

THE VERGE BUILDING

317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

FOR
LEASE



Eco-Friendly Solar Equipped



FOR LEASE

FEATURES

CONTACT

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

FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



THE VERGE BUILDING

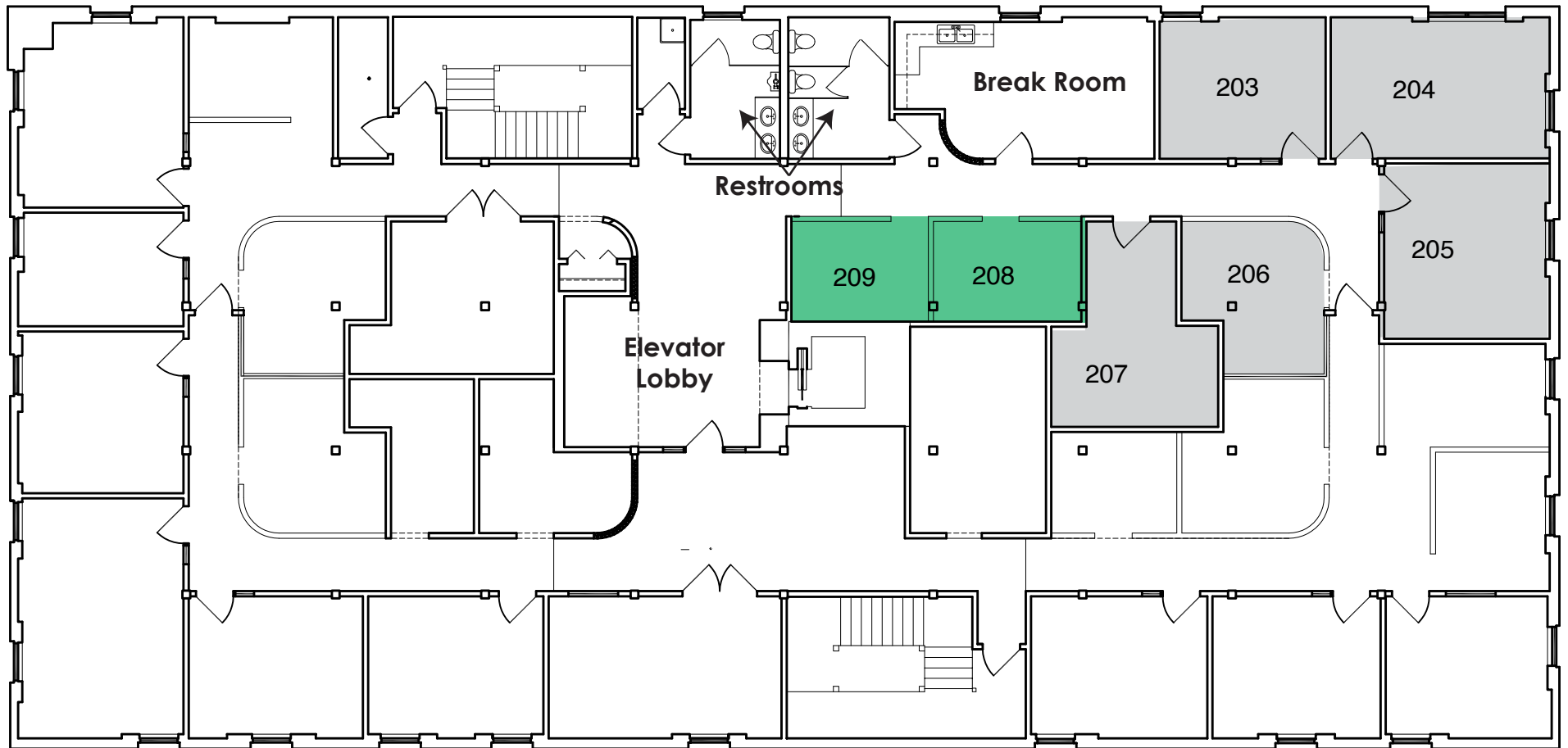
SECOND FLOOR

FOR
LEASE

203: LEASED
204: LEASED

205: LEASED
206: LEASED

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



FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



THE VERGE BUILDING

AREA OVERVIEW

FOR
LEASE



FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



THE VERGE BUILDING

AREA OVERVIEW

FOR
LEASE



FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



THE VERGE BUILDING

DOWNTOWN PARKING & TRANSPORTATION

FOR
LEASE

 City Parking Facilities

 ART Stops

 NM Rail Runner Station

Albuquerque Rapid Transit Project

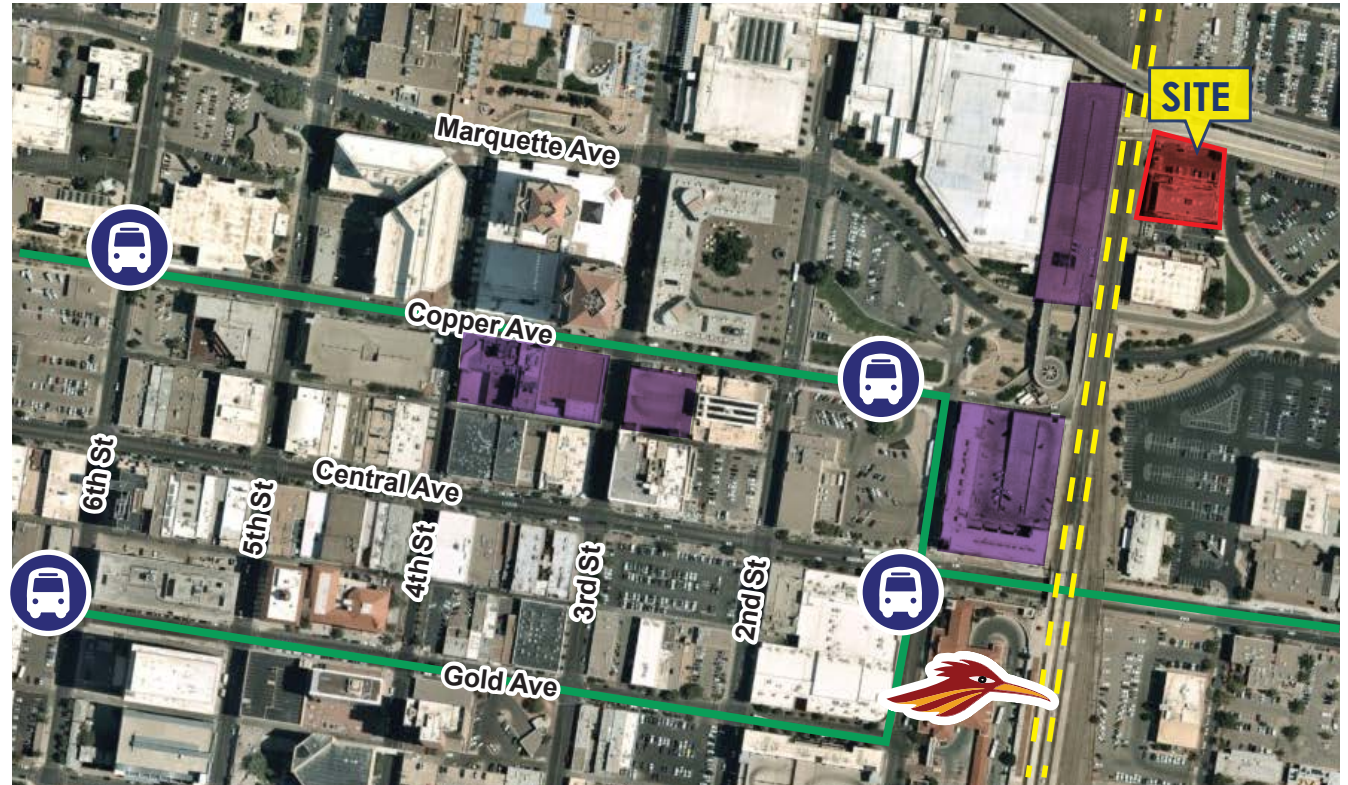
A Transit can help customers get to local businesses; expanding market area by providing more accessibility.

R 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.

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



FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



THE VERGE BUILDING

DRIVE TIME DEMOGRAPHICS

FOR
LEASE



5 MINUTE DRIVE TIME



Population - 78,432



Avg HH Income - \$53,416



10 MINUTE DRIVE TIME



Population - 338,499



Avg HH Income - \$61,257



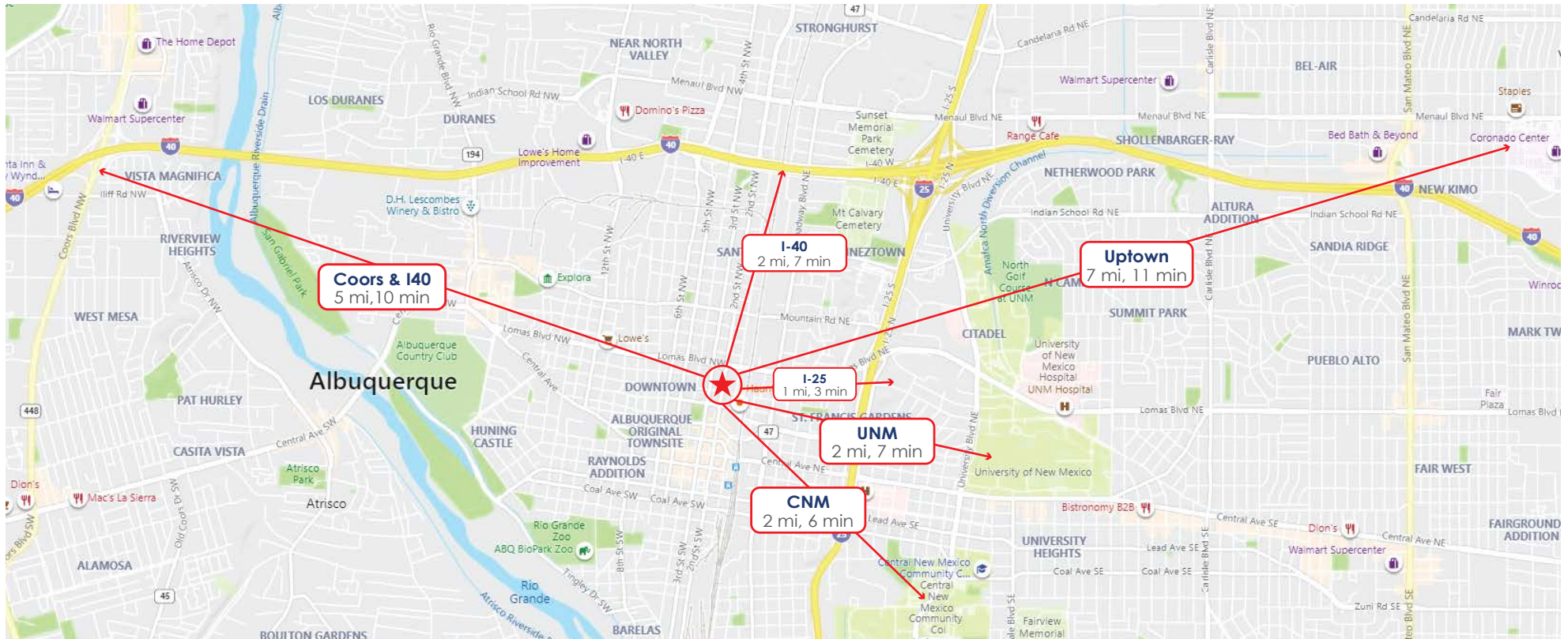
15 MINUTE DRIVE TIME



Population - 587,943



Avg HH Income - \$68,974



FOR LEASE | 317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM

