

DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE

FREE SPACE PLANNING!

Generous **Tenant Improvements** offered to modernize your space.

BUILDING SIGNAGE OPPORTUNITY

Lease the 1st Floor and add your **MARQ** to this iconic building

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

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DOWNTOWN LUXURY

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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 NENNINGER, CCIM

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DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

FOR
LEASE



OPEN SUNLIT ATRIUM



NOW OPEN

ON-SITE CAFE



COMING SOON

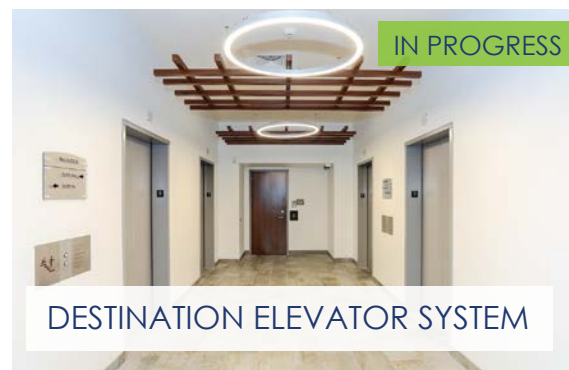
FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



IN PROGRESS

DESTINATION ELEVATOR SYSTEM

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DOWNTOWN LUXURY

AREA OVERVIEW

FOR
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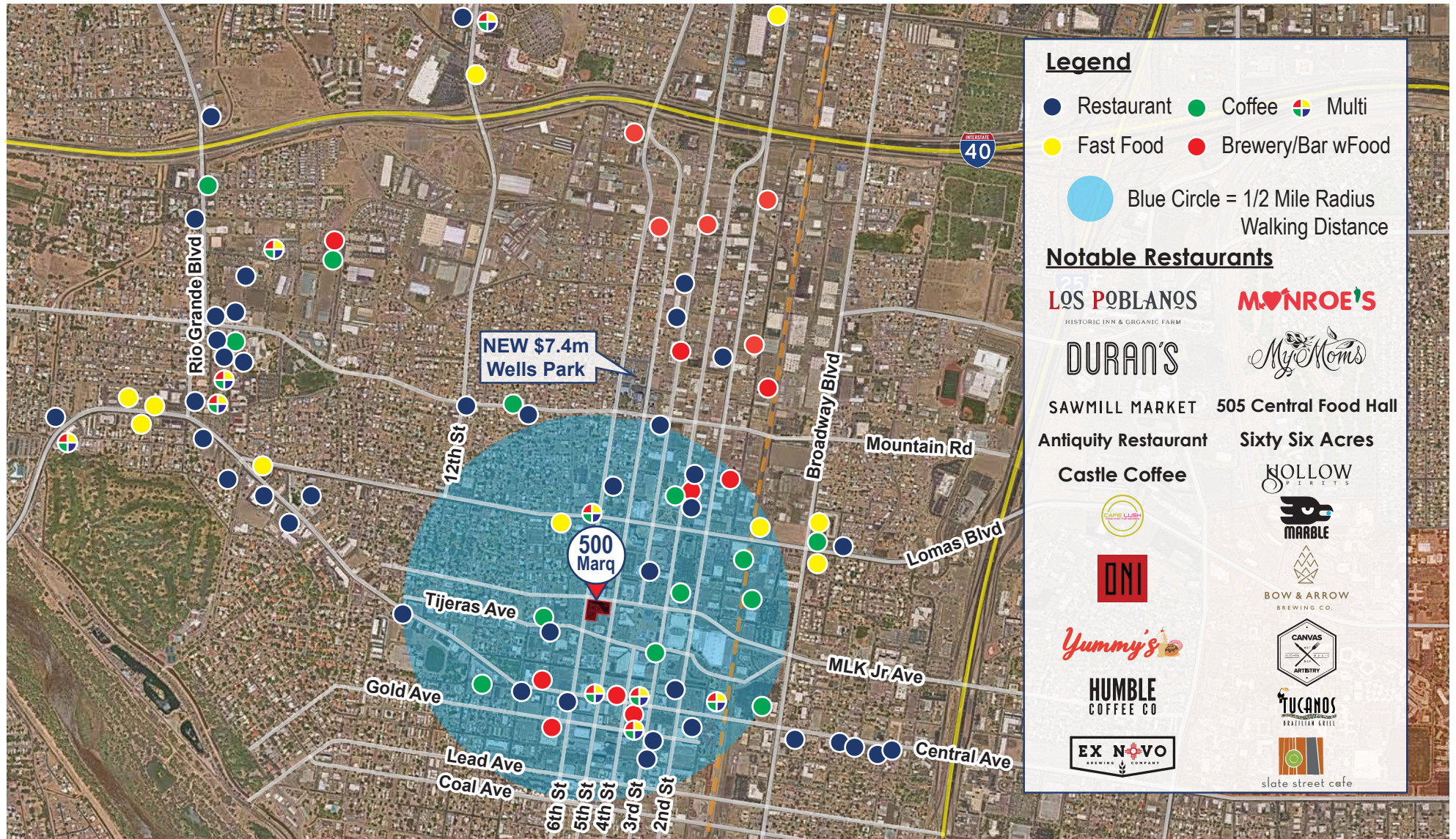
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DOWNTOWN LUXURY

AREA RESTAURANTS

FOR
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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



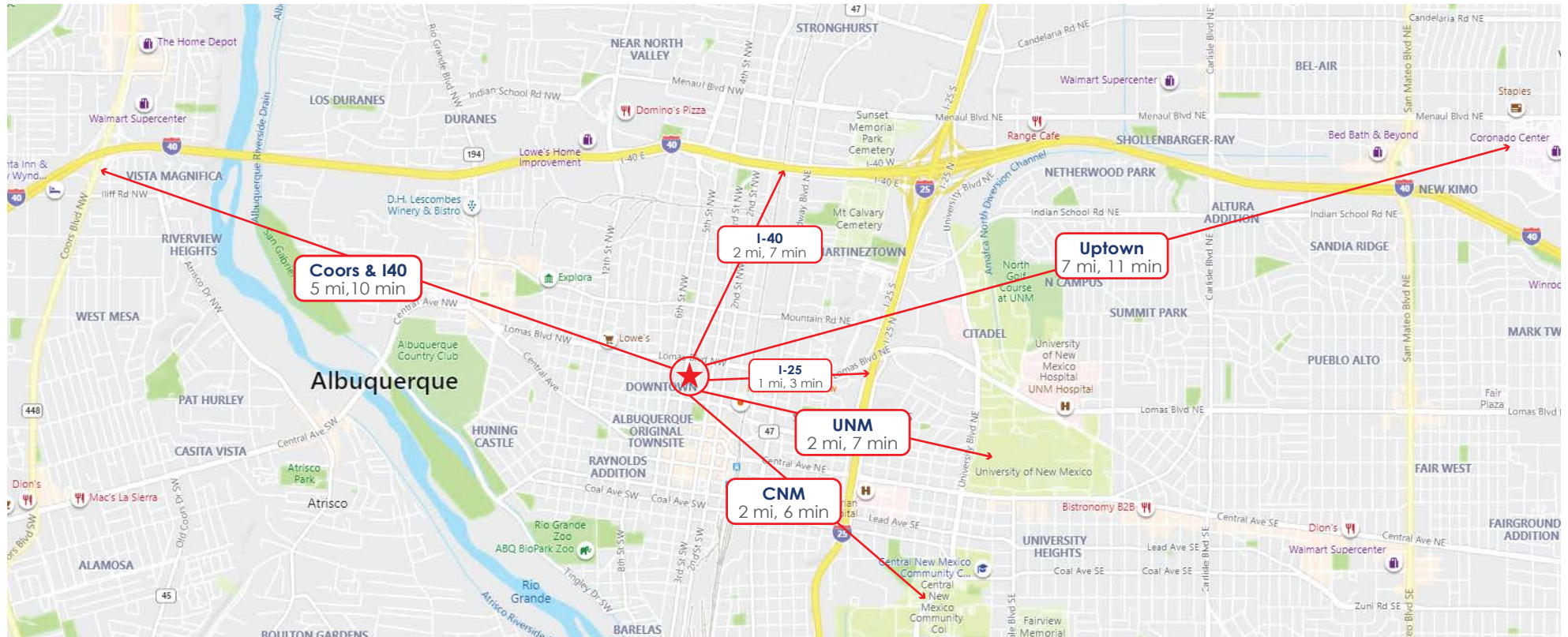
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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DOWNTOWN LUXURY

AVAILABLE SPACE - BY FLOOR

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	

FOR
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Lease Pricing

\$24.50/RSF Full Service



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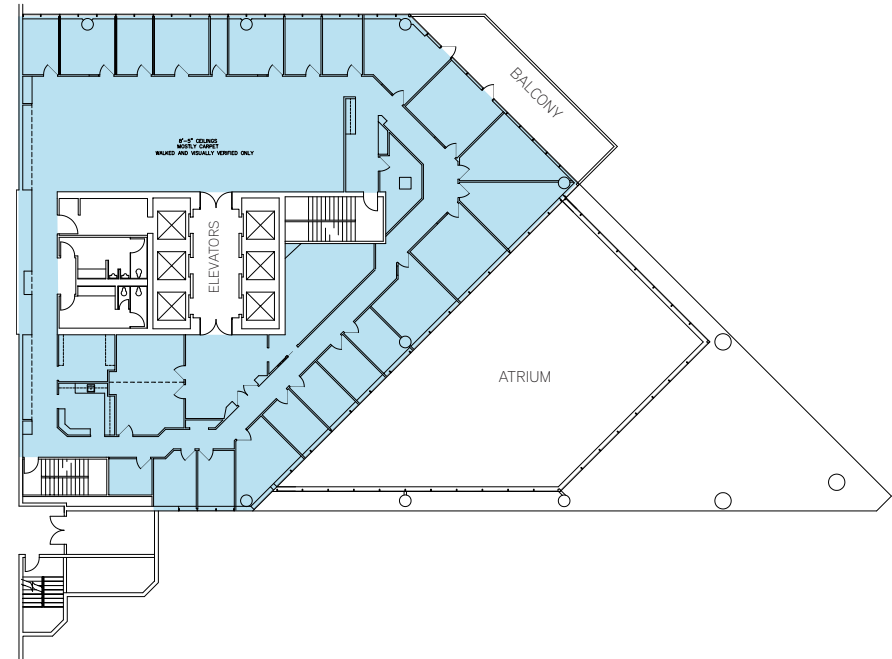
DOWNTOWN LUXURY

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



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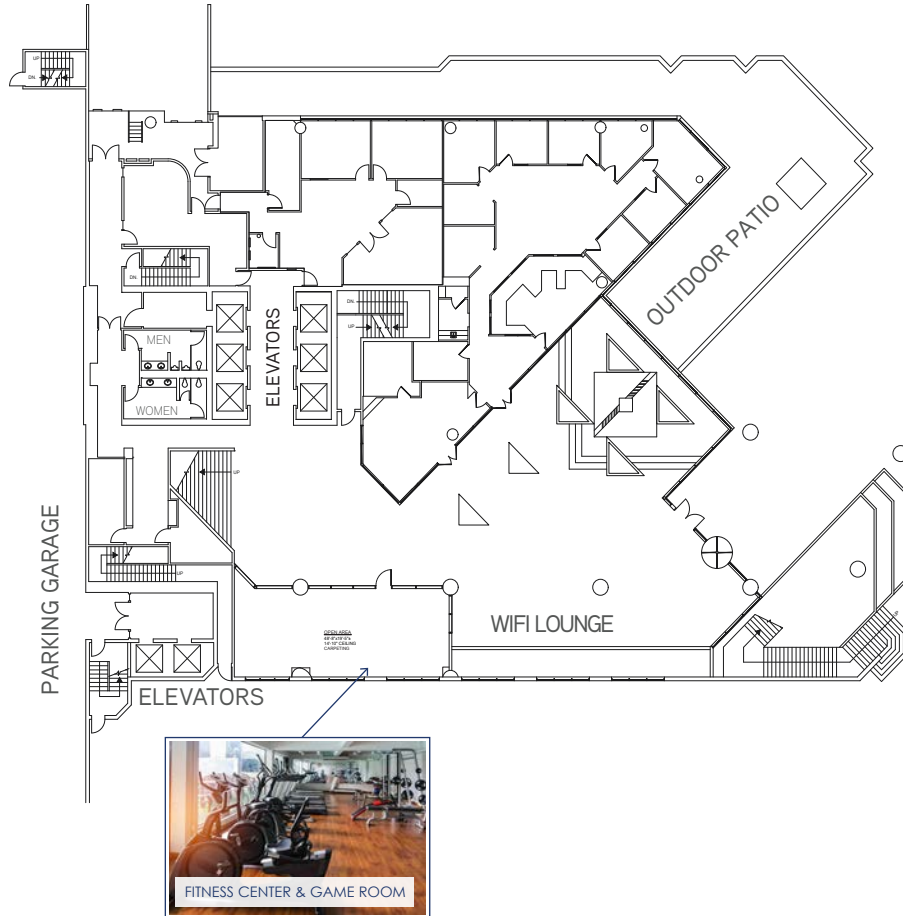


DOWNTOWN LUXURY

BUILDING AMENITIES

FOR
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FIRST FLOOR



SECOND FLOOR



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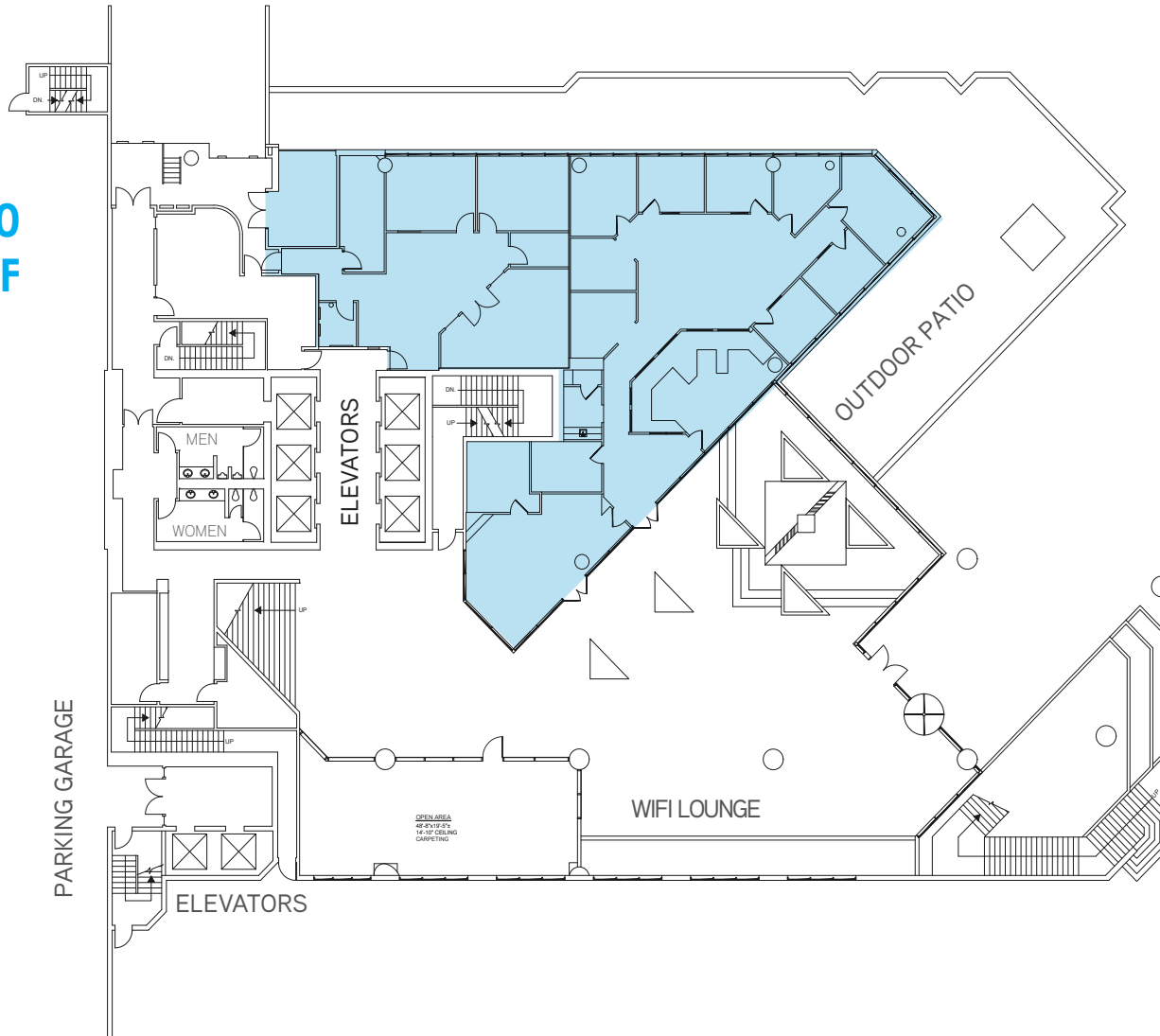
DOWNTOWN LUXURY

FIRST FLOOR - GROUND FLOOR

AVAILABLE 4/1/2026

FOR
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SUITE 100
3,938 RSF



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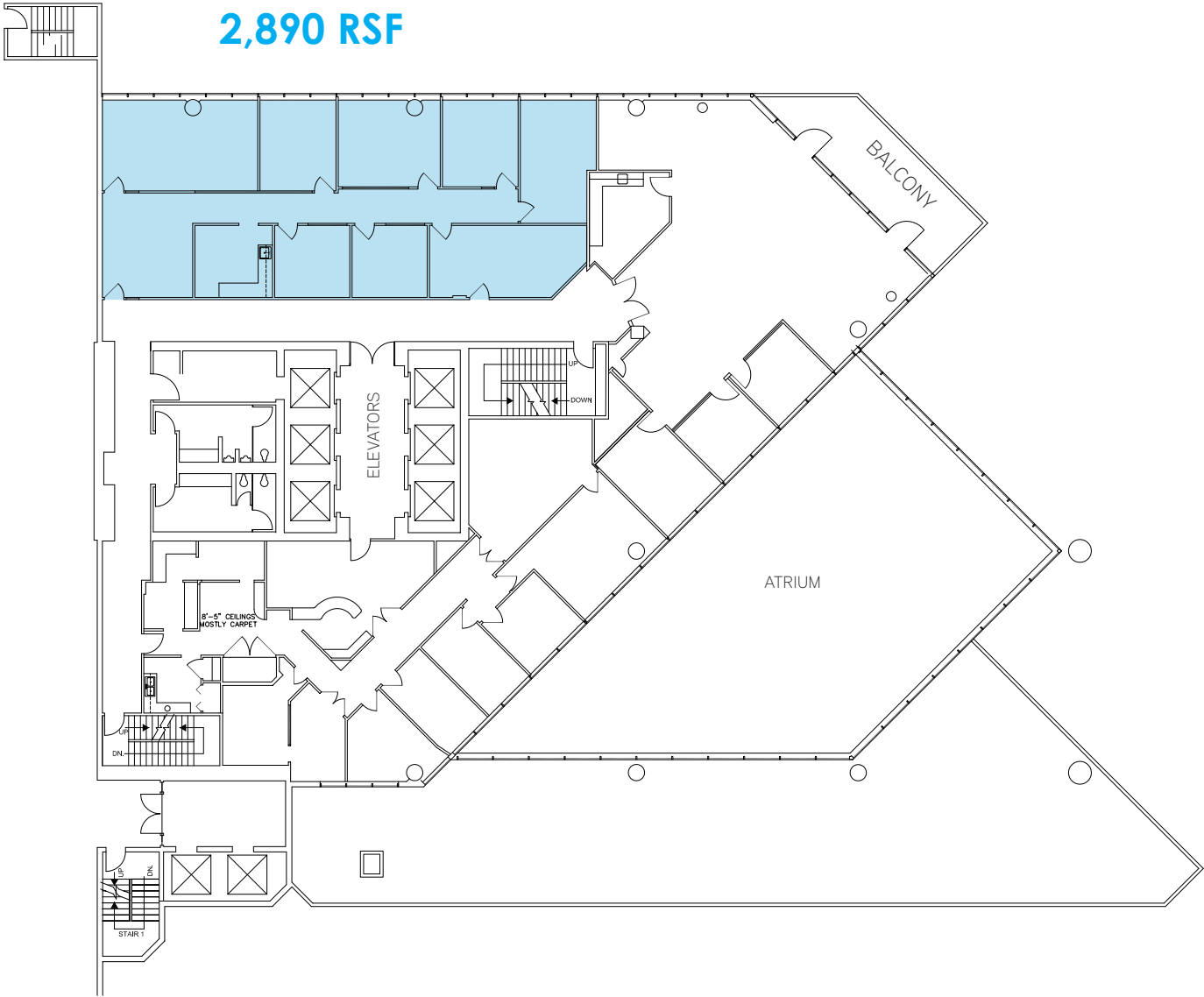


DOWNTOWN LUXURY

THIRD FLOOR

FOR
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SUITE 360
2,890 RSF



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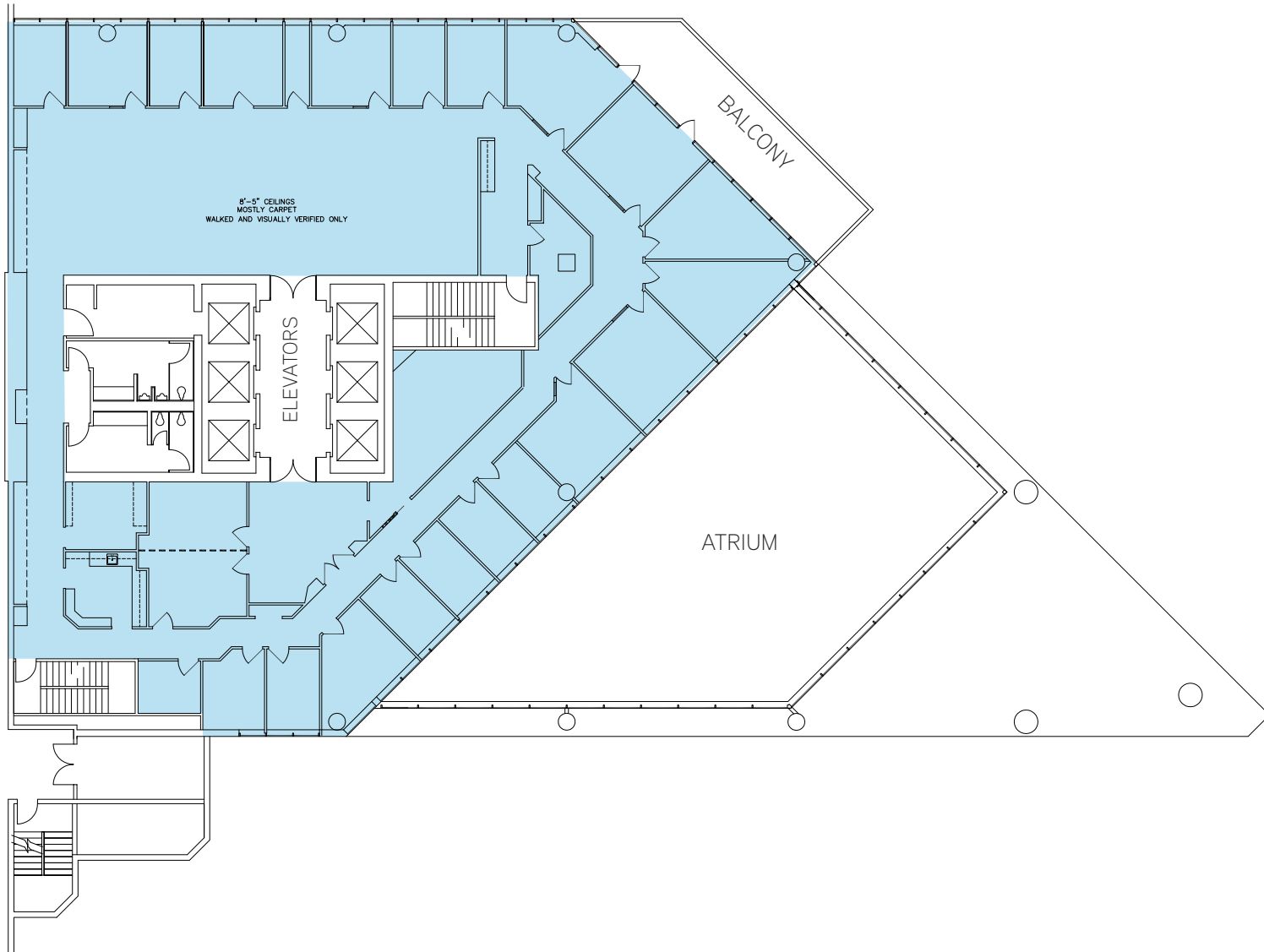


DOWNTOWN LUXURY

FOURTH FLOOR

FOR
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SUITE 400
9,087 RSF



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DOWNTOWN LUXURY

FIFTH FLOOR

FOR
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SUITE 500
4,482 RSF

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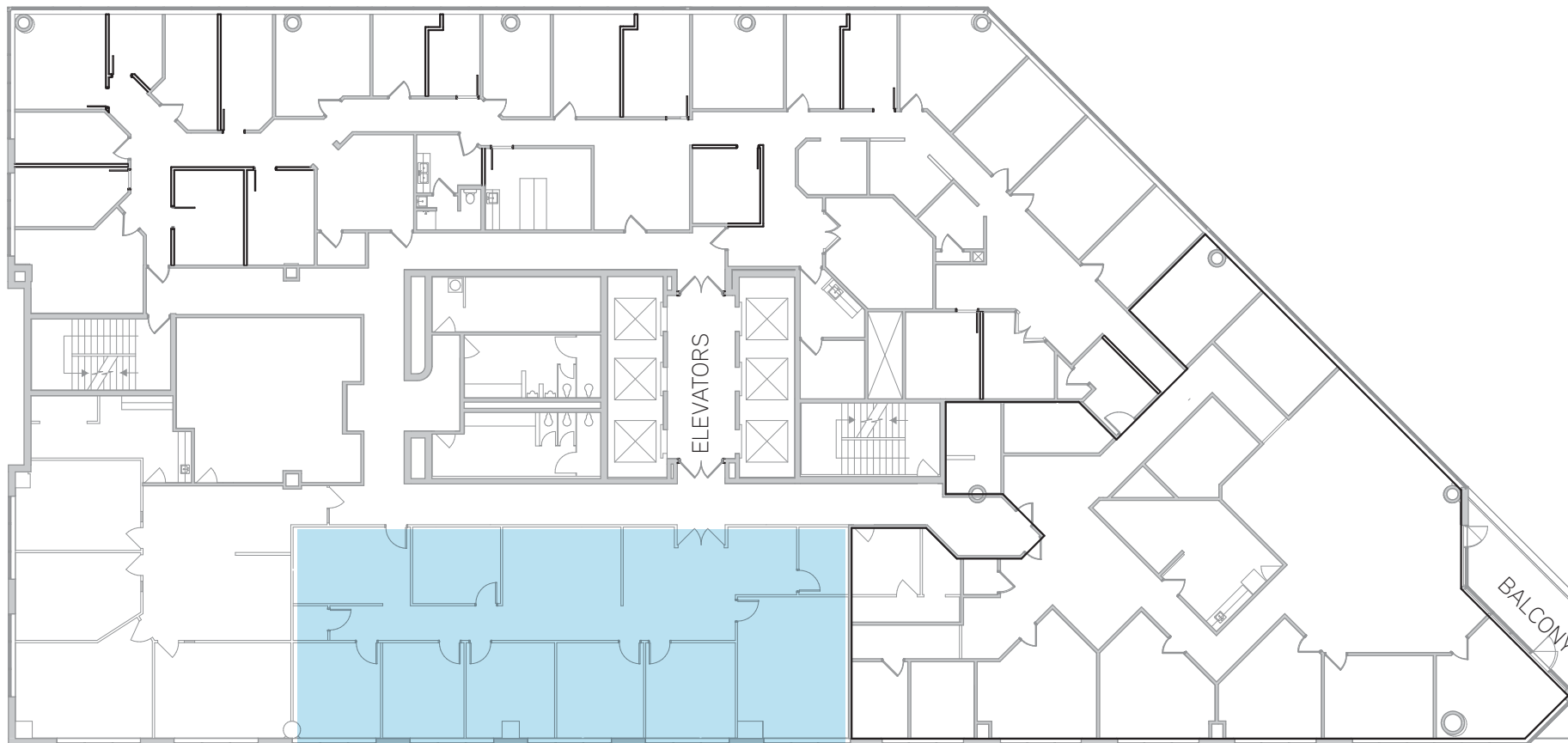
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DOWNTOWN LUXURY

SIXTH FLOOR

FOR
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SUITE 650

2,880 RSF

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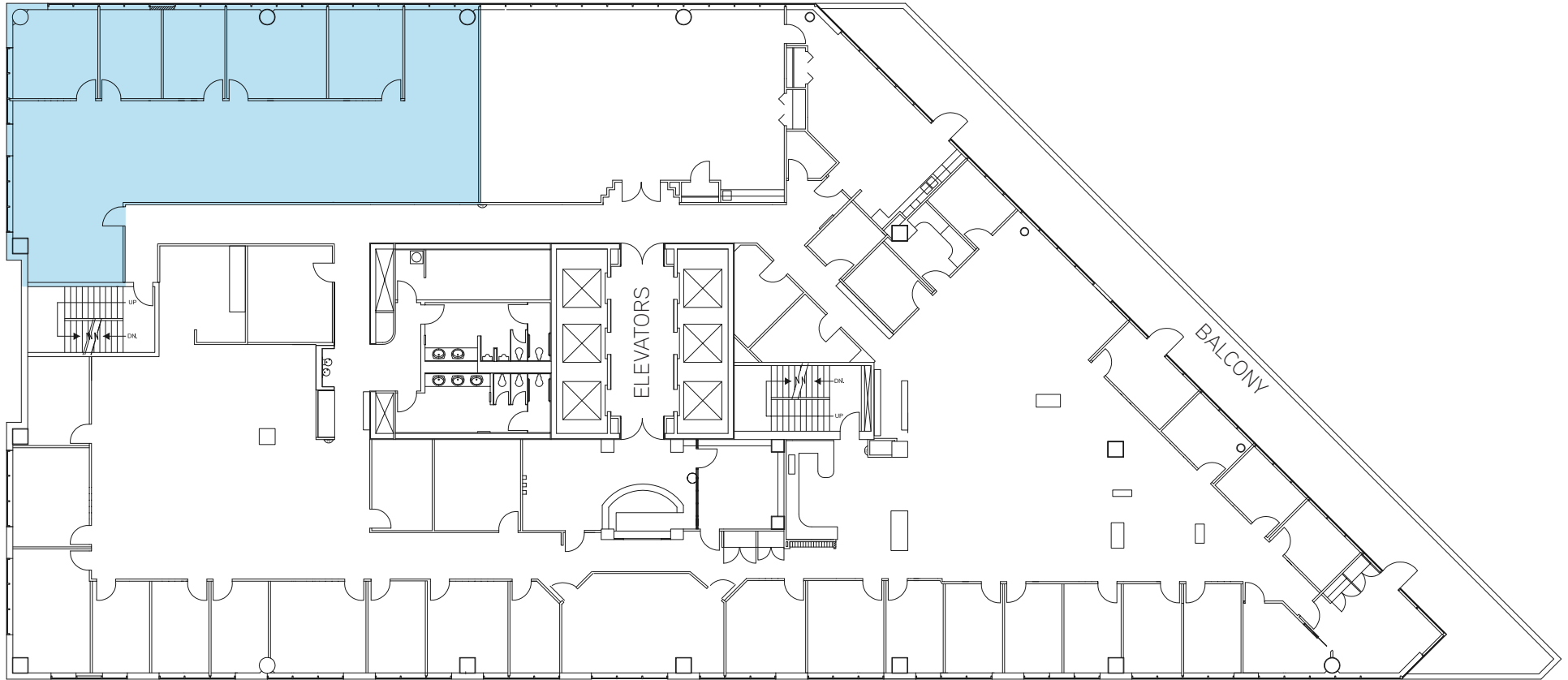


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
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SUITE 810
2,906 RSF



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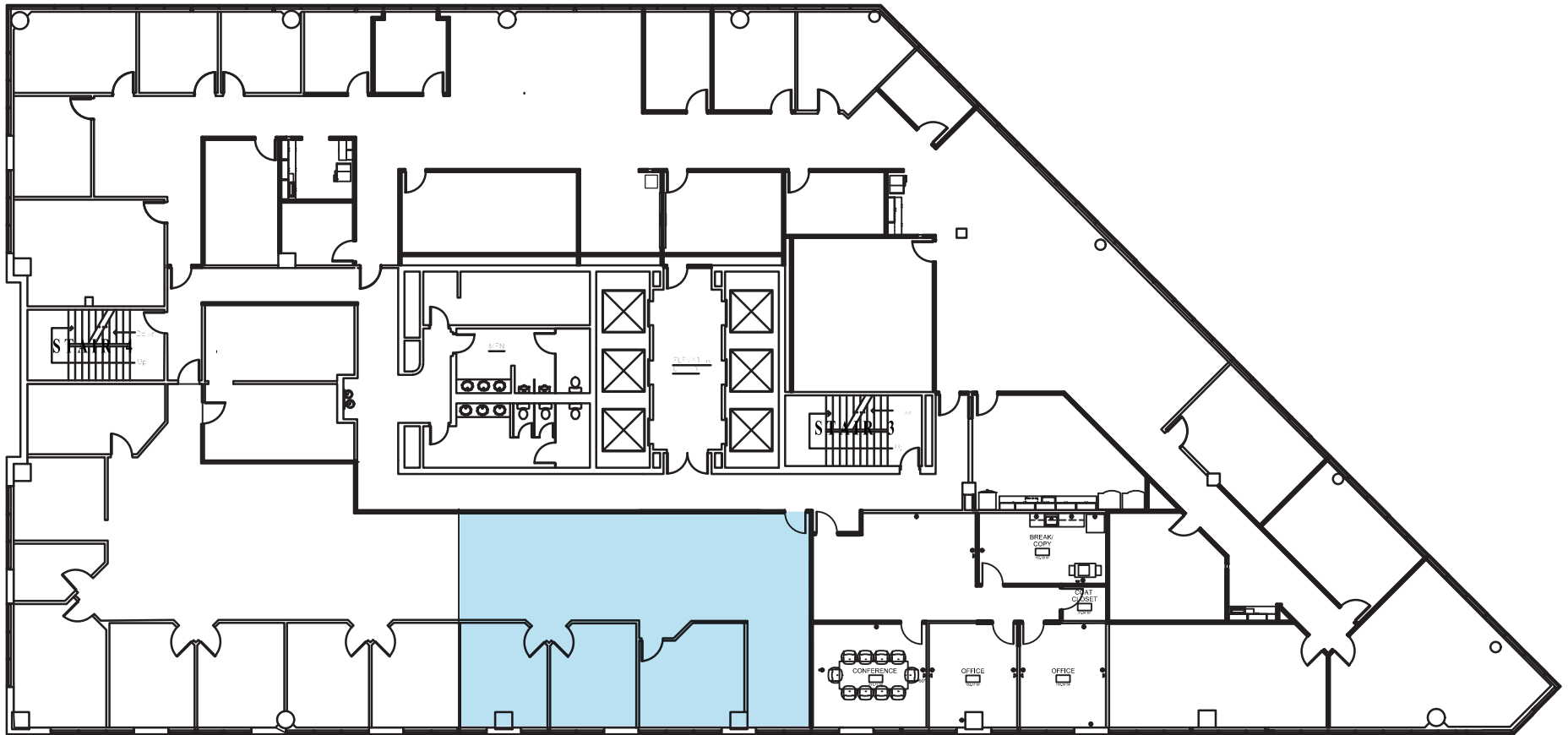
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DOWNTOWN LUXURY

NINTH FLOOR

FOR
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SUITE 920
2,007 RSF

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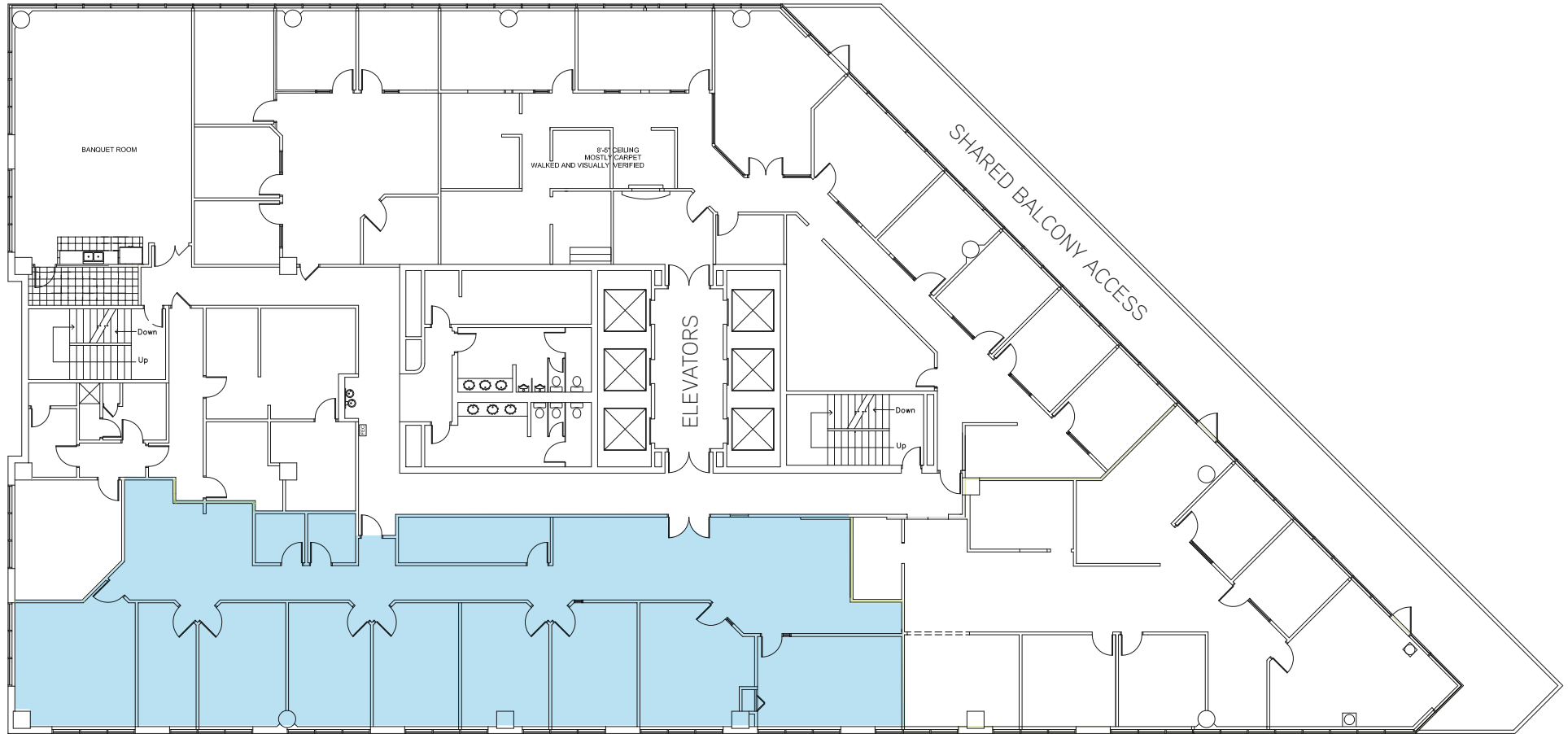
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DOWNTOWN LUXURY

TENTH FLOOR

FOR
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SUITE 1000
4,598 RSF

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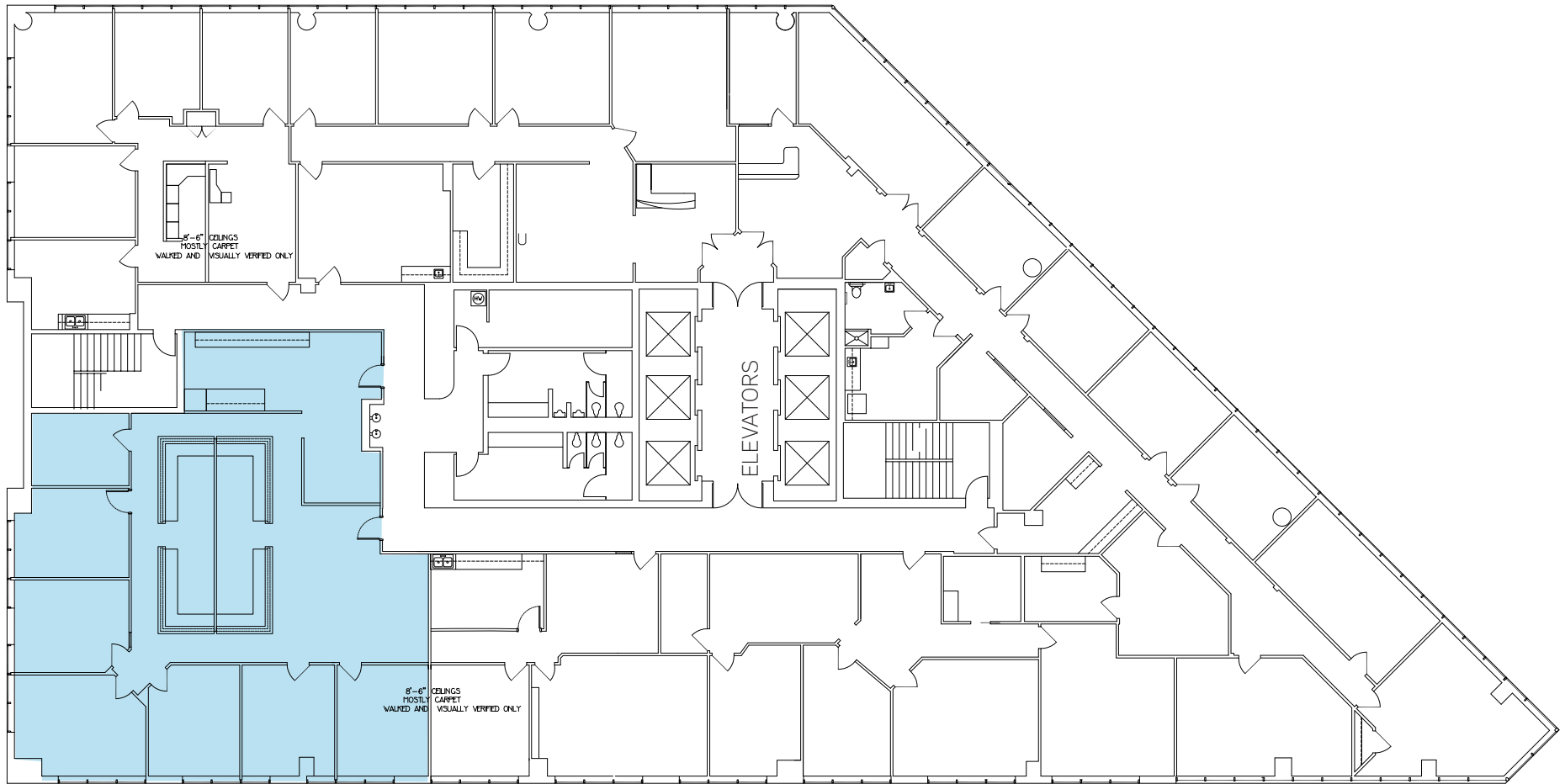
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DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
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SUITE 1360
3,340 RSF

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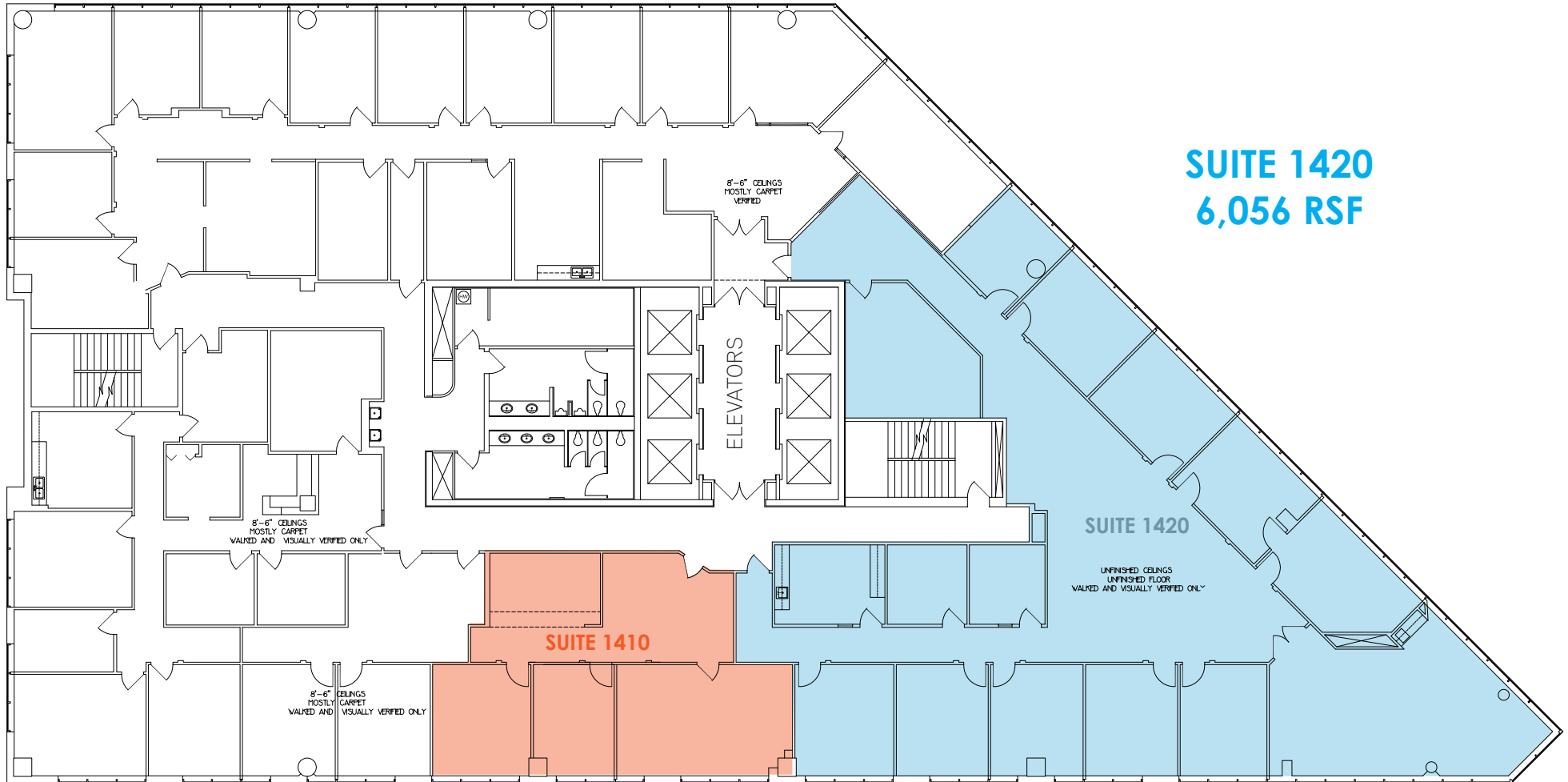
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DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
LEASE



SUITE 1420
6,056 RSF

SUITE 1420

UNFINISHED CEILINGS
UNFINISHED FLOOR
WALKED AND VISUALLY VERIFIED ONLY

SUITE 1410

SUITE 1410
1,548 RSF

**Combined Total*
7,604 RSF

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