

THE VERGE BUILDING

317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

FOR
LEASE



FOR LEASE

FEATURES

CONTACT

1st Floor

2,334 ±RSF - \$24.00/RSF

2nd Floor & 3rd Floor

Shared Office/Workspace Available. See Floor Plan For Pricing & Details

- » Located in Albuquerque's innovation corridor
- » Free on-site parking
- » Building conference rooms available at no additional charge
- » Contemporary buildout
- » Excellent **high-speed internet included** in rent

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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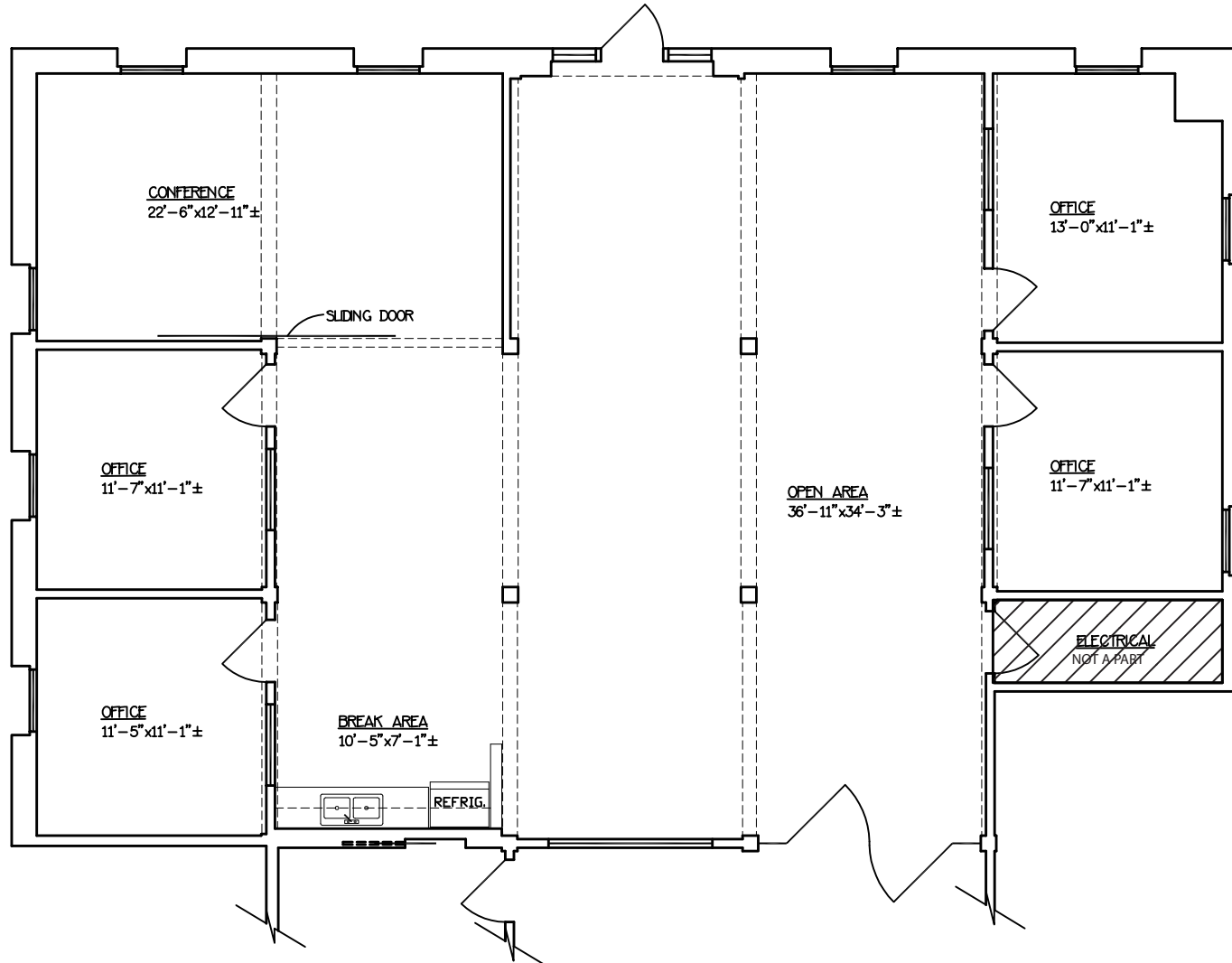
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FIRST FLOOR - 2,334 ±RSF

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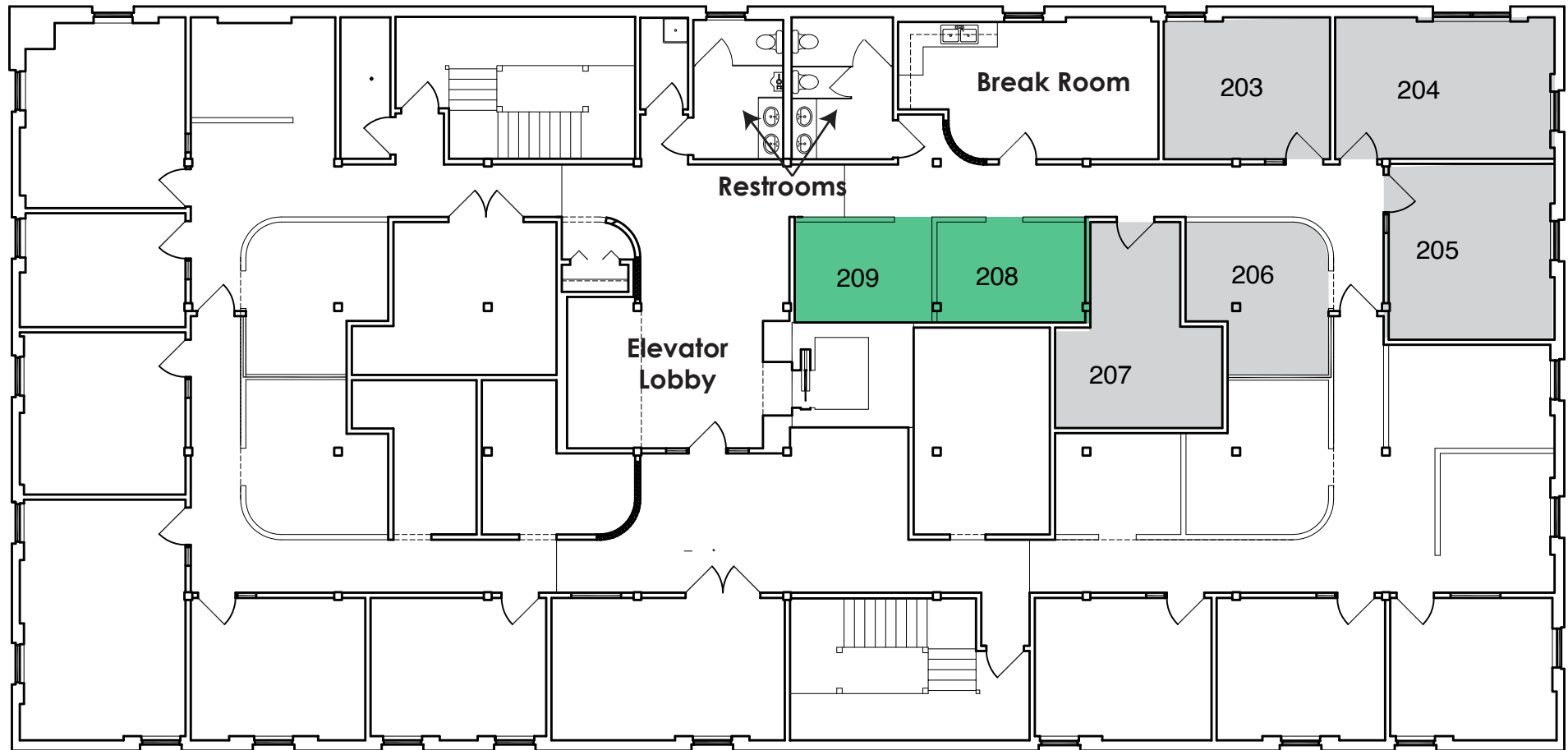
SECOND FLOOR

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203: LEASED
204: LEASED

205: LEASED
206: LEASED

208: \$250/month
209: \$250/month



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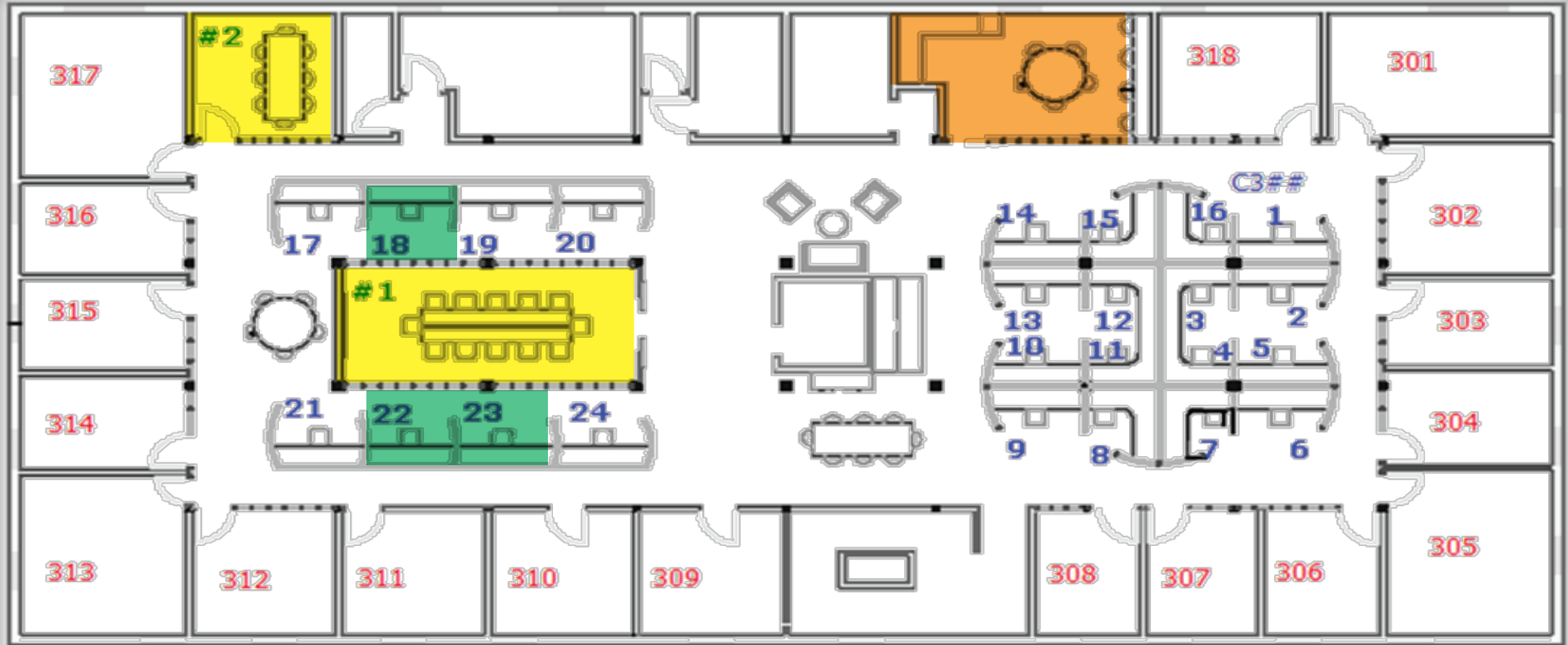


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THIRD FLOOR

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OFFICE CUBICAL - \$150/MONTH



SHARED CONFERENCE ROOM

SHARED BREAKROOM

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AREA OVERVIEW

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THE VERGE BUILDING

DOWNTOWN PARKING & TRANSPORTATION

FOR
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 City Parking Facilities

 ART Stops

 NM Rail Runner Station

Albuquerque Rapid Transit Project

Transit can help customers get to local businesses; expanding market area by providing more accessibility.

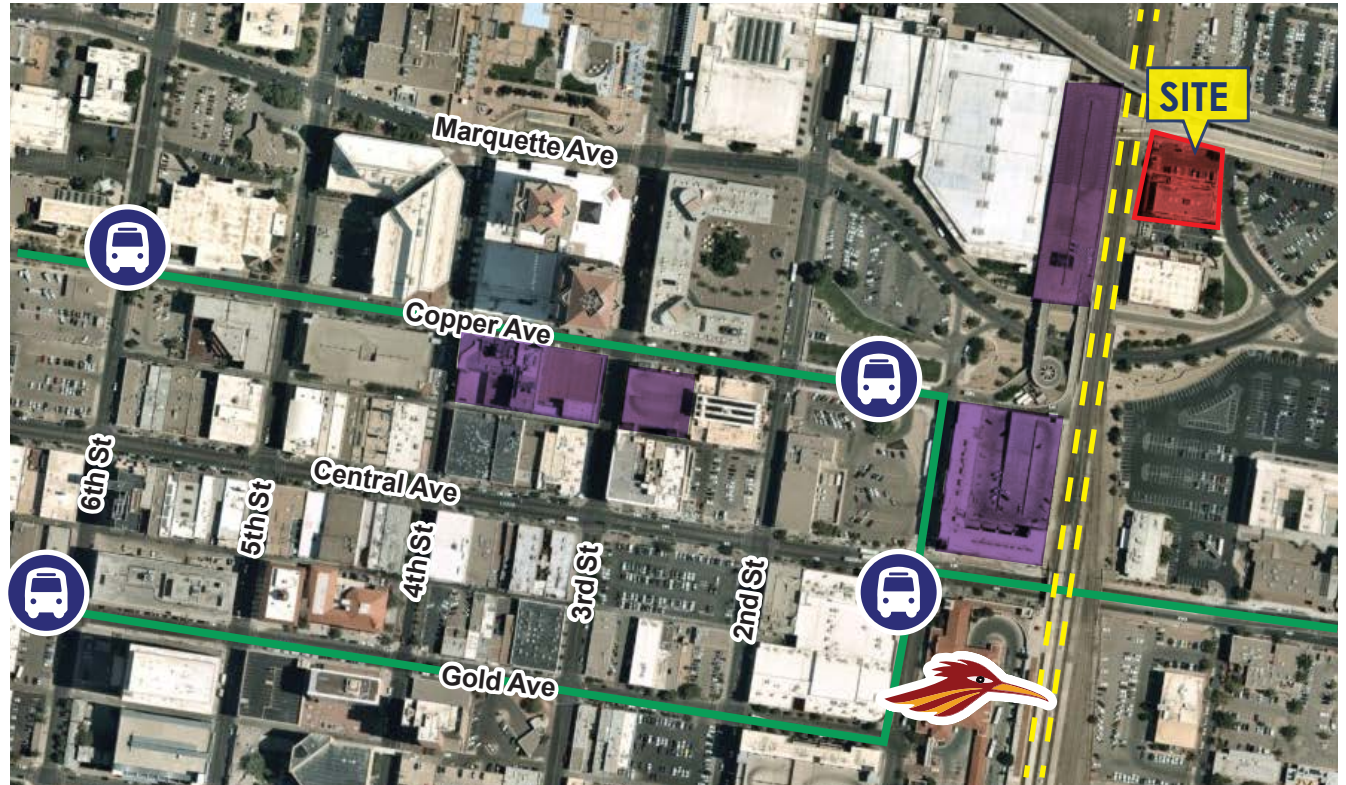
Increasing the ability for employees to take transit to work, freeing up on-site parking space and providing convenient access for visiting tourists to shops, restaurants and museums.

A
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T

ART runs along Central between Unser Blvd. & Tramway Blvd.

A bus will arrive every 7 to 8 minutes between 6:30 a.m. and 6:30 p.m

A bus will arrive every 15 minutes before 6:30 a.m. and after 6:30 p.m.



ART Route and Stops



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DRIVE TIME DEMOGRAPHICS

**FOR
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5 MINUTE DRIVE TIME



Population - 78,432



Avg HH Income - \$53,416



10 MINUTE DRIVE TIME



Population - 338,499



Avg HH Income - \$61,257



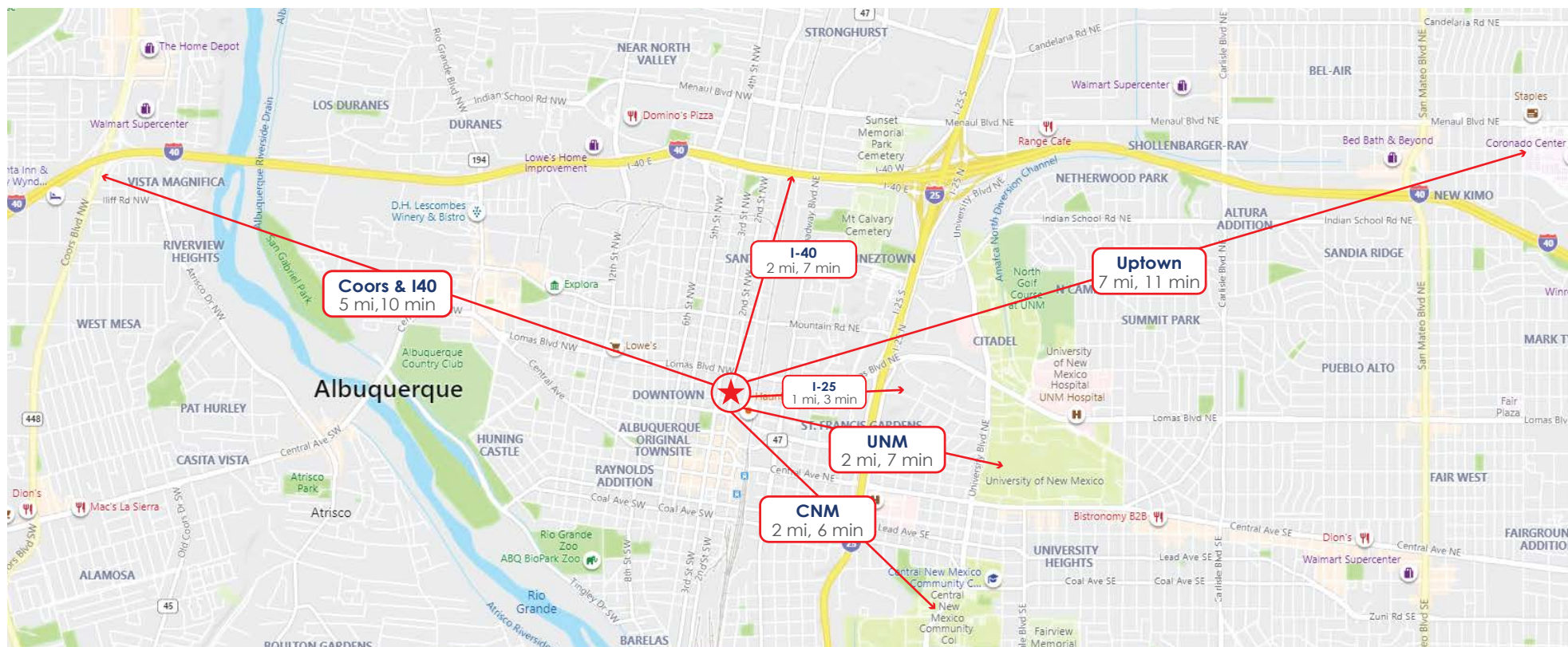
15 MINUTE DRIVE TIME



Population - 587,943



Avg HH Income - \$68,974



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