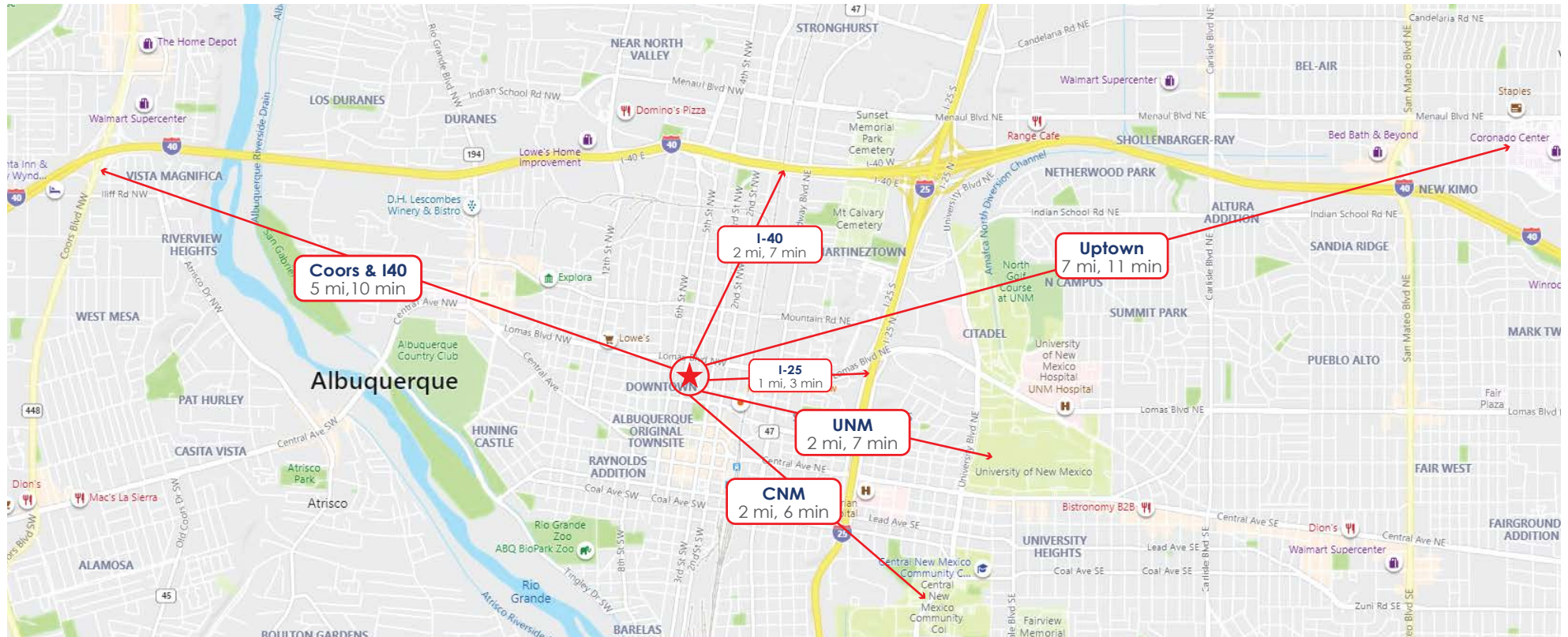
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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DOWNTOWN LUXURY

AVAILABLE SPACE - BY FLOOR

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

Lease Pricing

\$24.50/RSF Full Service



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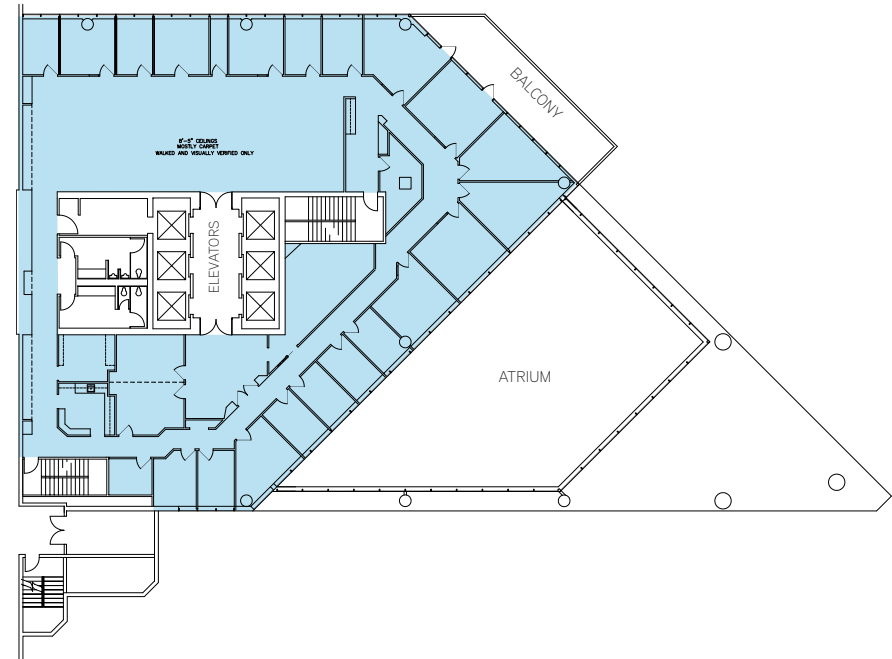
DOWNTOWN LUXURY

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 920	2,007 RSF
Suite 1450	892 RSF

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



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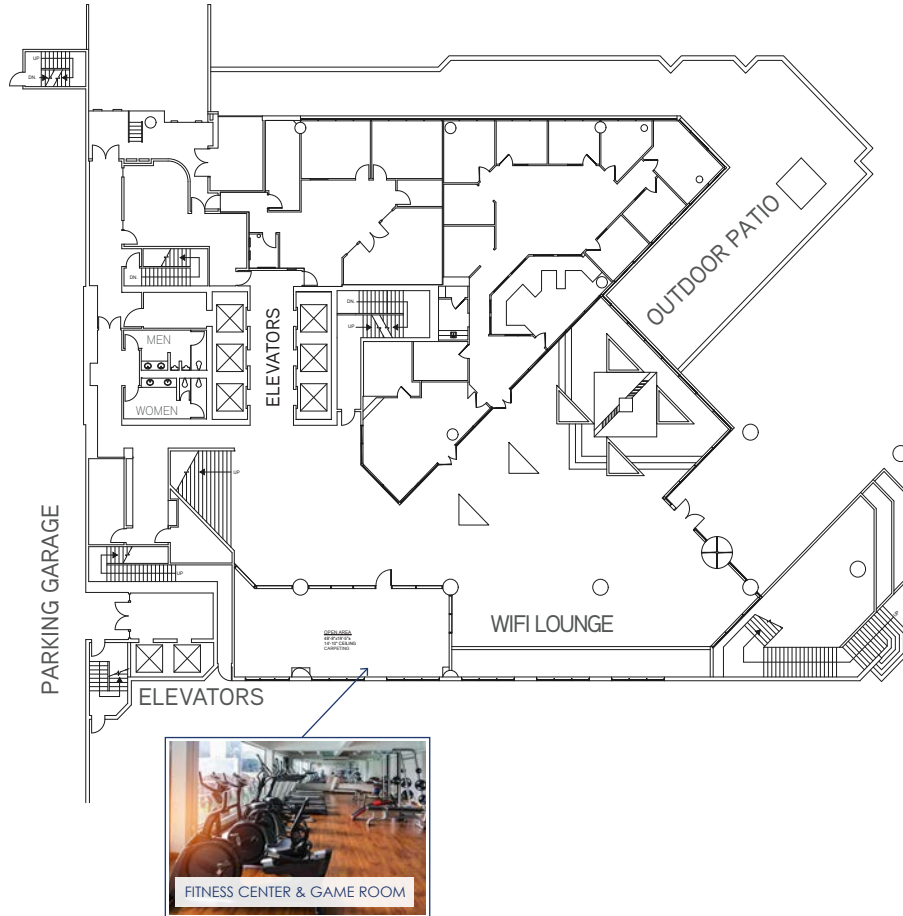


DOWNTOWN LUXURY

BUILDING AMENITIES

FOR
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FIRST FLOOR



SECOND FLOOR



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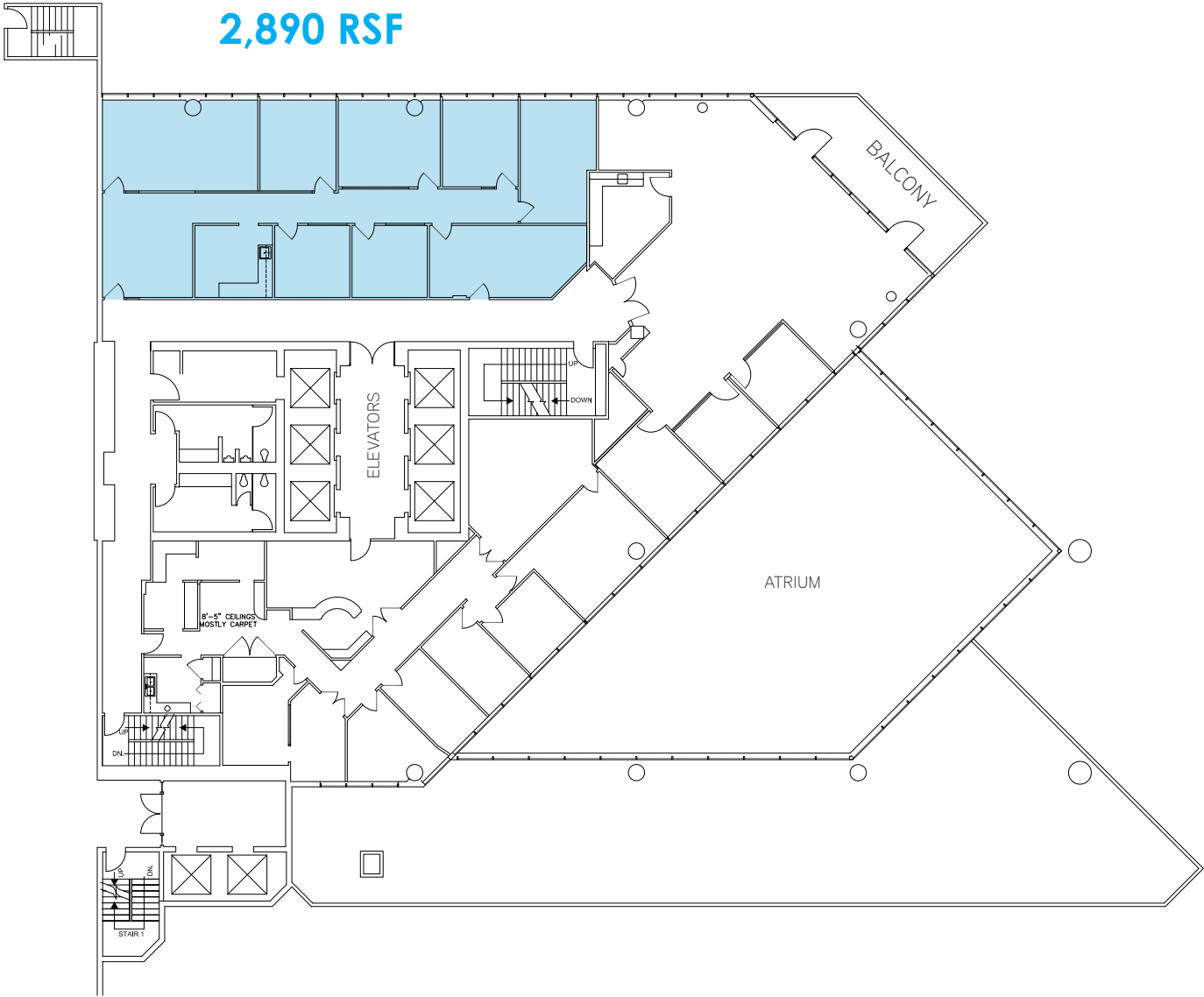


DOWNTOWN LUXURY

THIRD FLOOR

FOR
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SUITE 360
2,890 RSF



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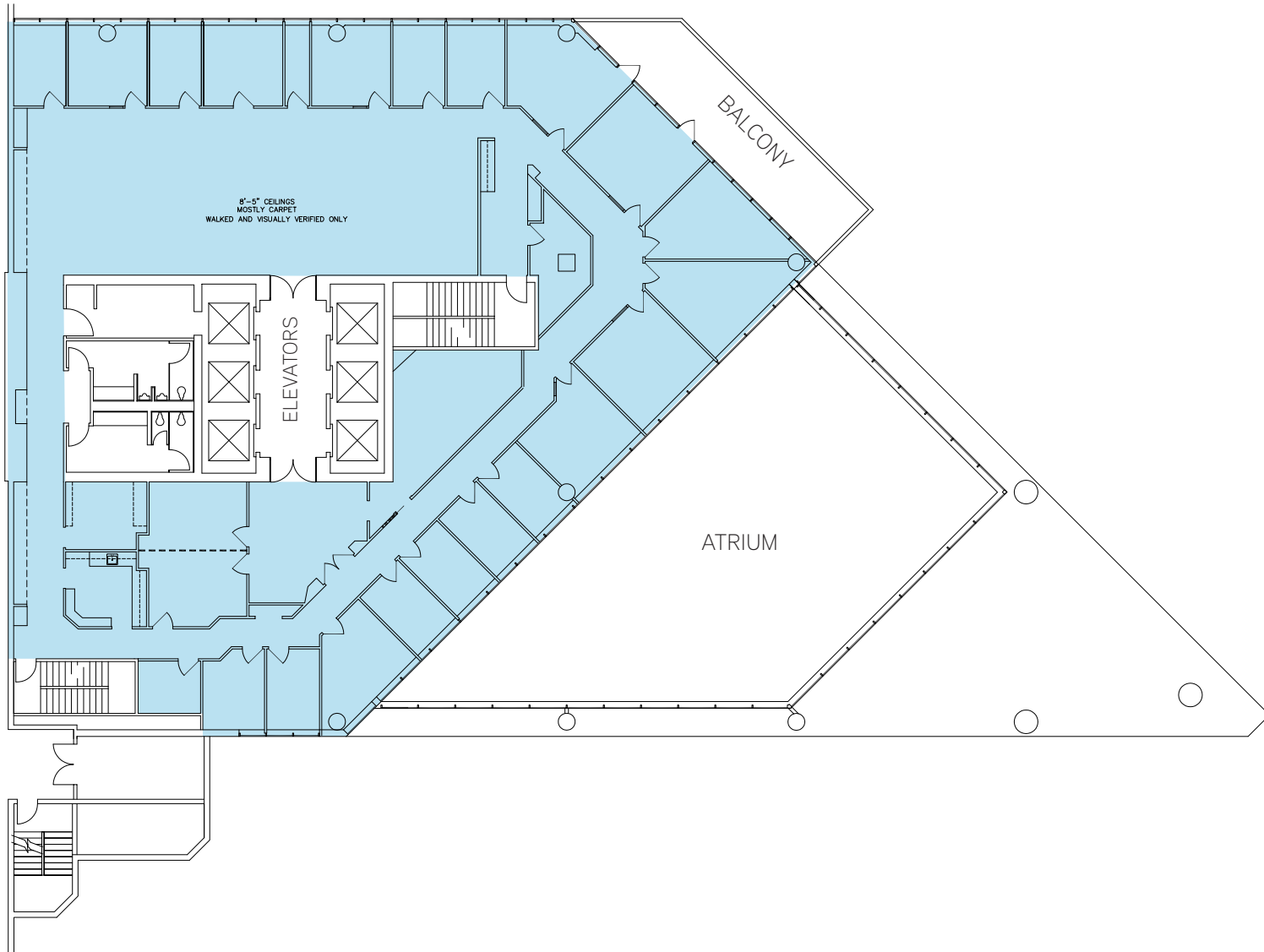


DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400
9,087 RSF



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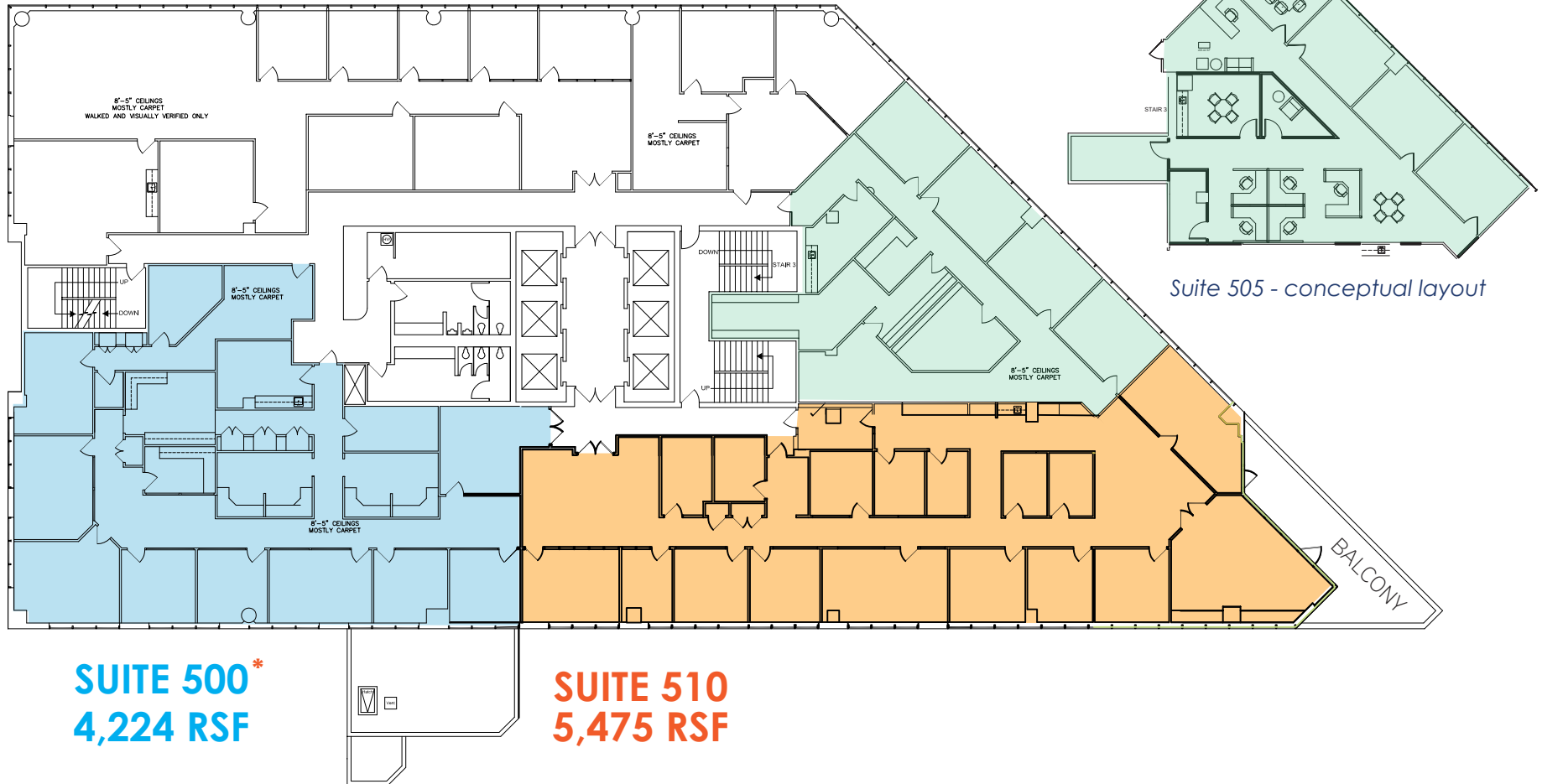


DOWNTOWN LUXURY

FIFTH FLOOR

FOR
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SUITE 505
2,872 RSF



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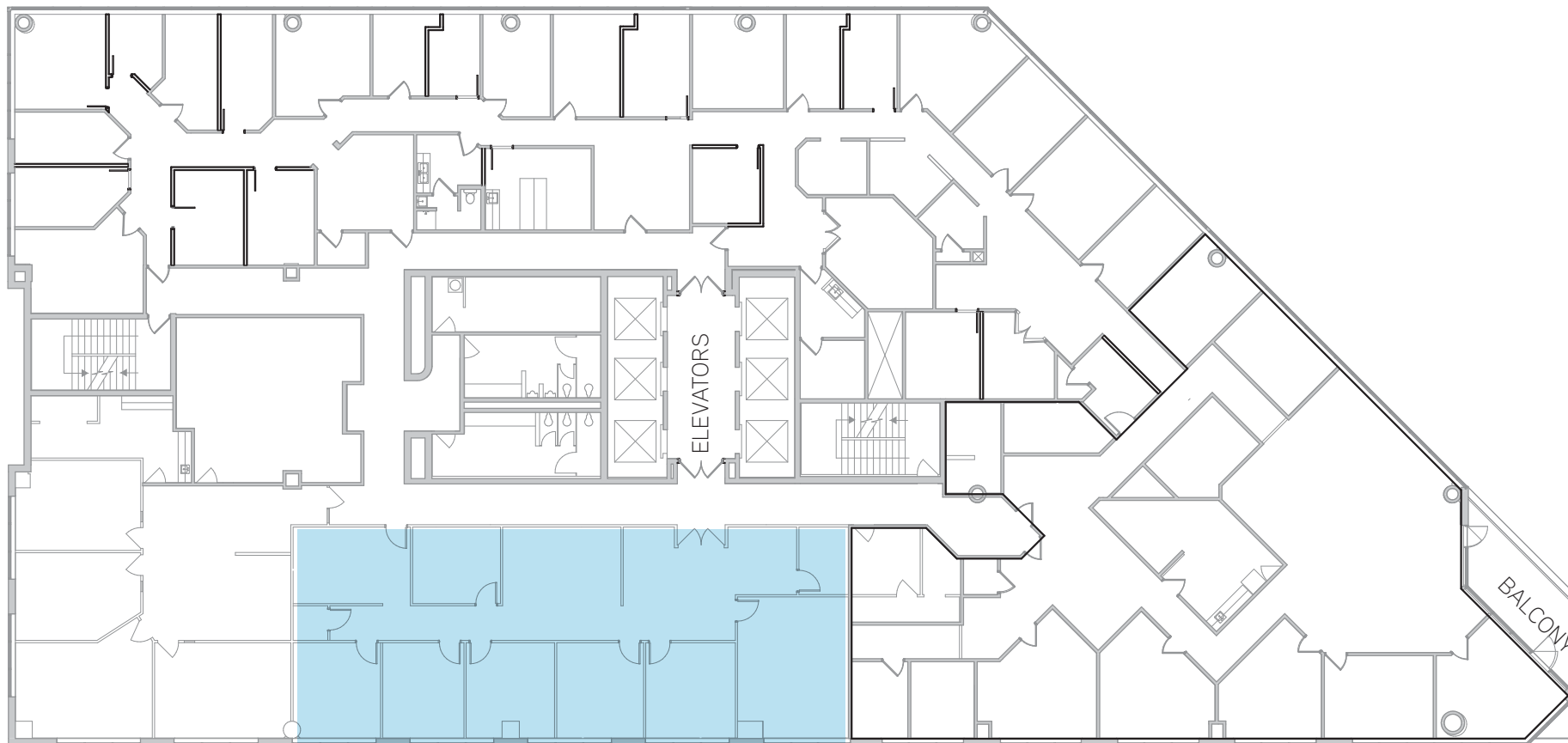
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DOWNTOWN LUXURY

SIXTH FLOOR

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SUITE 650

2,880 RSF

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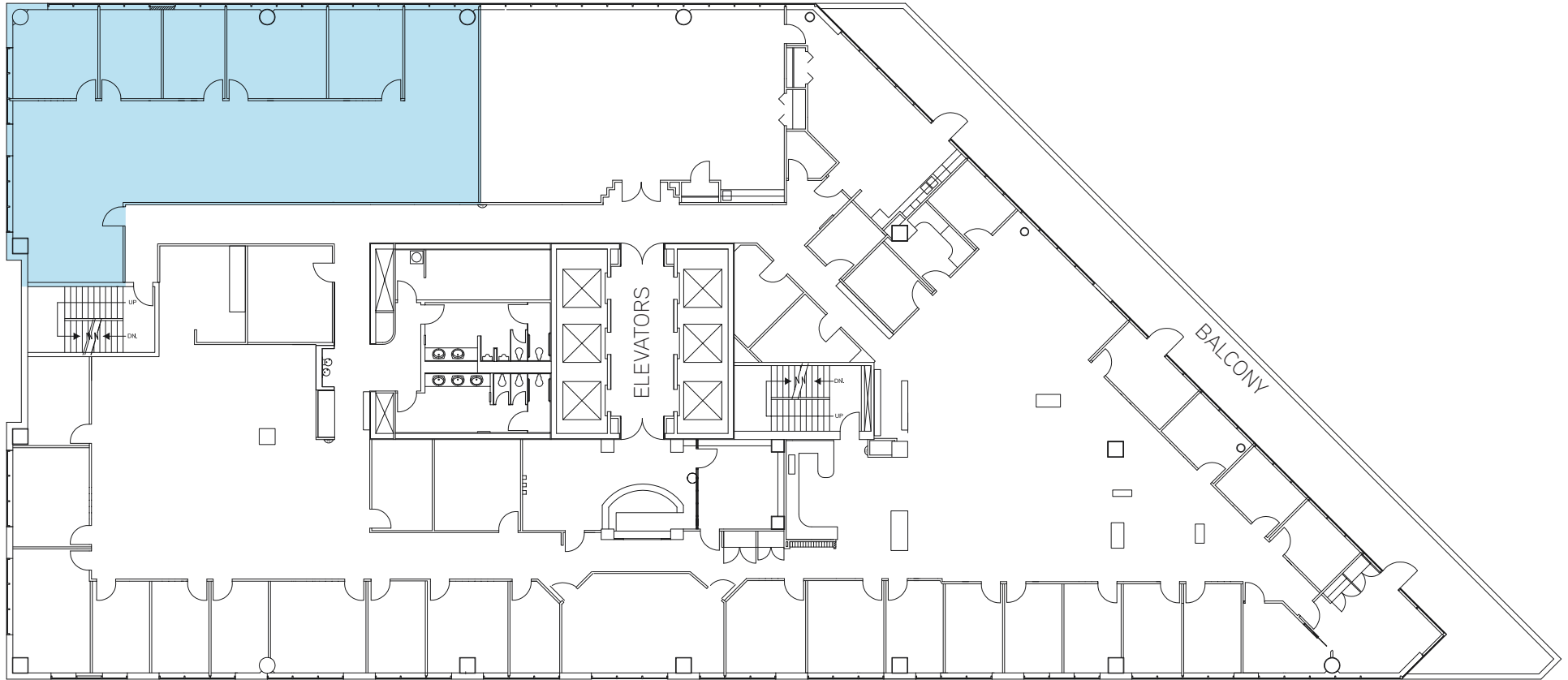


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
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SUITE 810
2,906 RSF



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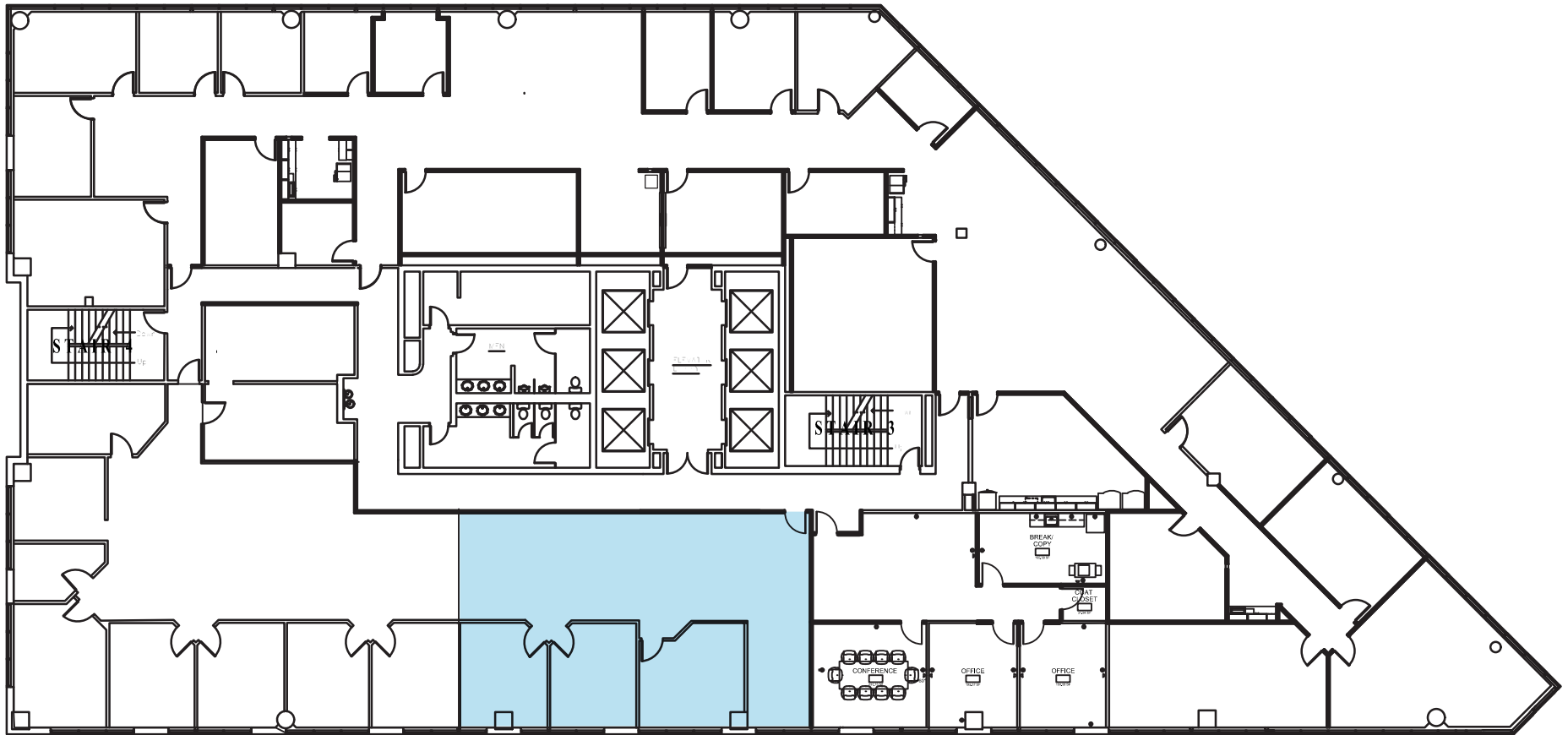
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DOWNTOWN LUXURY

NINTH FLOOR

FOR
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SUITE 920
2,007 RSF

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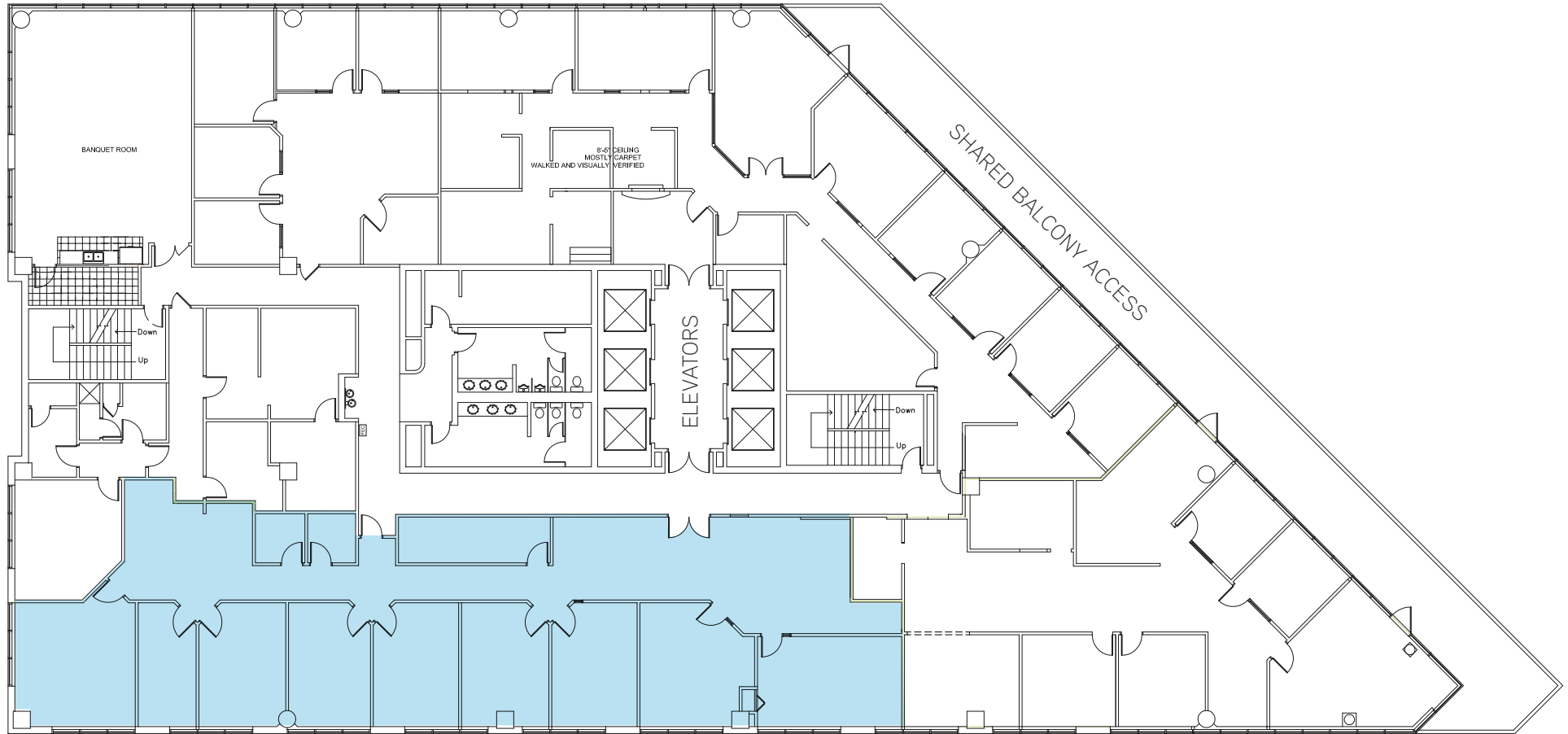
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DOWNTOWN LUXURY

TENTH FLOOR

FOR
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SUITE 1000
4,598 RSF

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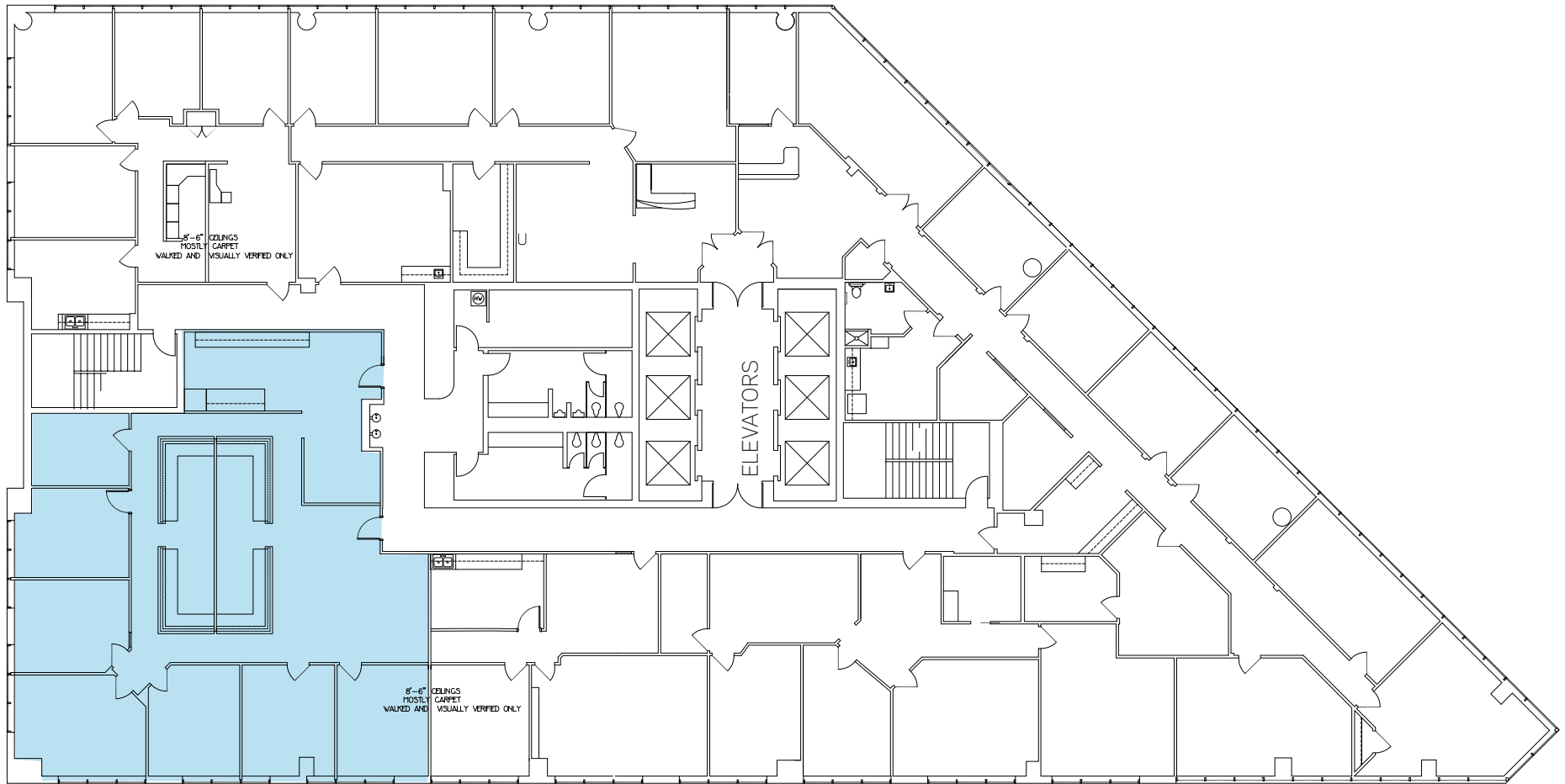
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DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
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SUITE 1360
3,340 RSF

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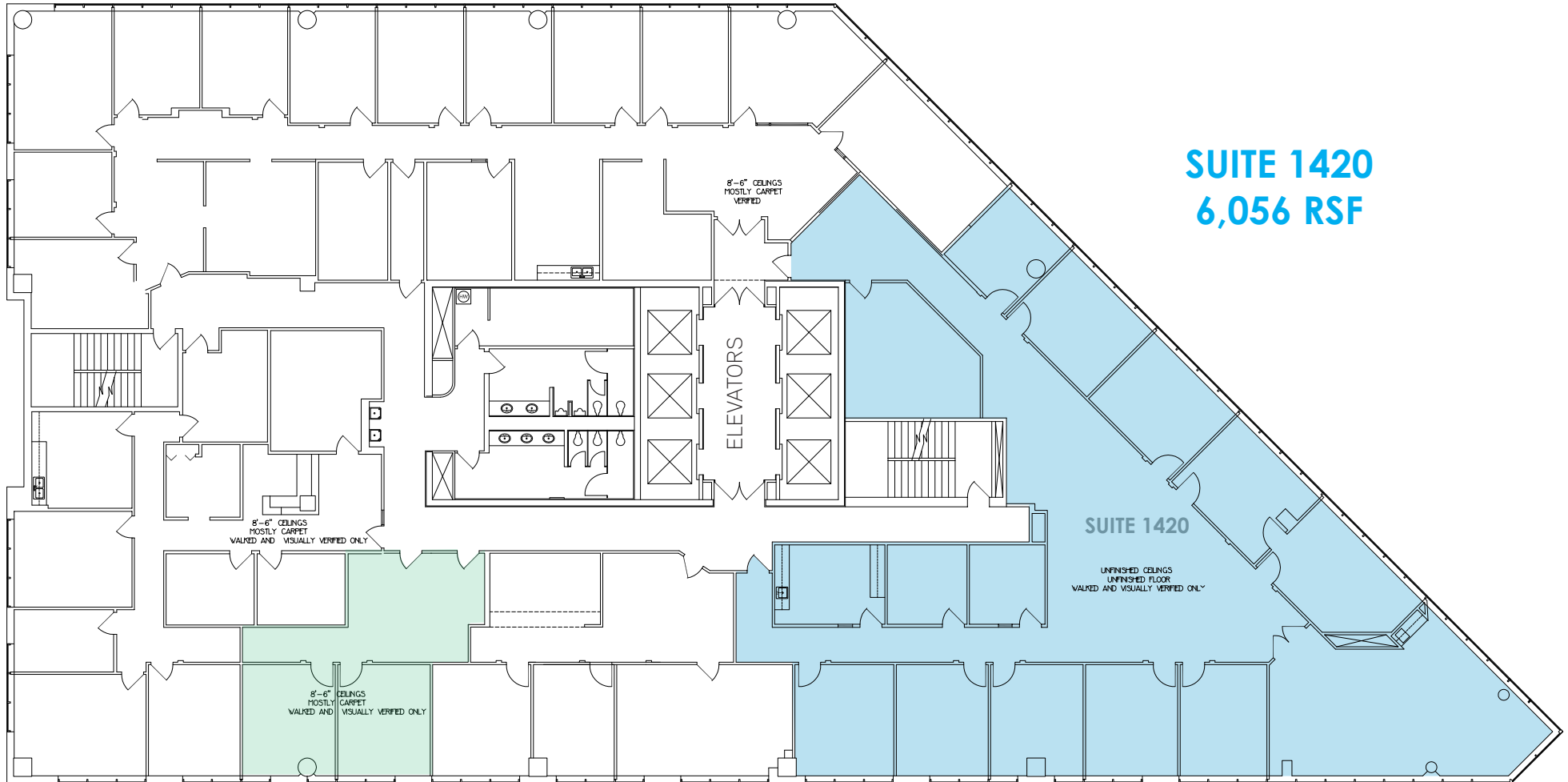
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DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
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SUITE 1450
892 RSF

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