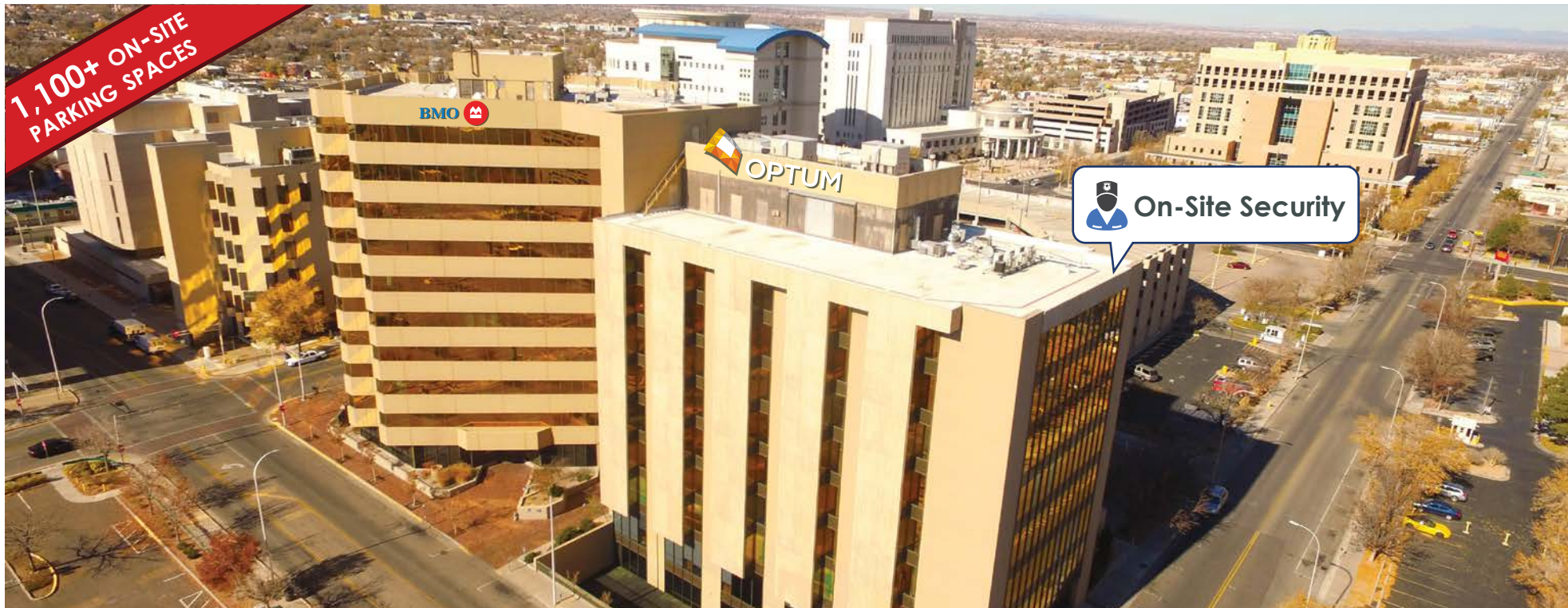


ROMA 4TH CENTER

500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

FOR
LEASE

1,100+ ON-SITE
PARKING SPACES



On-Site Security

LEASE

» \$23.50 Full Service

Space Available From

» 2,293 RSF - 13,852 RSF

Full Floors Available!

FEATURES

- » Two landmark office buildings adjacent to the Courthouses & City Hall
- » Best parking downtown
- » CenturyLink fiber and Comcast available
- » Great access to I-25 & I-40
- » **On-site Security**
- » On-site restaurant with many others nearby

CONTACT

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✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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ROMA 4TH CENTER

AVAILABLE SPACES

FOR
LEASE



500 4TH ST NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 200*	\$23.50	Full Service	3,580 RSF
Suite 250*	\$23.50	Full Service	4,258 RSF
Suite 275*	\$23.50	Full Service	4,244 RSF
2nd Floor*	\$23.50	Full Service	13,852 RSF
Suite 405	\$23.50	Full Service	2,293 RSF
6th Floor	\$23.50	Full Service	13,852 RSF

*Denotes spaces can be combined

303 ROMA NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 110	\$23.50	Full Service	2,203 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

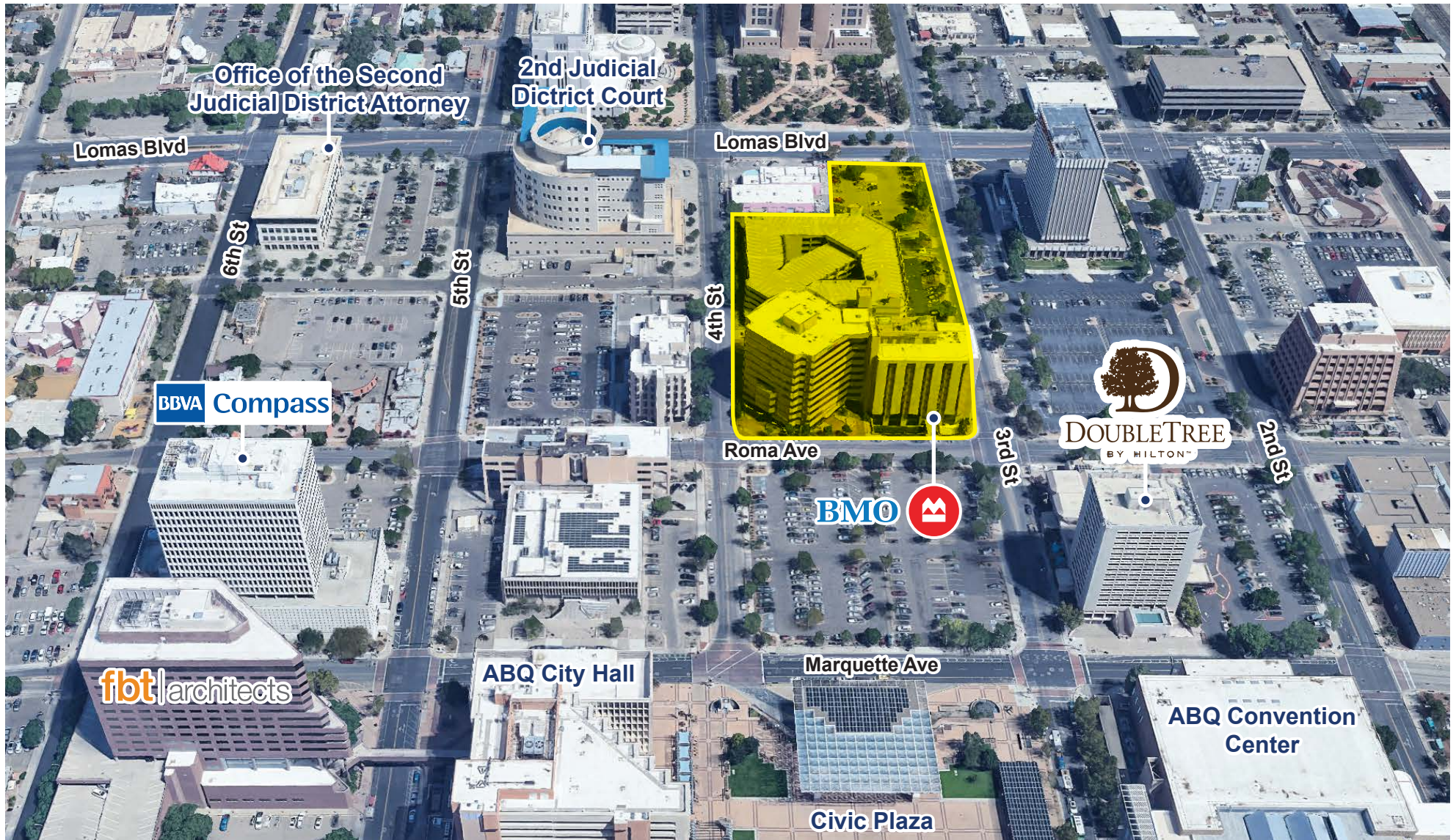
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ROMA 4TH CENTER

SITE OVERVIEW

FOR
LEASE



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

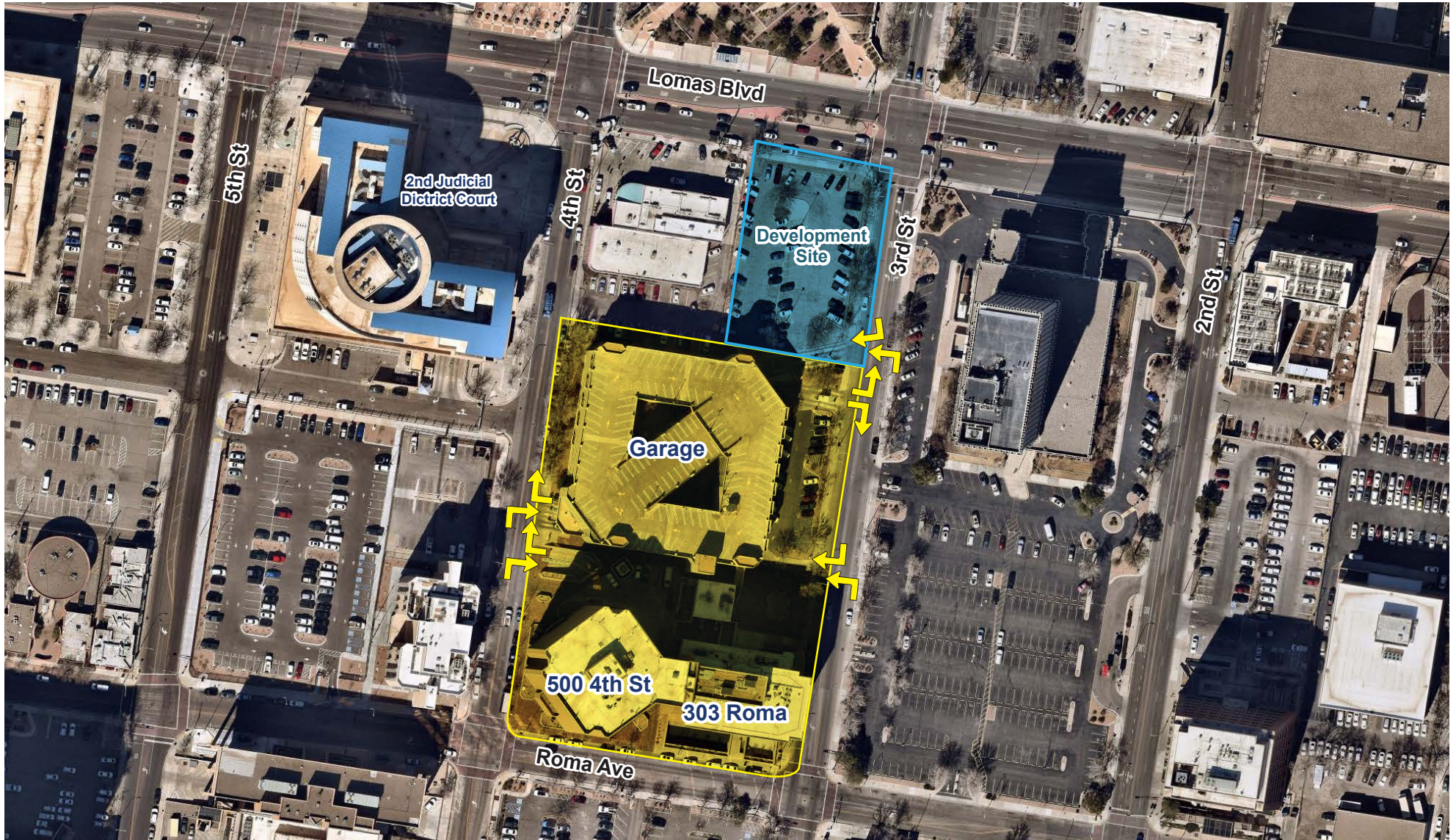
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ROMA 4TH CENTER

SITE DEVELOPMENT

FOR
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ROMA 4TH CENTER

AREA OVERVIEW

FOR
LEASE



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

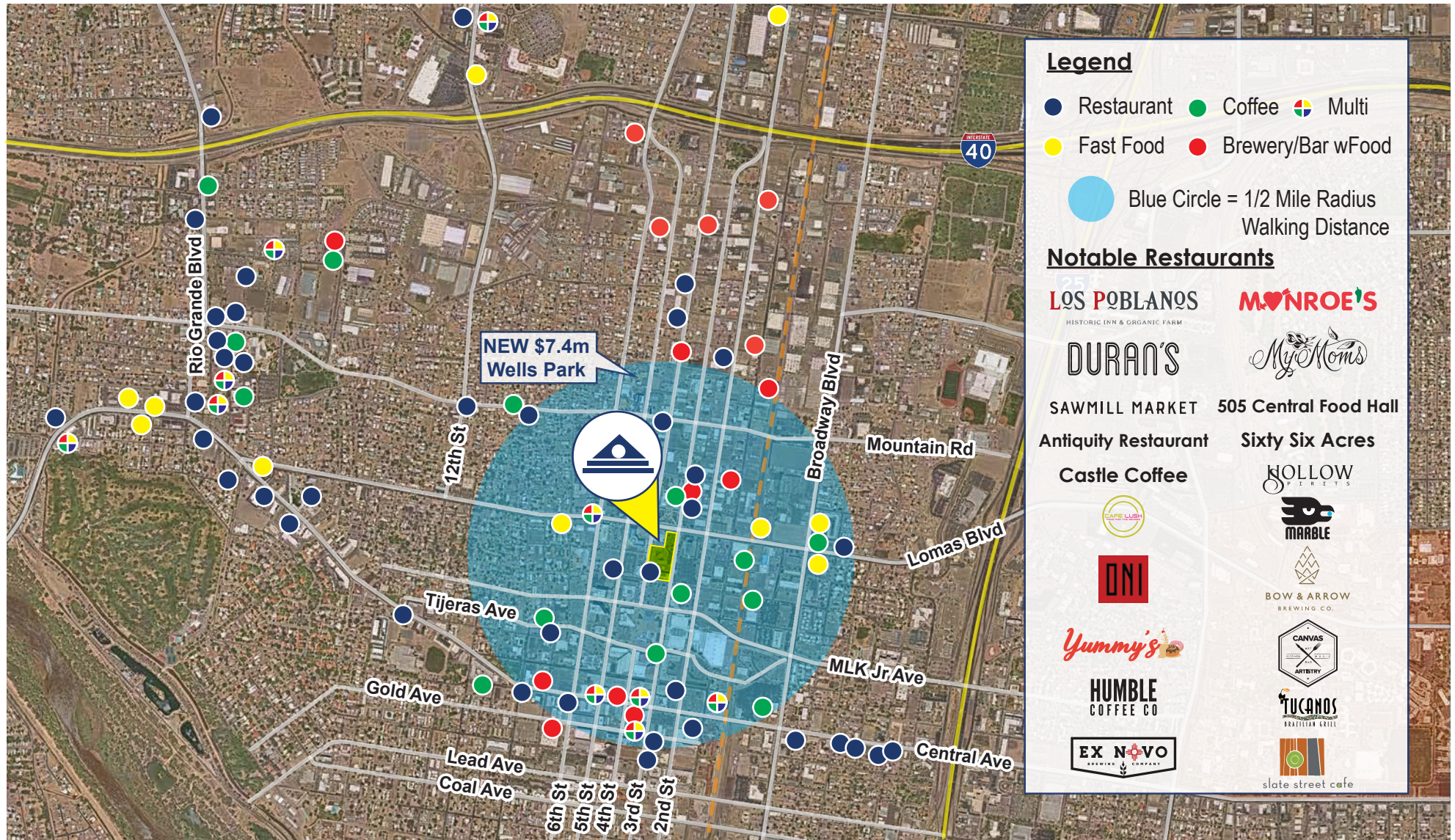
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ROMA 4TH CENTER

AREA RESTAURANTS

FOR
LEASE



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ROMA 4TH CENTER

500 4TH ST - 2ND FLOOR

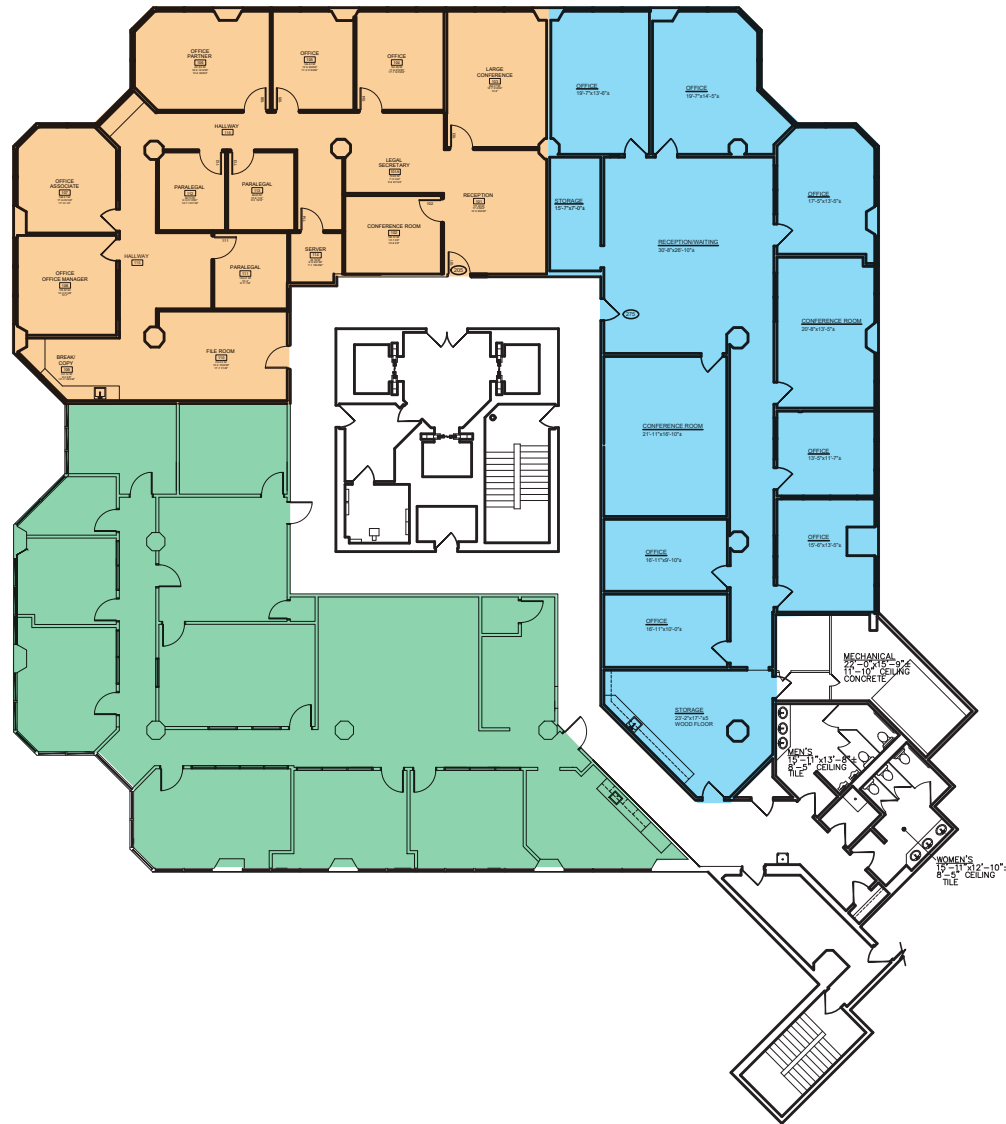
13,852 FULL FLOOR
TOTAL RSF

FOR
LEASE

SUITE 200
3,580 RSF

SUITE 250
4,258 RSF

SUITE 275
4,244 RSF



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

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ROMA 4TH CENTER

500 4TH ST - 4TH FLOOR

FOR
LEASE



SUITE 405
2,293 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

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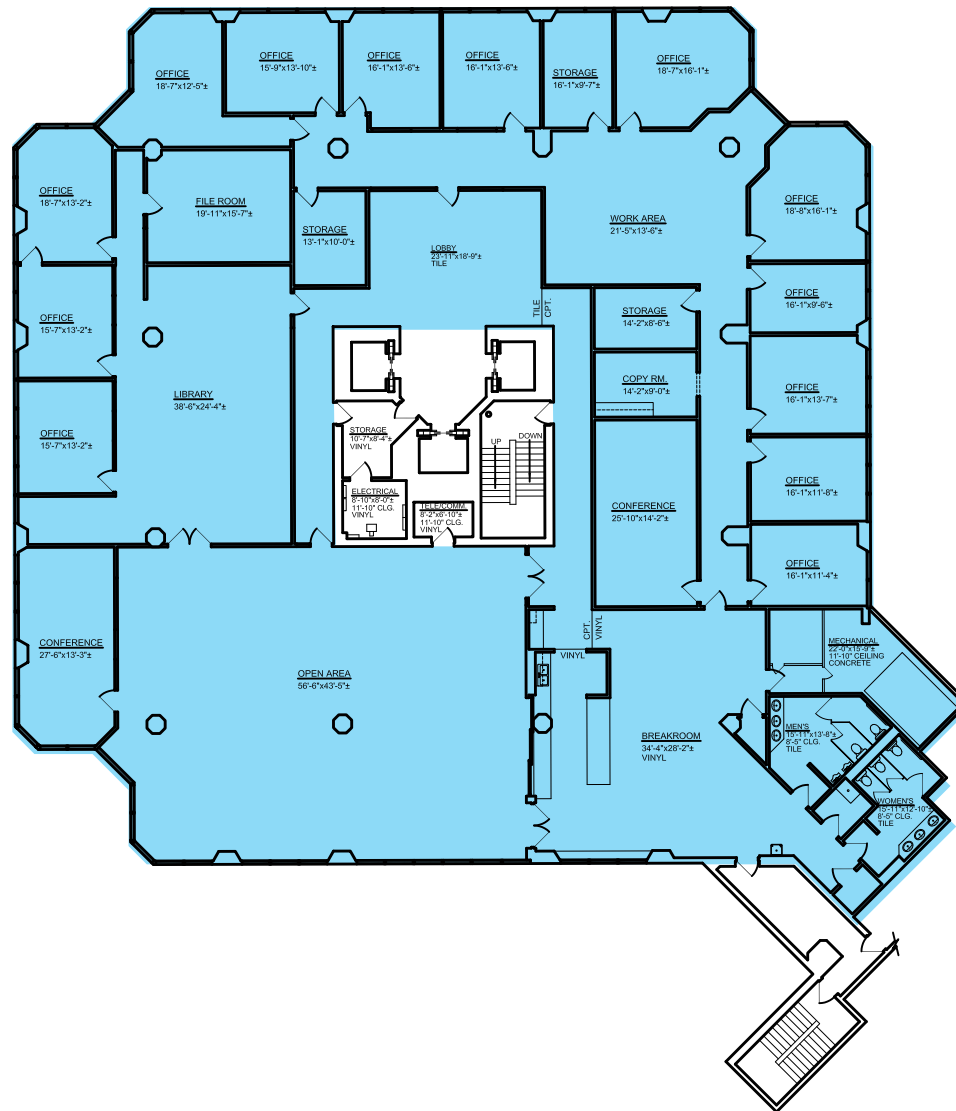


ROMA 4TH CENTER

500 4TH ST - 6TH FLOOR

FOR
LEASE

6TH FLOOR
13,852 RSF



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

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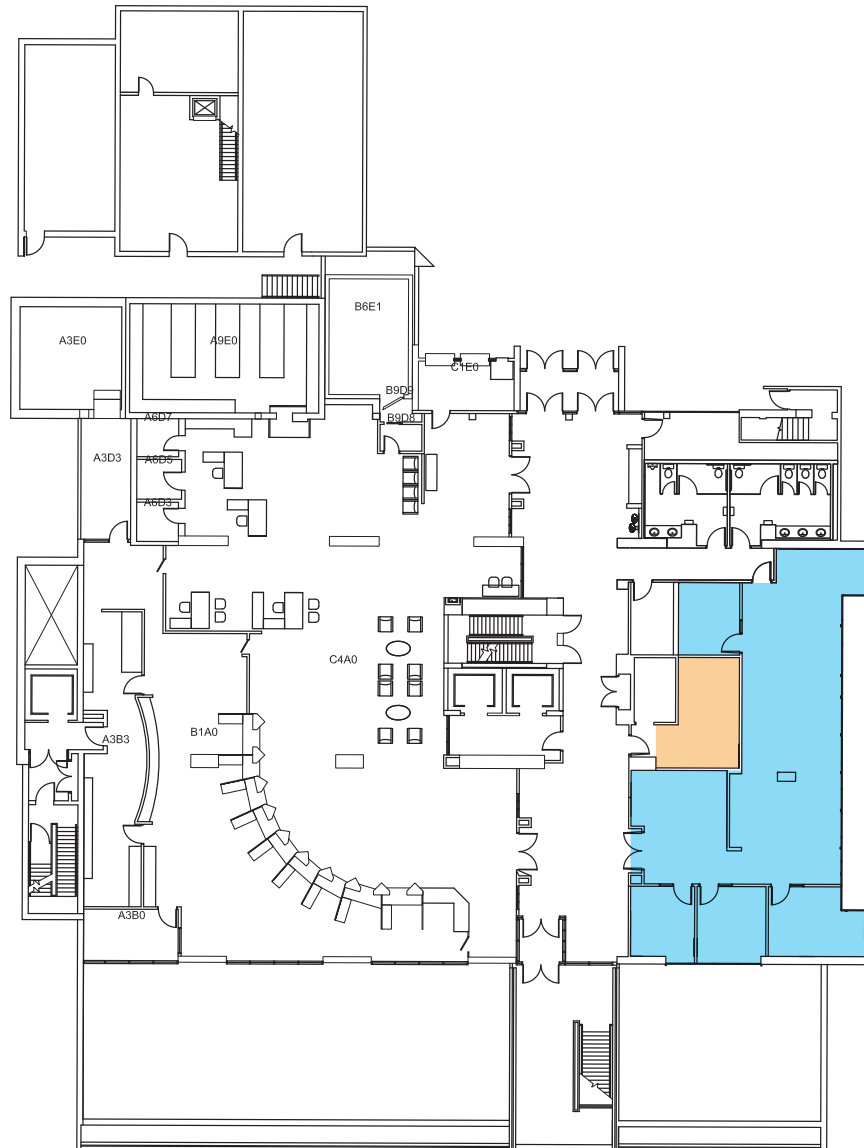


ROMA 4TH CENTER

303 ROMA - 1ST FLOOR

2,463 TOTAL RSF

FOR
LEASE



SUITE 110
2,203 RSF

OPTIONAL ADDITION
TOTAL = 2,463 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

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ROMA 4TH CENTER

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



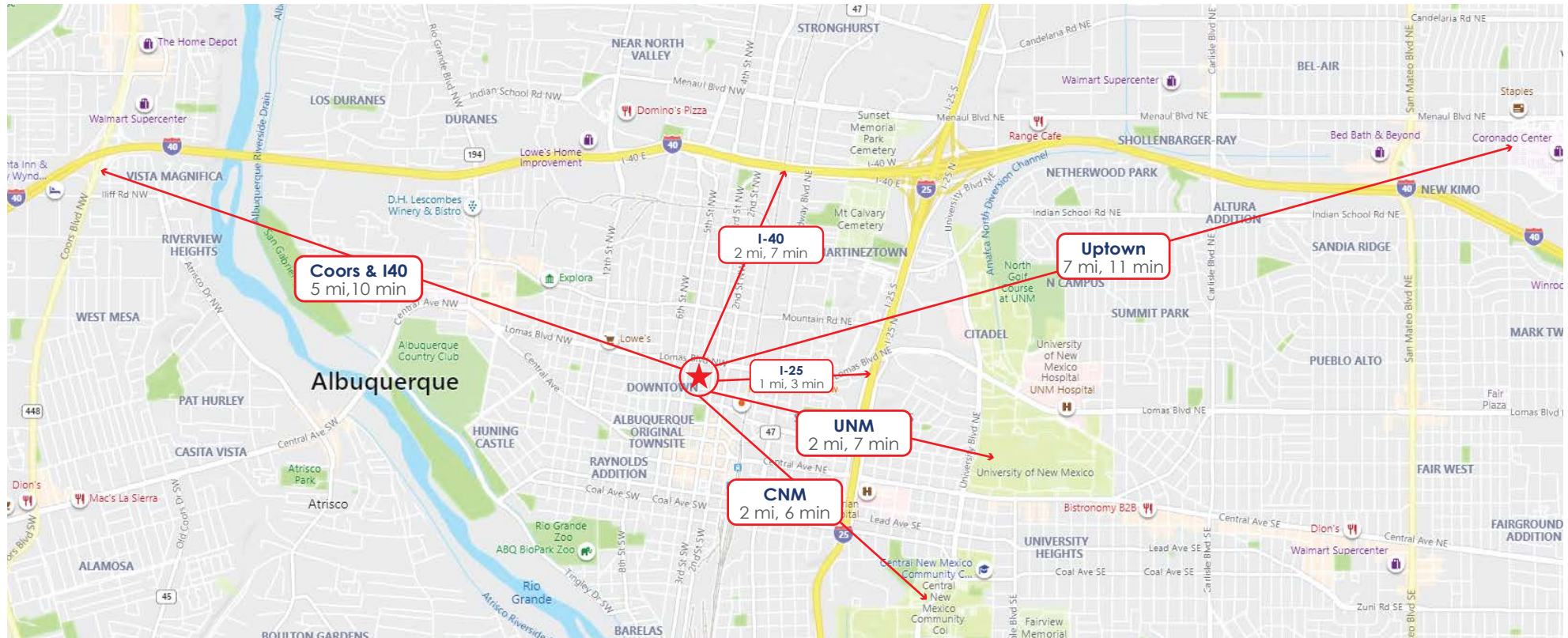
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

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