

DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE



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

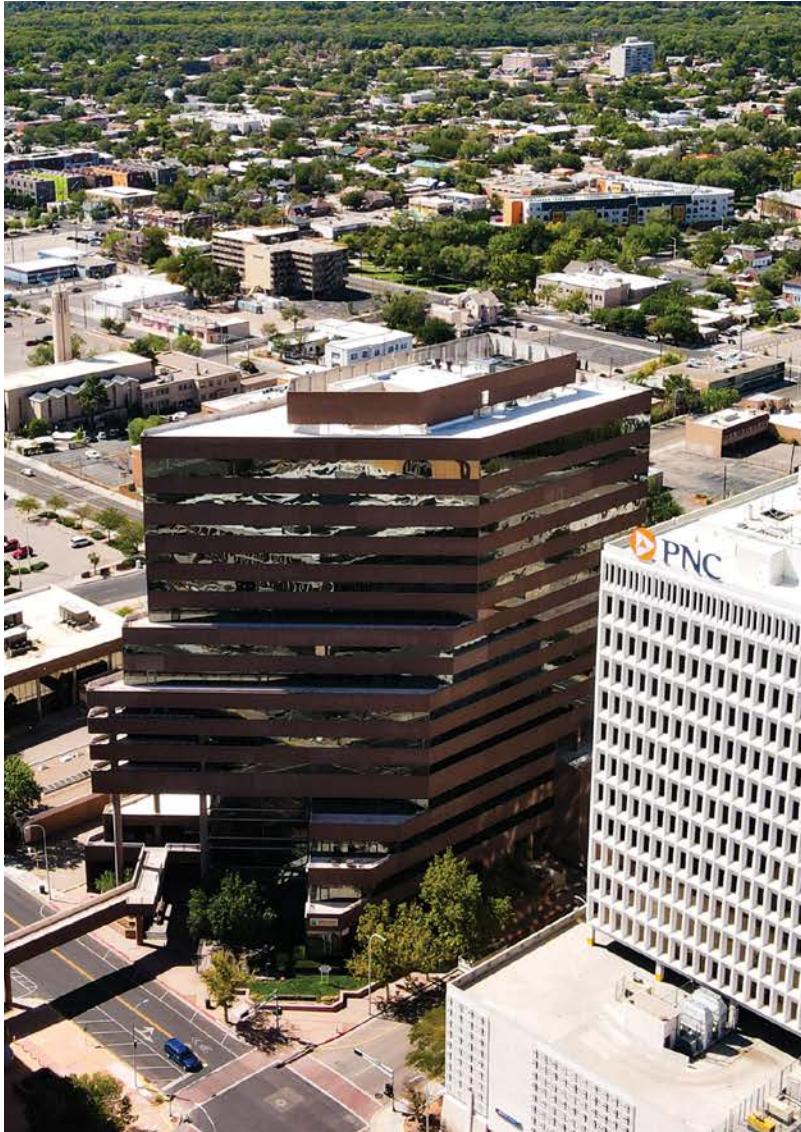
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DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE



LEASE

- » **\$24.50/RSF Full Service Available Space**
- » **1,548 ±RSF - 9,087 ±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 NENNIGER, CCIM

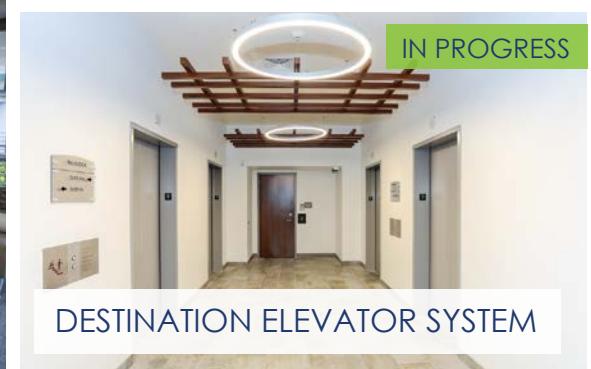
✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

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DOWNTOWN LUXURY

AREA OVERVIEW

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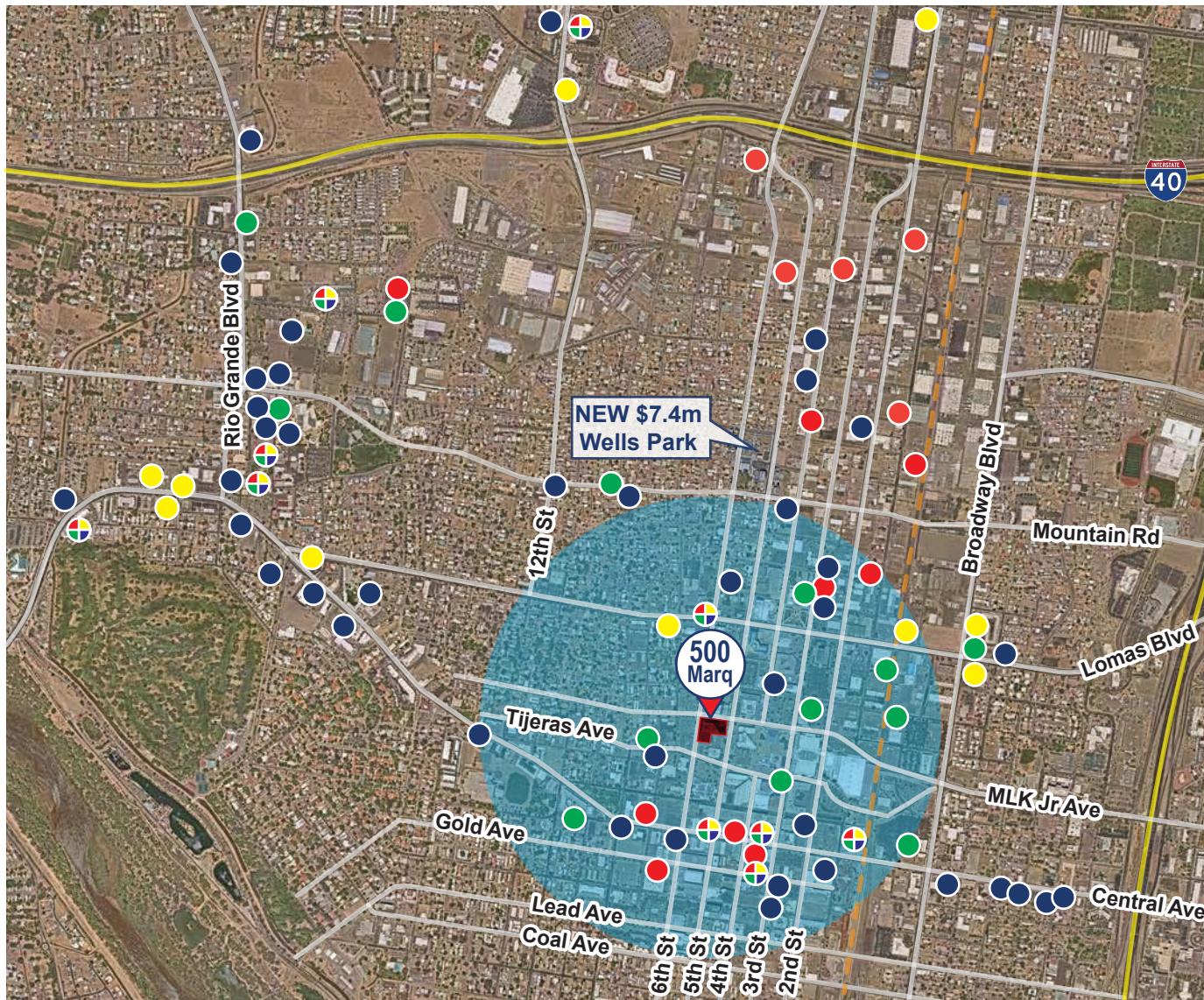
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DOWNTOWN LUXURY

AREA RESTAURANTS

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Legend

- Restaurant
- Coffee
- Multi
- Fast Food
- Brewery/Bar w/ Food

Blue Circle = 1/2 Mile Radius
Walking Distance

Notable 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

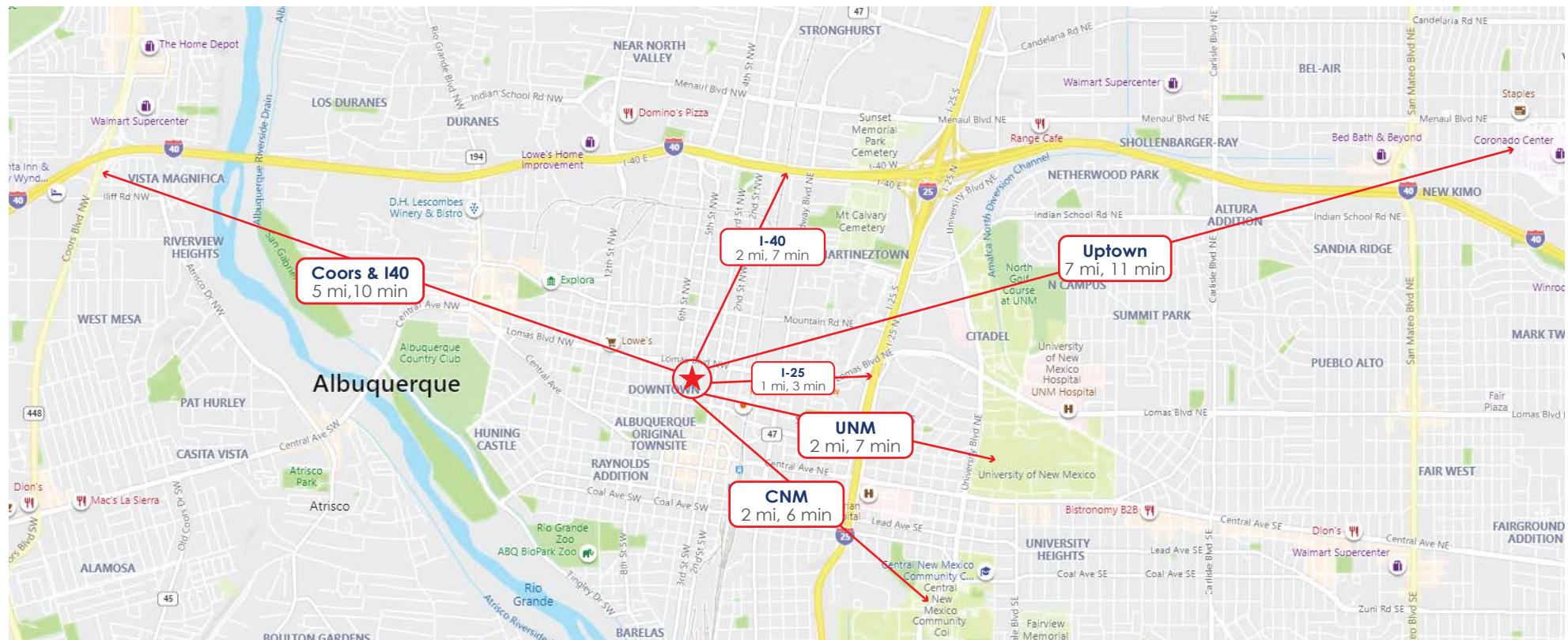
 **Population** - 131,176

 **Avg HH Income** - \$60,967

15 MINUTE DRIVE TIME

 **Population** - 322,341

 **Avg HH Income** - \$64,731



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DOWNTOWN LUXURY

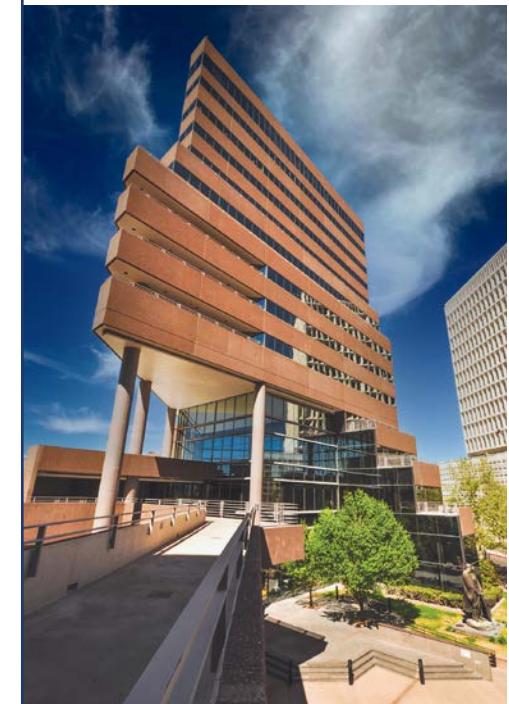
AVAILABLE SPACE - BY FLOOR

FOR
LEASE

Space	Size	Space	Size	Space	Size
1st Floor		6th Floor		10th Floor	
Suite 100	3,938 RSF	Suite 650	2,880 RSF	Suite 1000	4,598 RSF
3rd Floor		8th Floor		13th Floor	
Suite 360	2,890 RSF	Suite 810	2,906 RSF	Suite 1360	3,340 RSF
4th Floor		9th Floor		14th Floor	
Suite 400	9,087 RSF	Suite 920	2,007 RSF	Suite 1420	6,056 RSF*
5th Floor				Suite 1410	1,548 RSF*
Suite 500	4,482 RSF			*Can Be Combined 7,604 RSF	

Lease Pricing

\$24.50/RSF Full Service



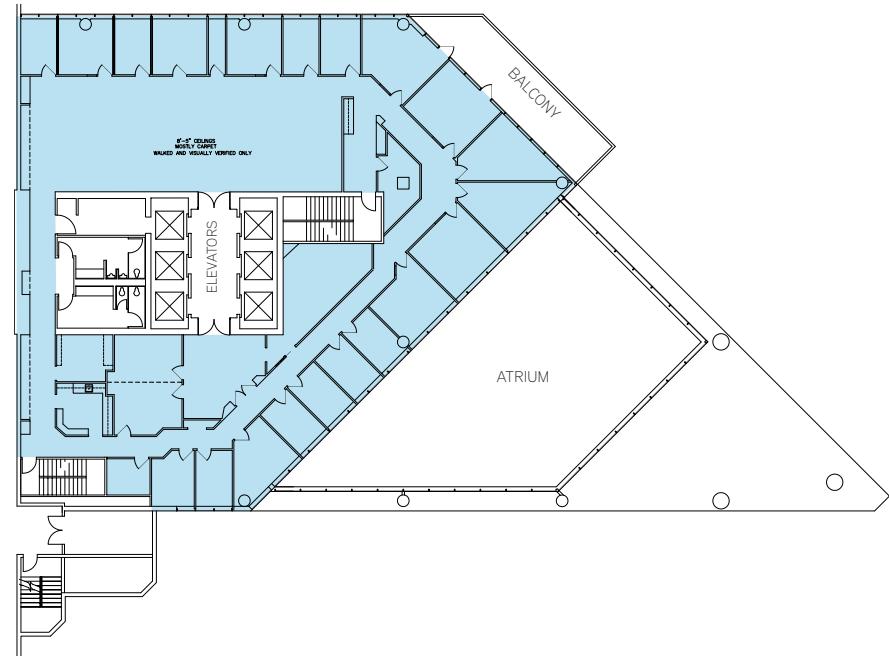
DOWNTOWN LUXURY

AVAILABLE SPACE - BY SIZE

FOR
LEASE

Space	Size
4th Floor	9,087 RSF
Suite 1420	6,056 RSF
Suite 1000	4,598 RSF
Suite 500	4,482 RSF
Suite 100	3,938 RSF
Suite 1360	3,340 RSF
Suite 810	2,906 RSF
Suite 650	2,880 RSF
Suite 360	2,890 RSF
Suite 920	2,007 RSF
Suite 1410	1,548 RSF

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

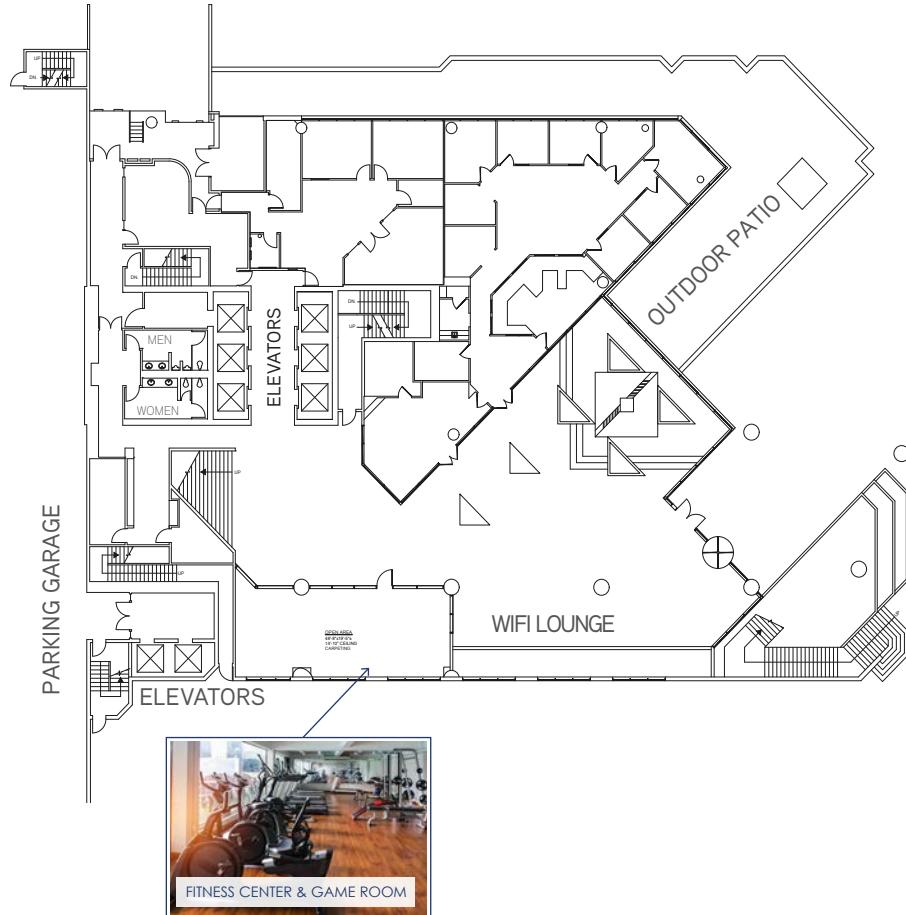


DOWNTOWN LUXURY

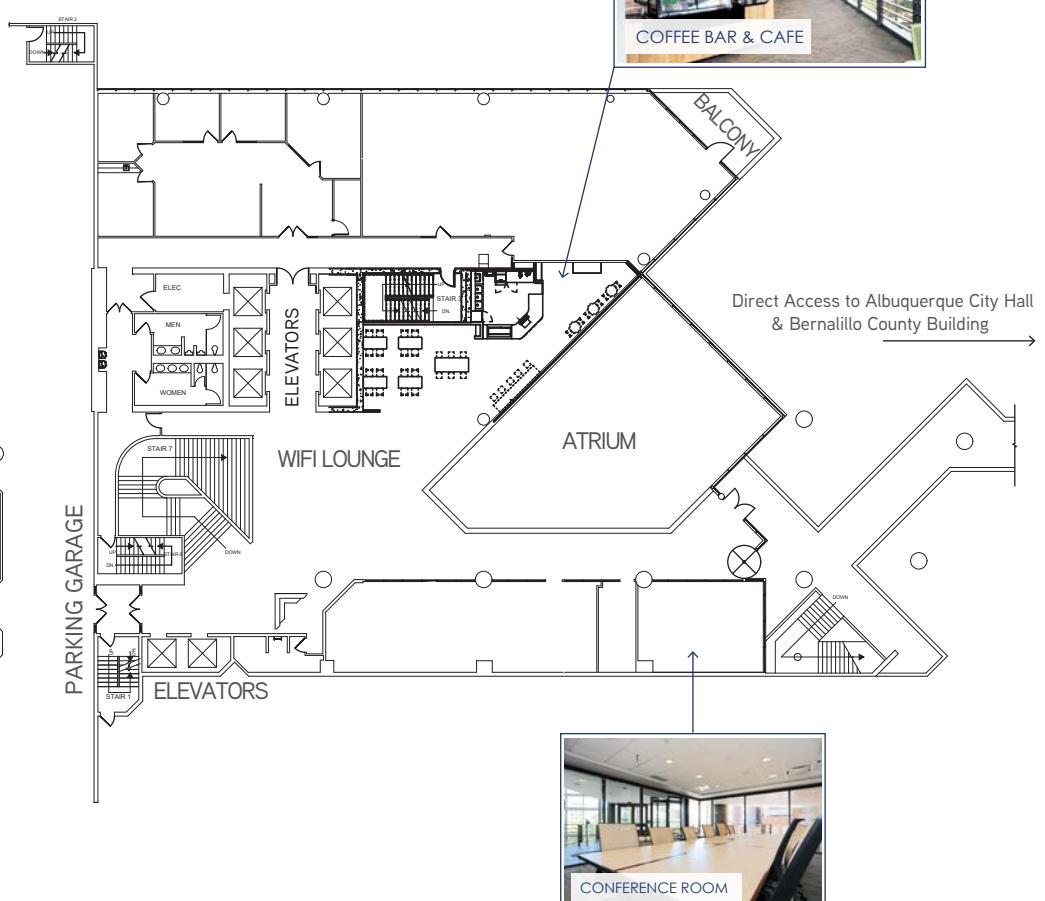
BUILDING AMENITIES

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FIRST FLOOR



SECOND FLOOR



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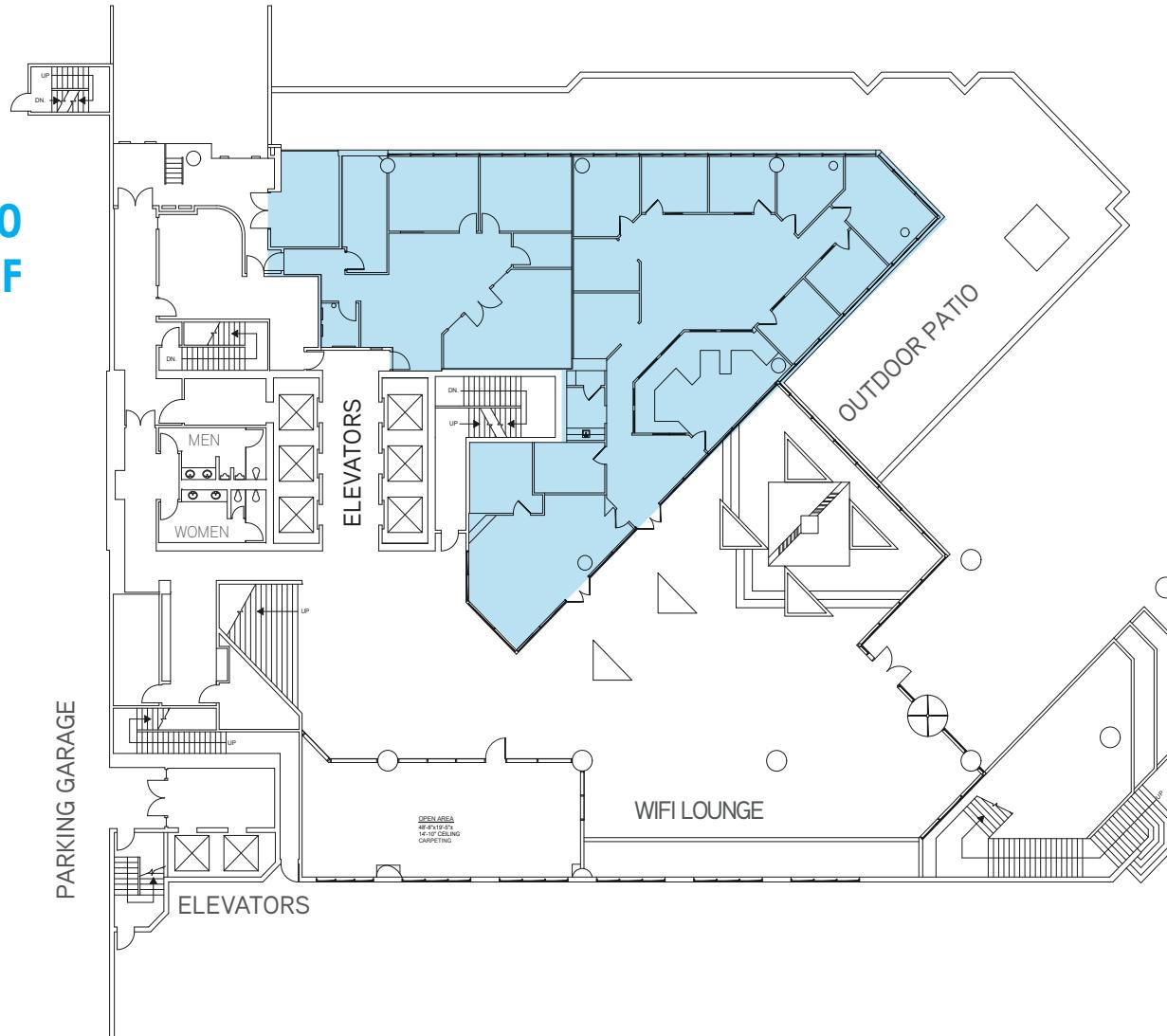
DOWNTOWN LUXURY

FIRST FLOOR - GROUND FLOOR

FOR
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AVAILABLE 4/1/2026

SUITE 100
3,938 RSF



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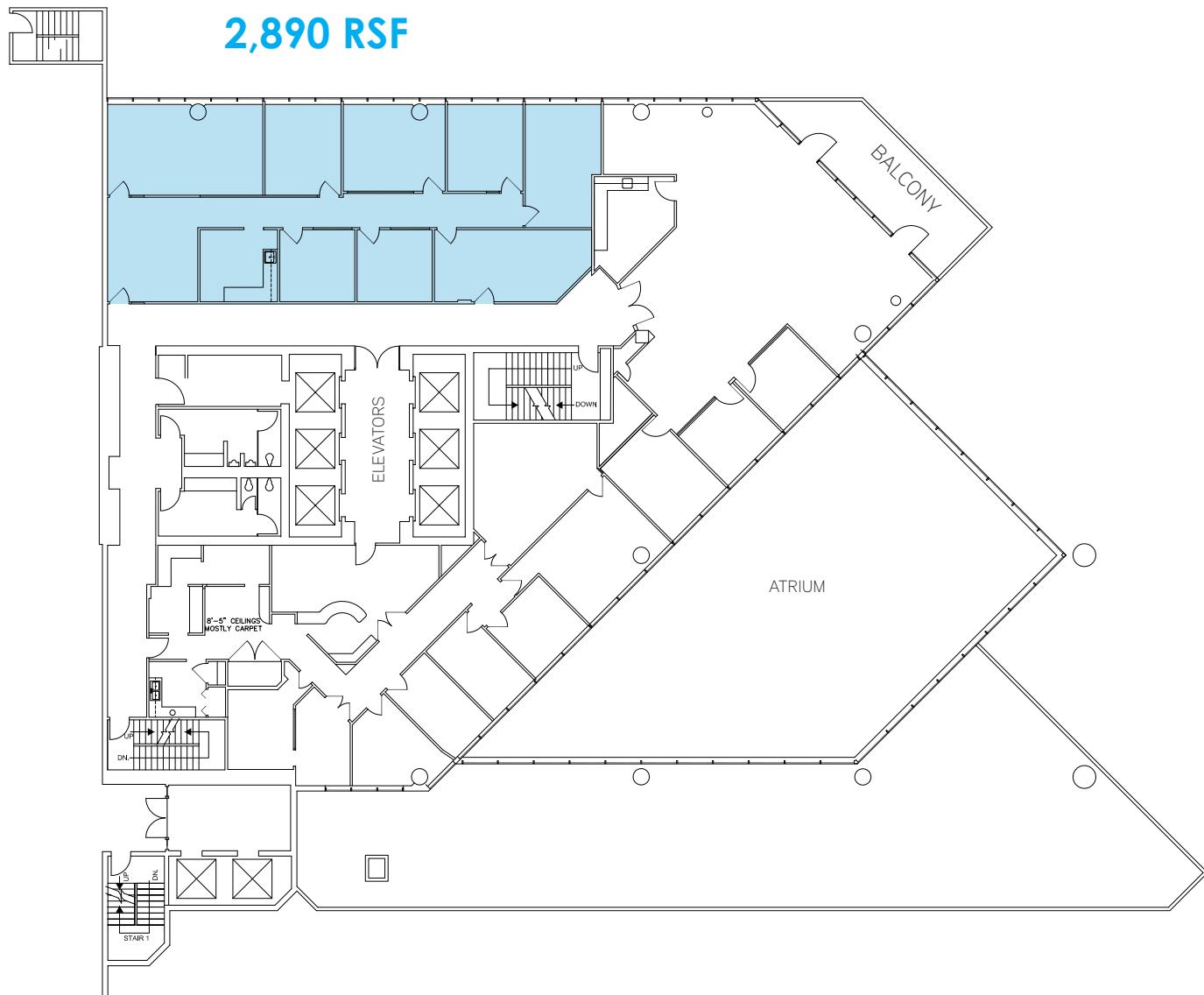

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DOWNTOWN LUXURY

THIRD FLOOR

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SUITE 360
2,890 RSF



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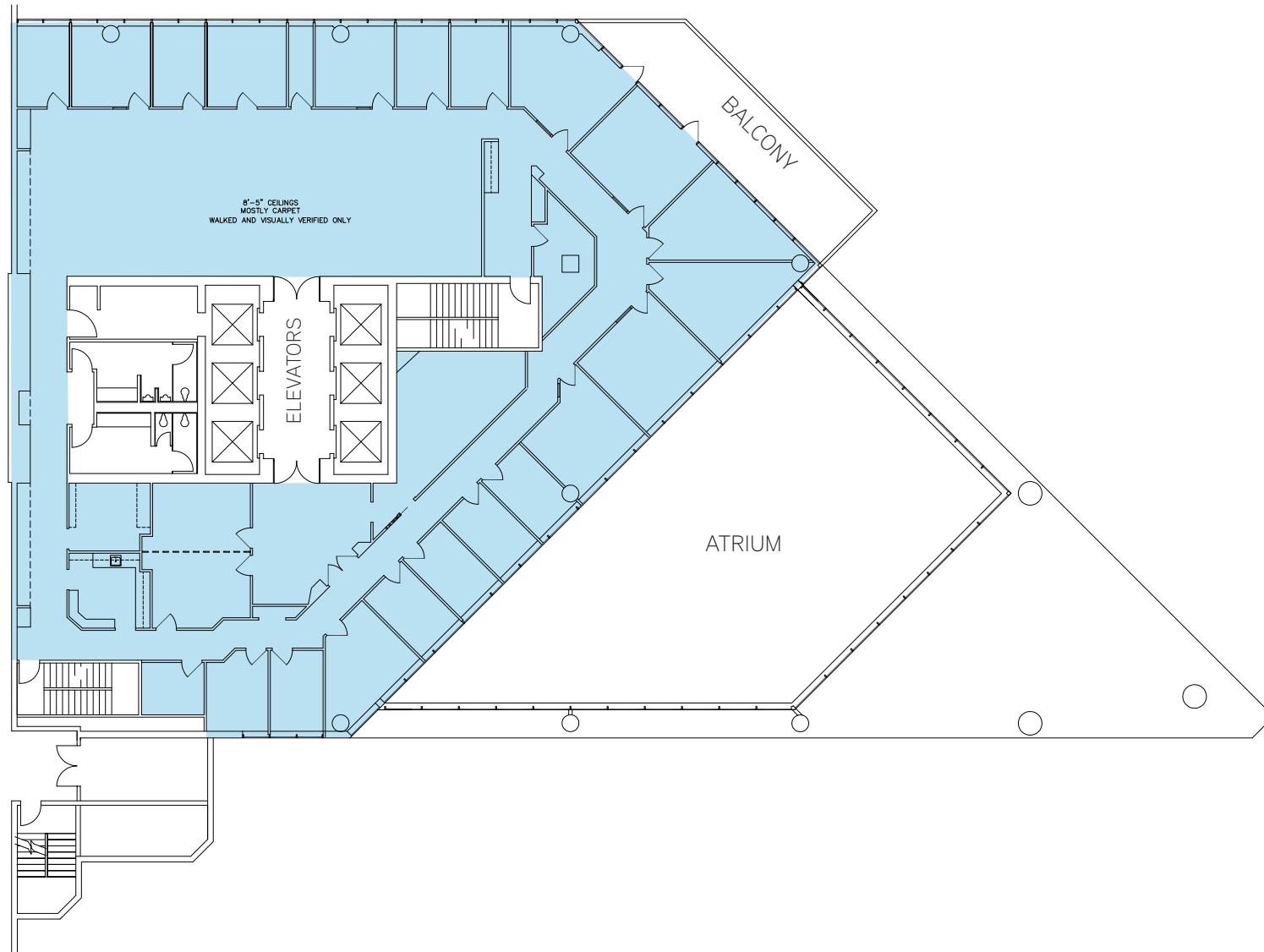

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DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400
9,087 RSF



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DOWNTOWN LUXURY

FIFTH FLOOR

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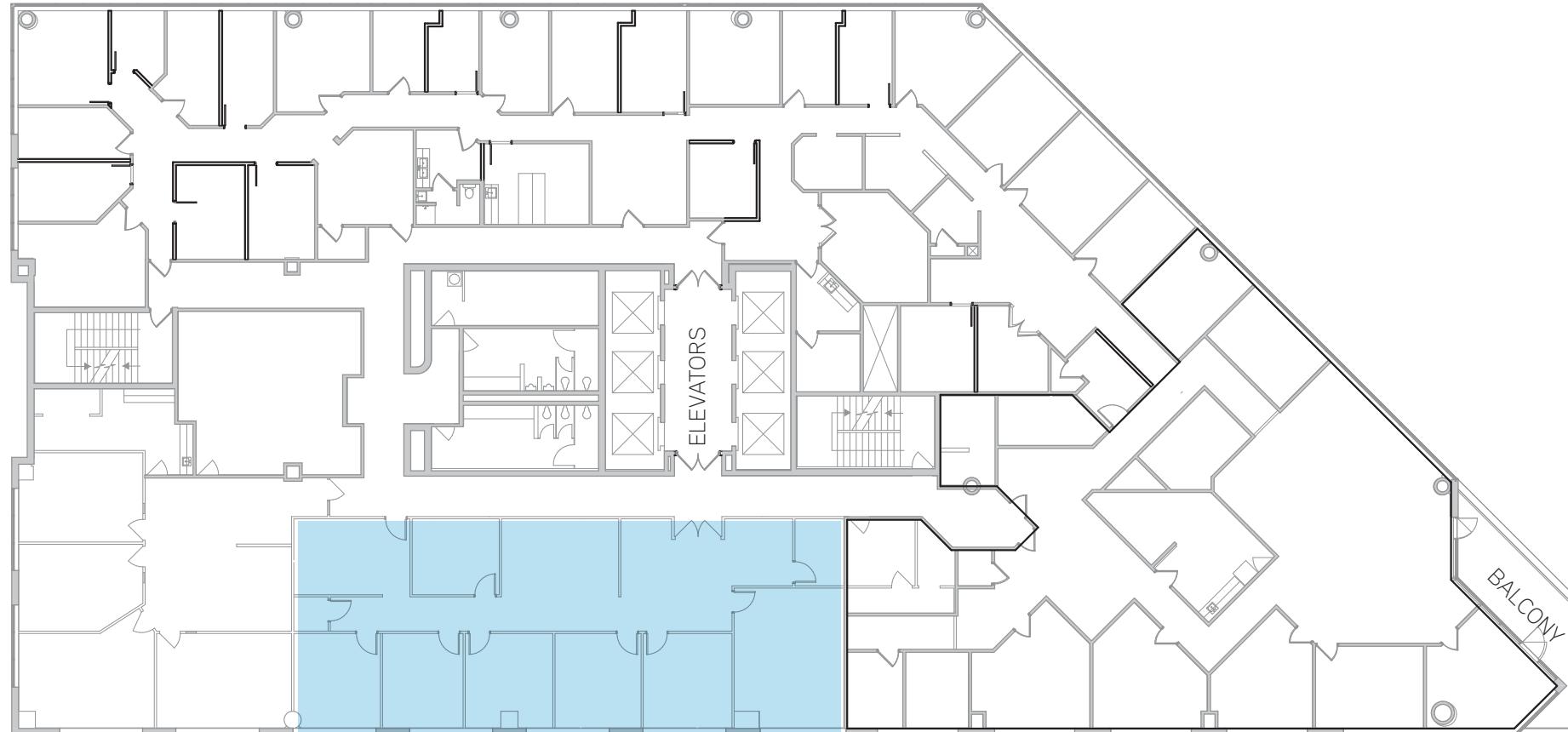
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DOWNTOWN LUXURY

SIXTH FLOOR

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SUITE 650
2,880 RSF

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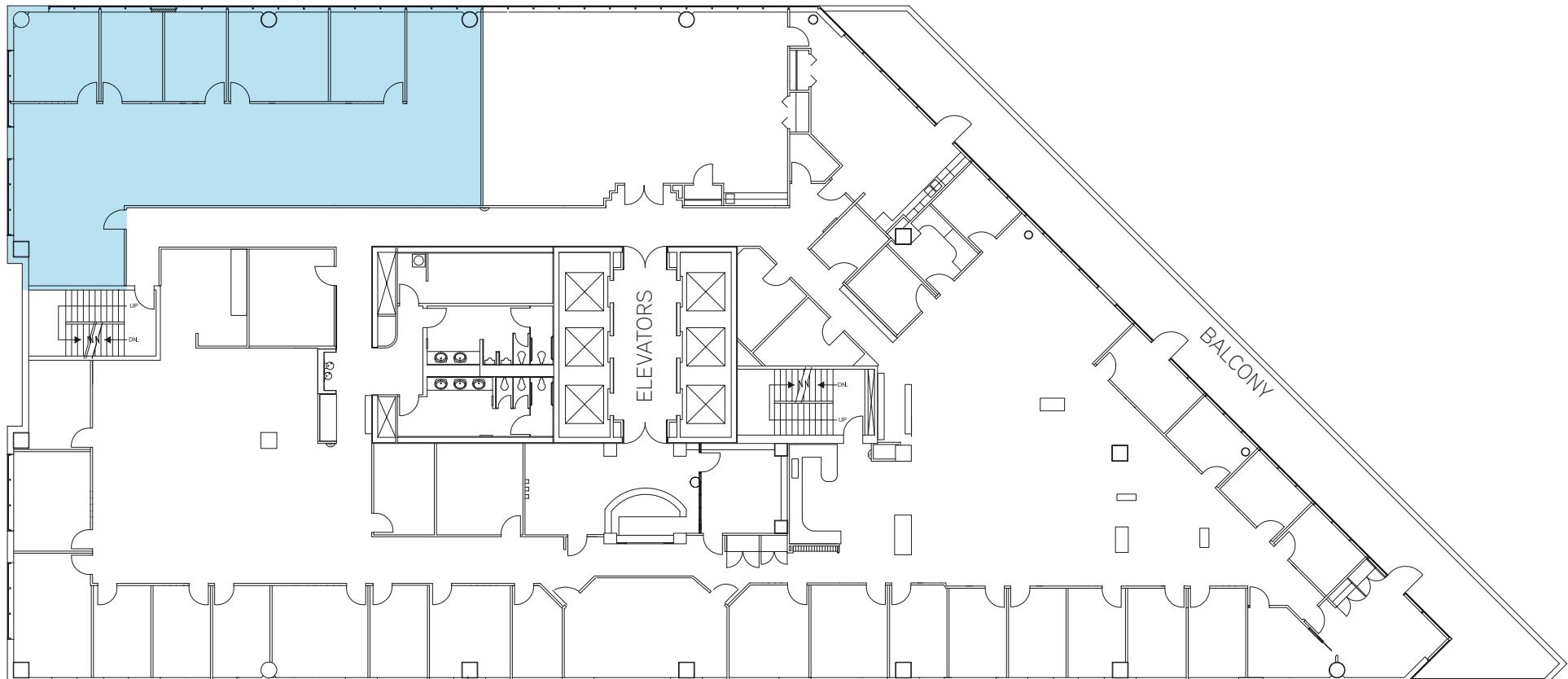
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DOWNTOWN LUXURY

EIGHTH FLOOR

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SUITE 810
2,906 RSF



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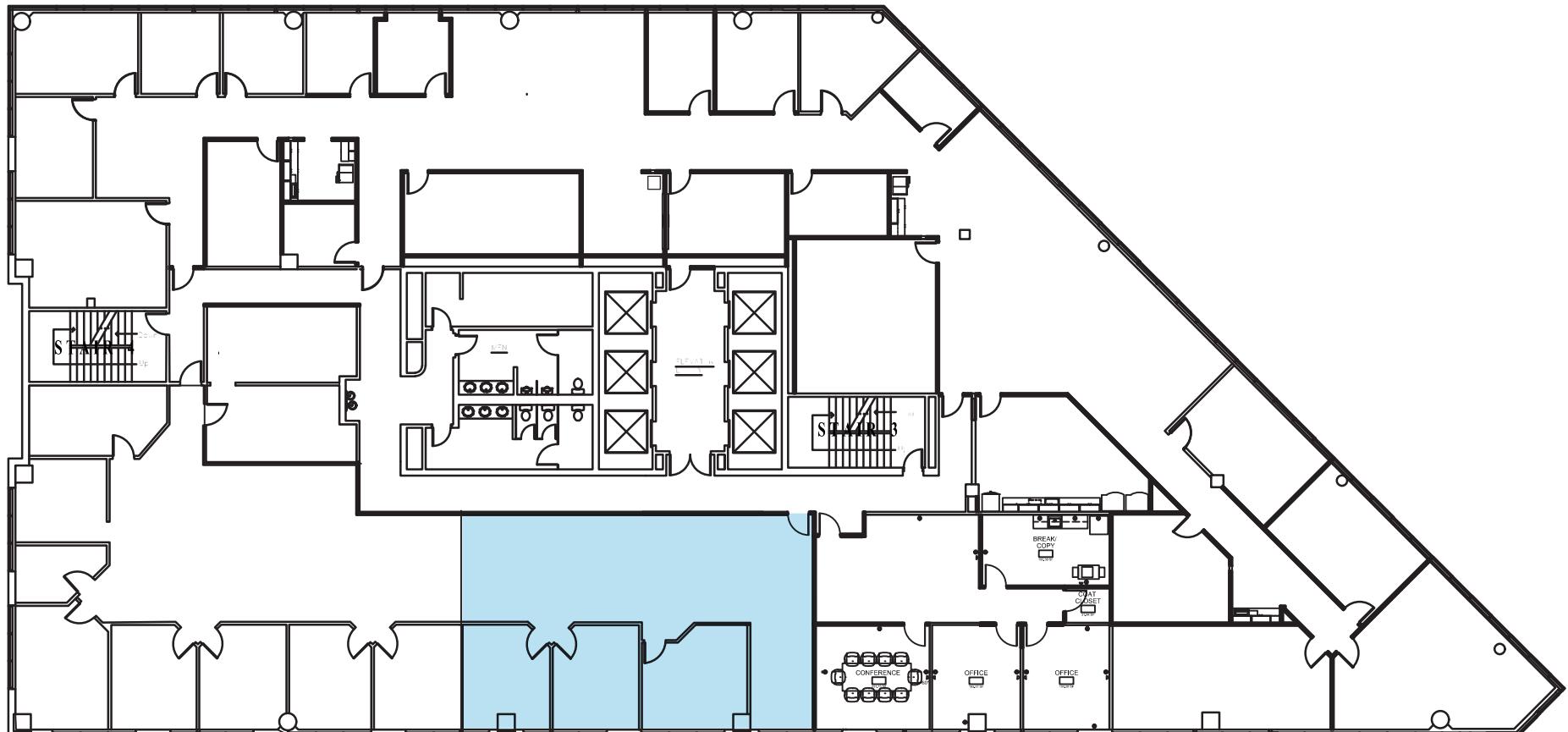
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DOWNTOWN LUXURY

NINTH FLOOR

FOR
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SUITE 920
2,007 RSF

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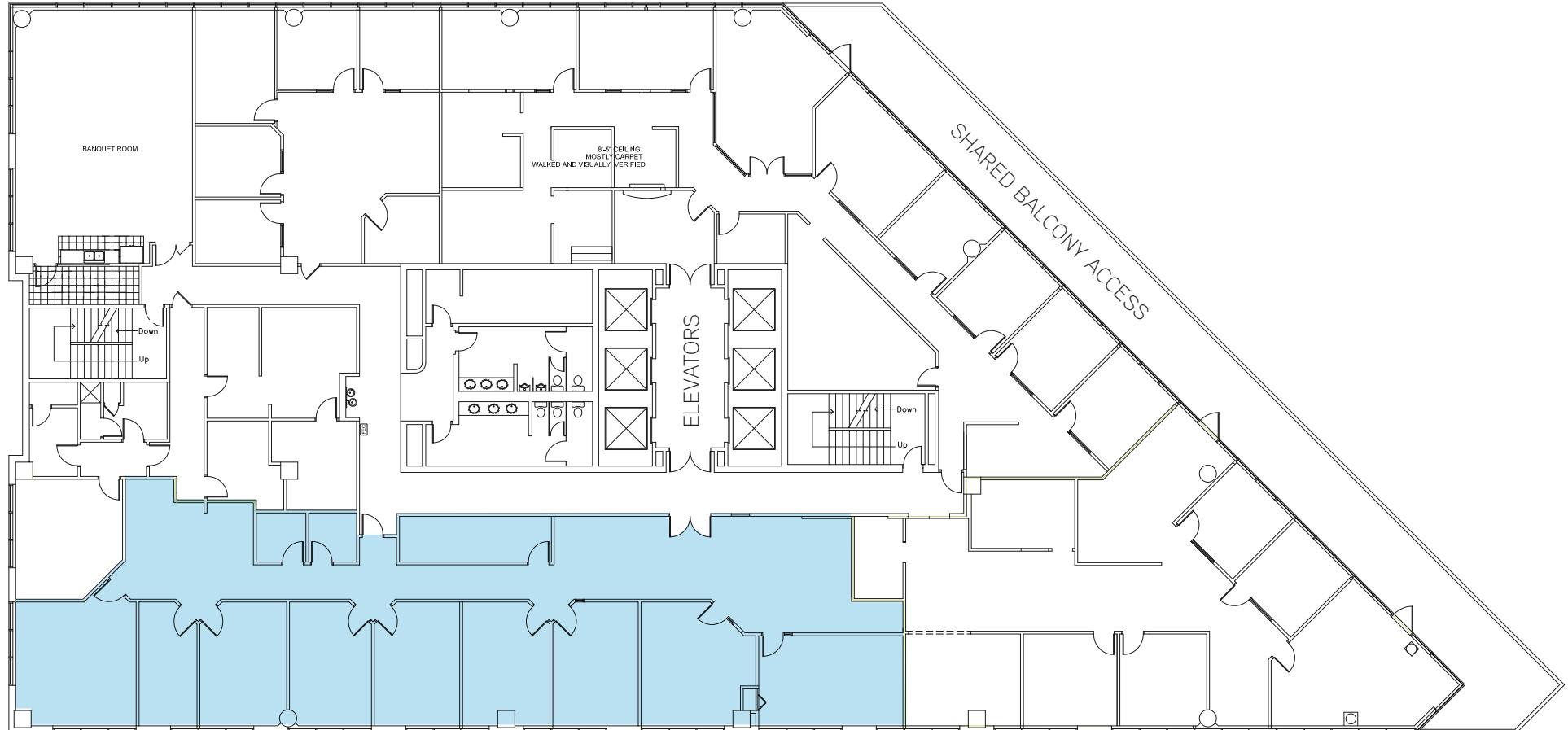
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DOWNTOWN LUXURY

TENTH FLOOR

FOR
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SUITE 1000
4,598 RSF

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

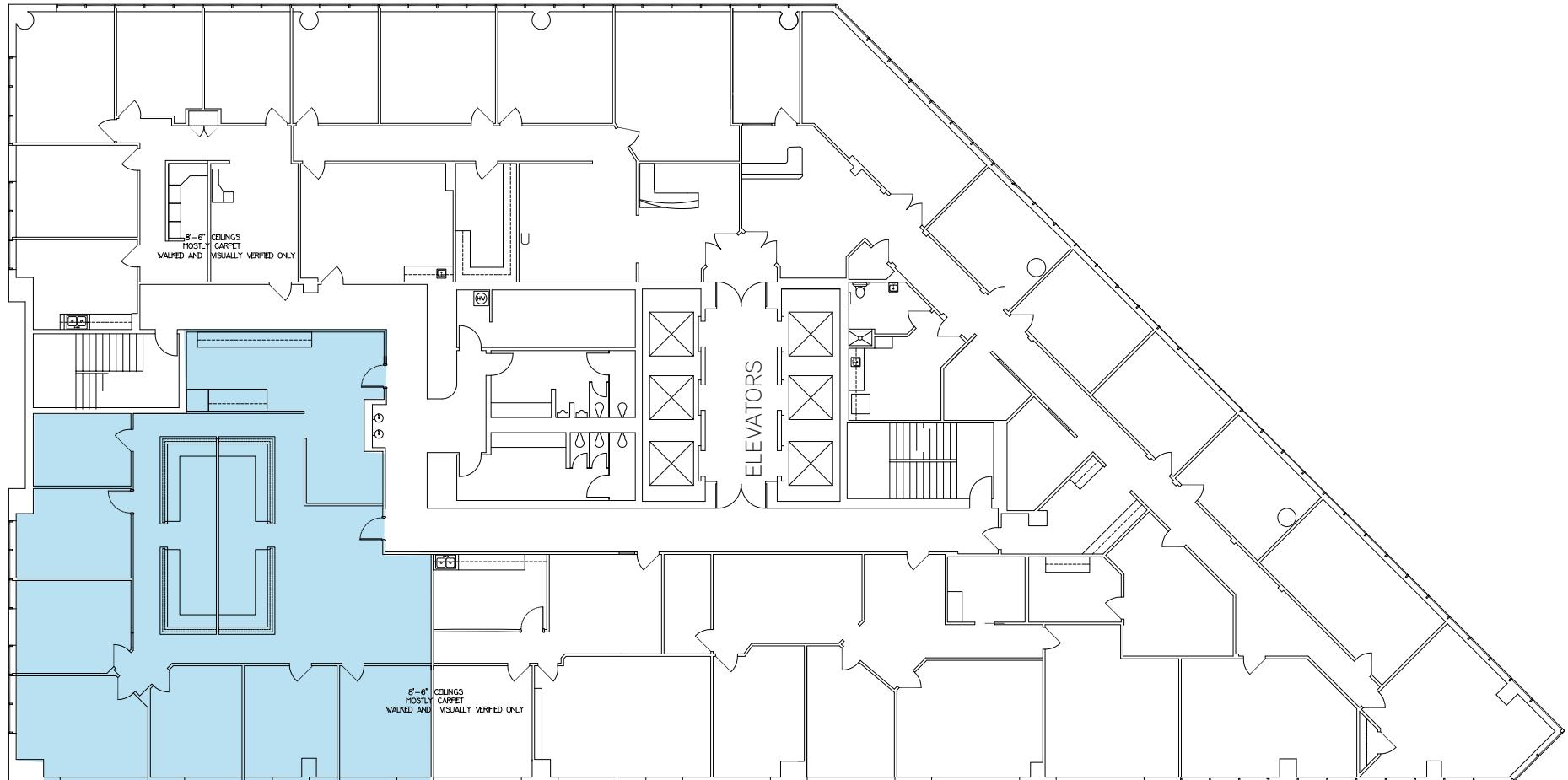
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DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
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**SUITE 1360
3,340 RSF**

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DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
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*Combined Total
7,604 RSF

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