

# DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR  
LEASE



## FREE SPACE PLANNING!

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

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

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## LEASE

» \$24.50/RSF Full Service

### Available Space

» 1,464 ±RSF - 14,035 ±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](mailto:scott@argusinvestmentrealty.com)

☎ 505.855.7602

**STACEY NENNINGER, CCIM**

✉ [stacey@argusinvestmentrealty.com](mailto:stacey@argusinvestmentrealty.com)

☎ 505.855.7608

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# DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

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OPEN SUNLIT ATRIUM



COMING SOON

COFFEE BAR & CAFE



COMING SOON

FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



IN PROGRESS

RENOVATED ELEVATORS

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# DOWNTOWN LUXURY

AREA OVERVIEW

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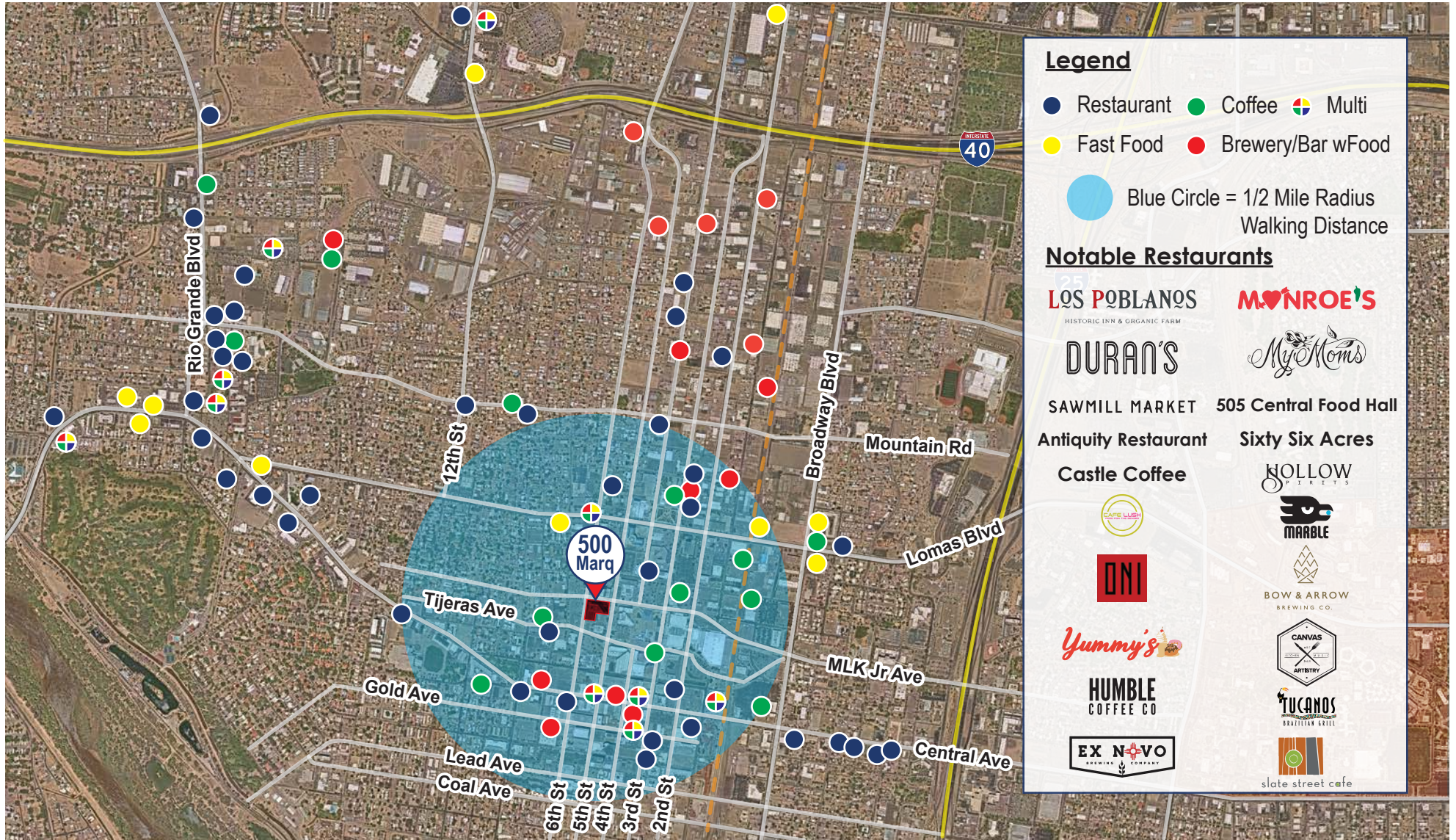
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# DOWNTOWN LUXURY

AREA RESTAURANTS

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### Legend

- Restaurant
- Coffee
- Multi
- Fast Food
- Brewery/Bar wFood
- Blue Circle = 1/2 Mile Radius Walking Distance

### Notable Restaurants

- LOS POBLANOS  
HISTORIC INN & ORGANIC FARM
- MONROE'S
- DURAN'S
- My Mom's
- SAWMILL MARKET
- 505 Central Food Hall
- Antiquity Restaurant
- Sixty Six Acres
- Castle Coffee
- HOLLOW  
SWEETS
- CANE LUSH
- MARBLE
- ONI
- BOW & ARROW  
BREWING CO.
- Yummy's
- CANVAS  
ARTISTRY
- HUMBLE  
COFFEE CO
- TUCANOS  
BRAZILIAN GRILL
- EX N-VO  
BREWING COMPANY
- slate street cafe

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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**



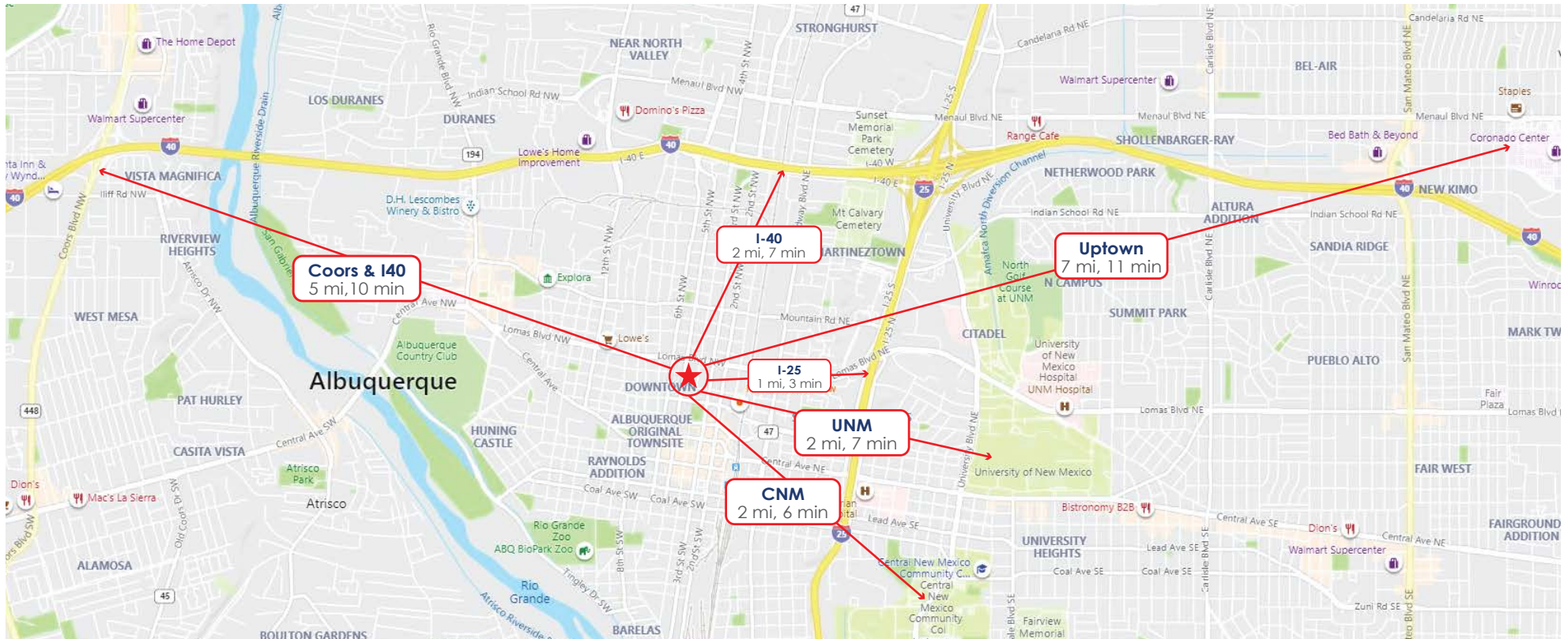
**15 MINUTE DRIVE TIME**



**Population - 322,341**



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



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# DOWNTOWN LUXURY

## AVAILABLE SPACE - BY FLOOR

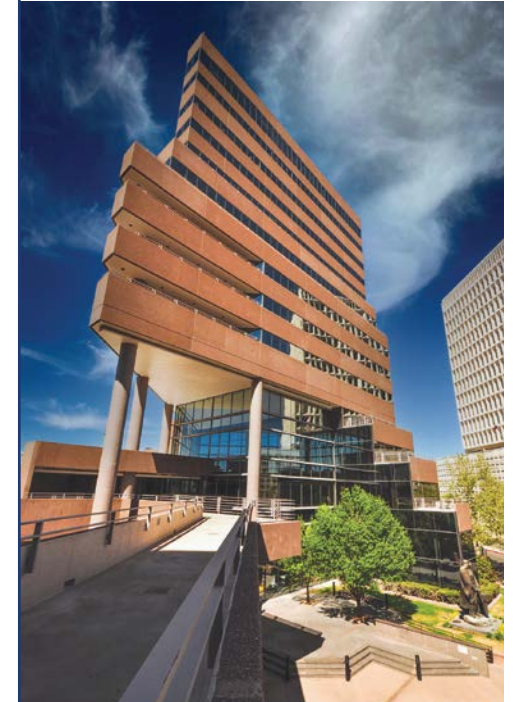
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Space	Size	Space	Size	Space	Size
<b>3rd Floor</b>		<b>7th Floor</b>		<b>10th Floor</b>	
Suite 360	2,890 RSF	Suite 720	2,570 RSF	Suite 1000	4,598 RSF
<b>4th Floor</b>		<b>8th Floor</b>		<b>13th Floor</b>	
Suite 400	9,087 RSF	Suite 810	2,906 RSF	Suite 1360	3,340 RSF
<b>5th Floor</b>		<b>9th Floor</b>		<b>14th Floor</b>	
Suite 500*	4,224 RSF	Suite 920	2,007 RSF	Suite 1420	6,056 RSF
Suite 505*	2,872 RSF				
Suite 510*	5,475 RSF				
Suite 525*	1,464 RSF				

*\*Combined Total 14,035 RSF*

### Lease Pricing

**\$24.50/RSF Full Service**





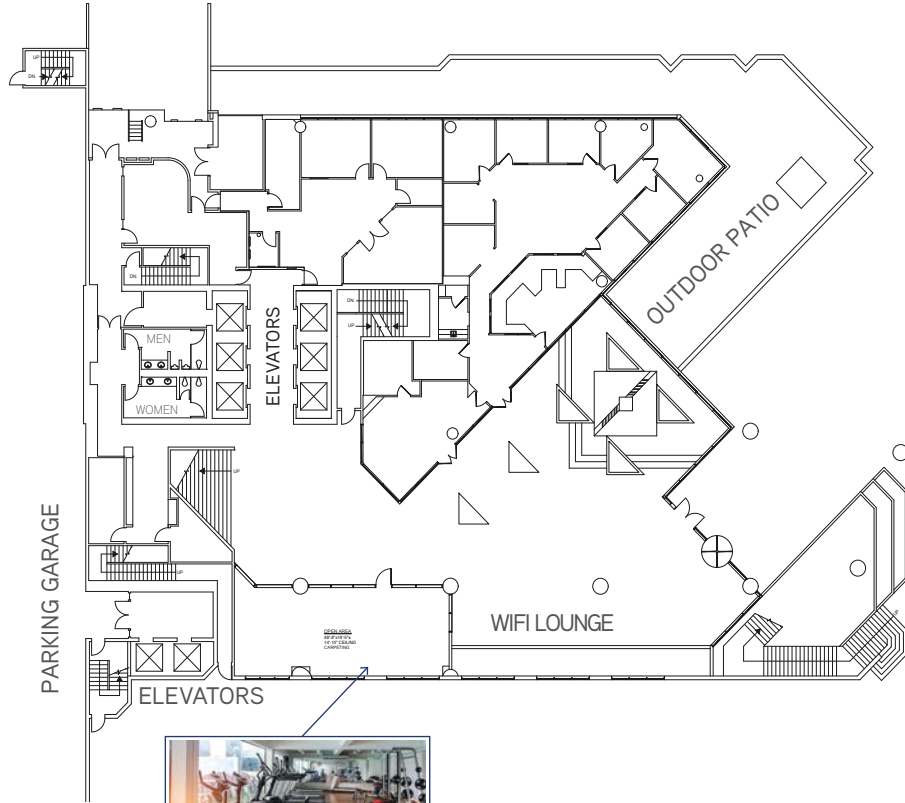


# DOWNTOWN LUXURY

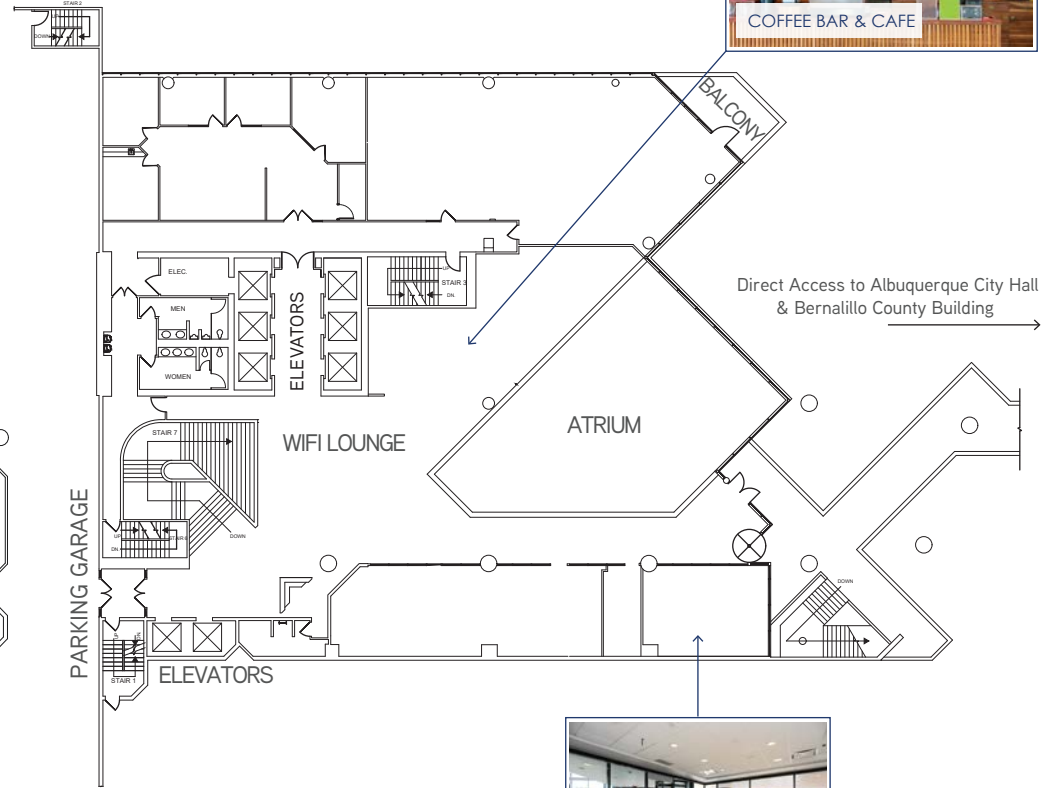
## BUILDING AMENITIES

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### FIRST FLOOR



### SECOND FLOOR



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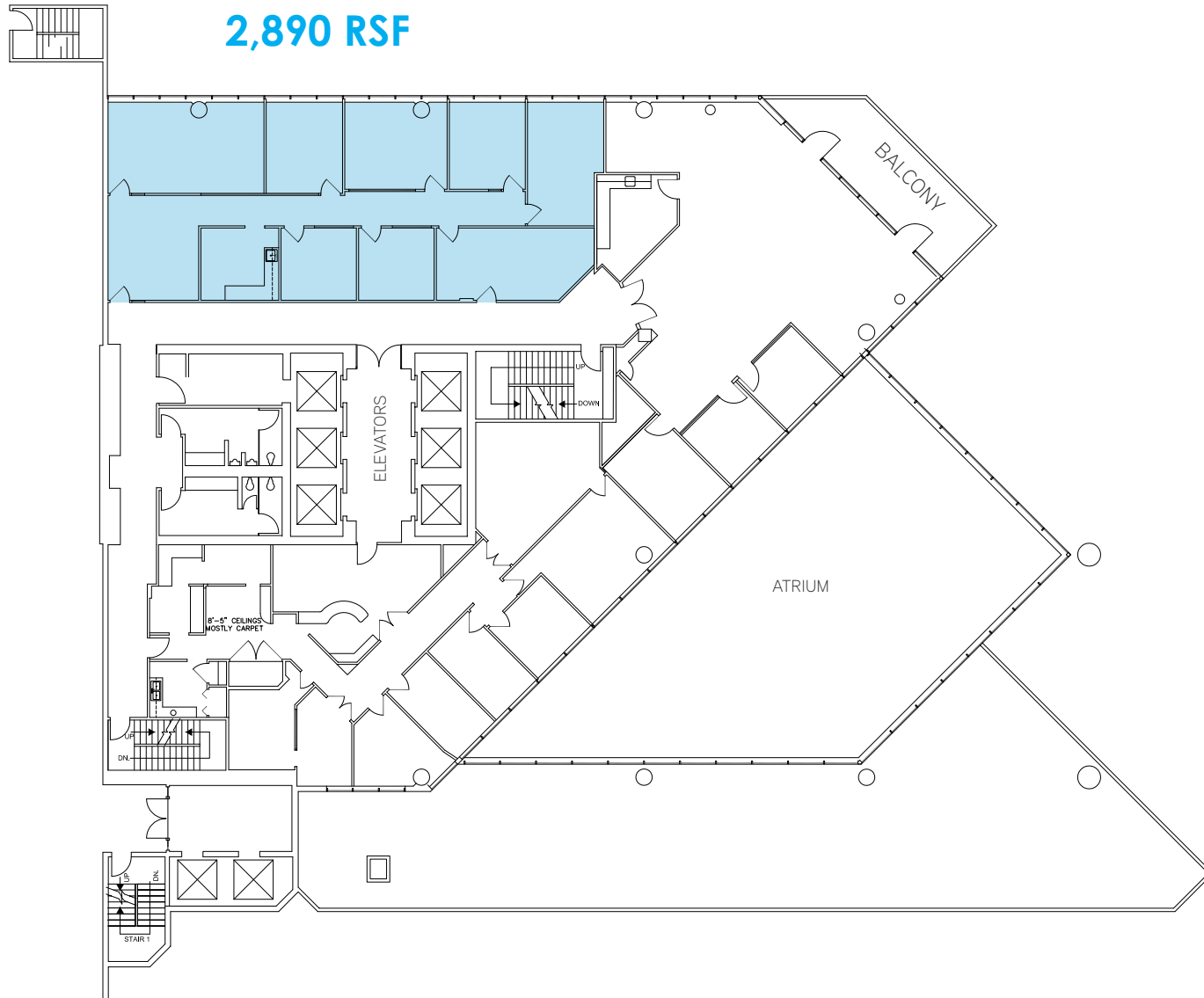


# DOWNTOWN LUXURY

THIRD FLOOR

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SUITE 360  
2,890 RSF



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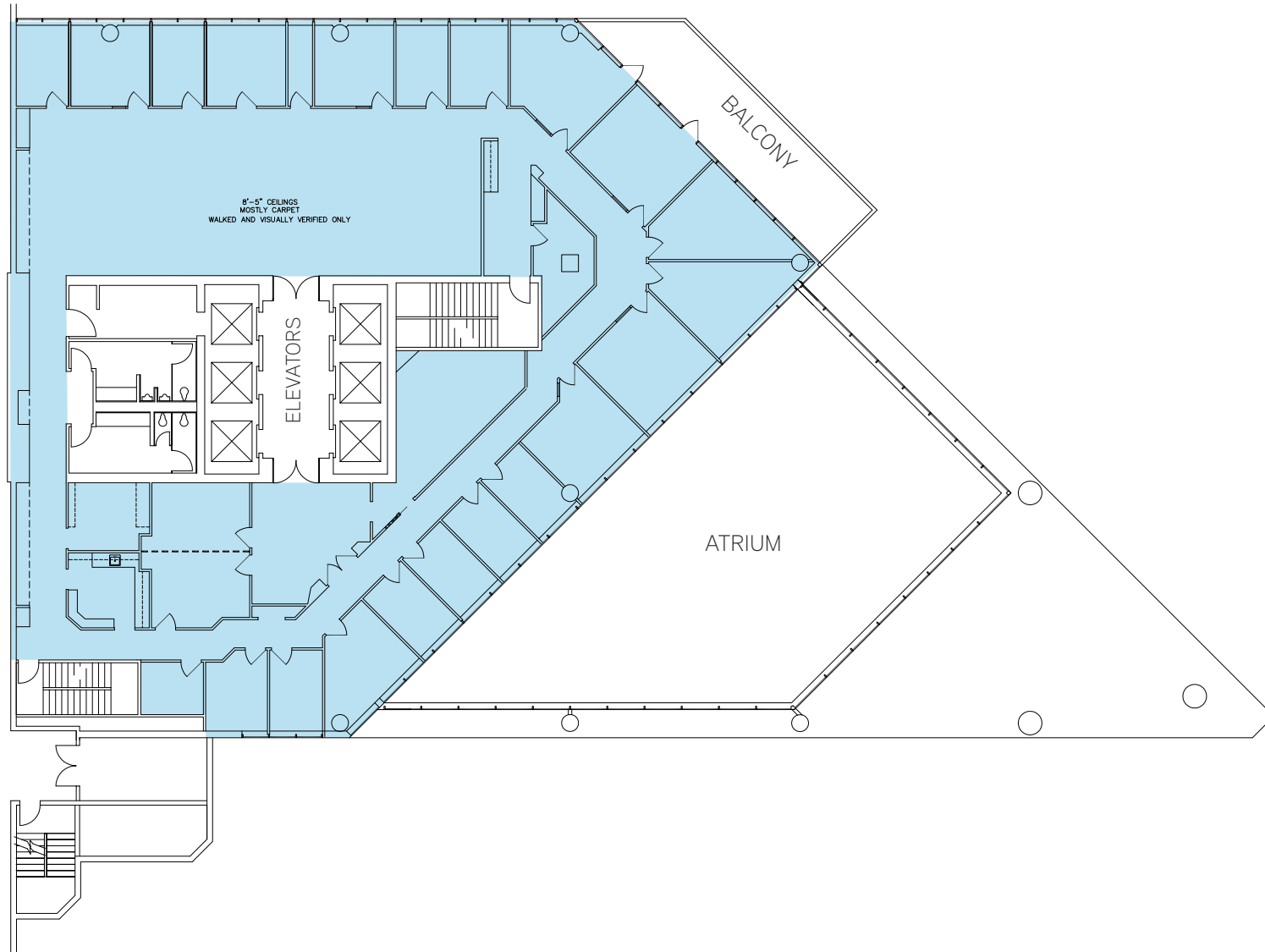


# DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400  
9,087 RSF



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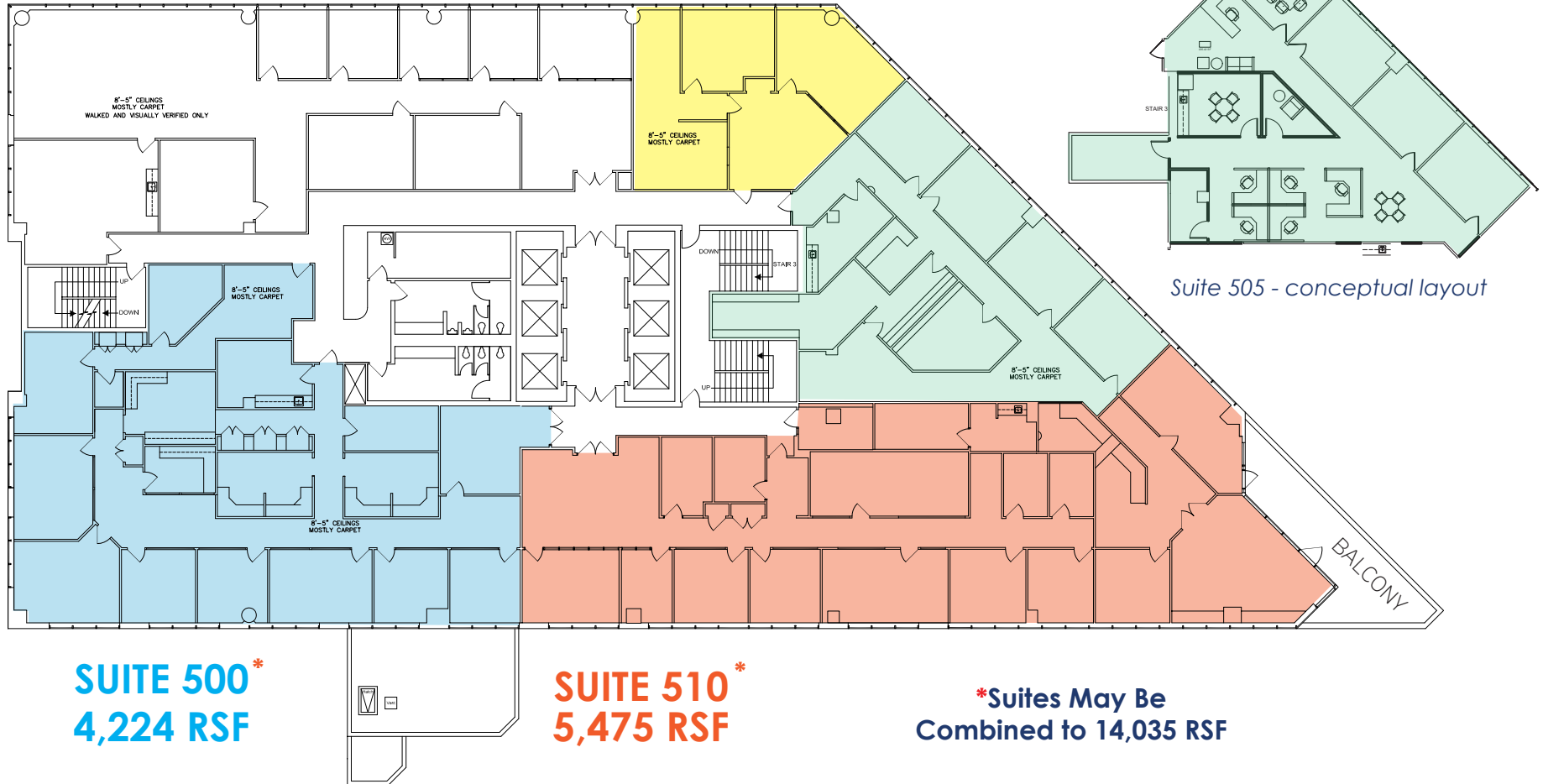
# DOWNTOWN LUXURY

FIFTH FLOOR

FOR  
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**SUITE 525\***  
**1,464 RSF**

**SUITE 505\***  
**2,872 RSF**



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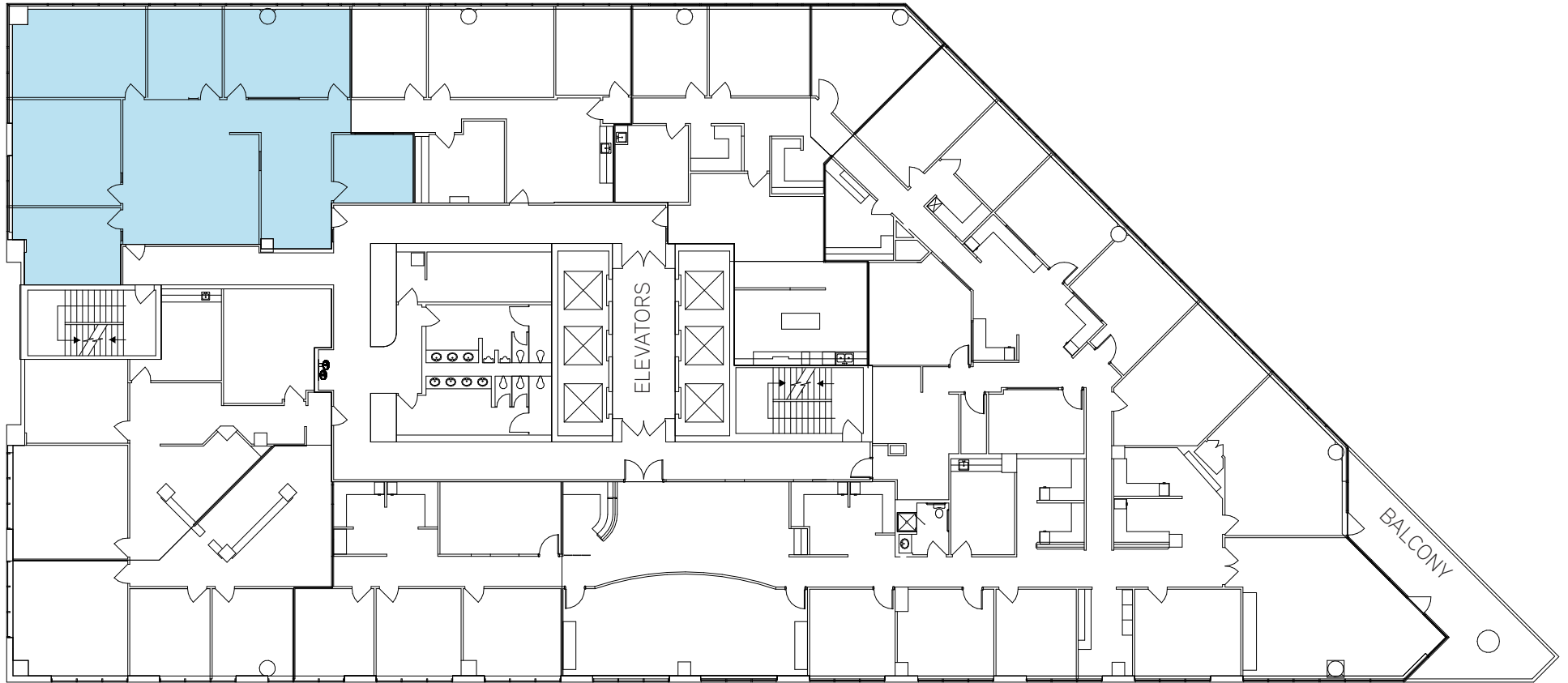


# DOWNTOWN LUXURY

SEVENTH FLOOR

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SUITE 720  
2,570 RSF



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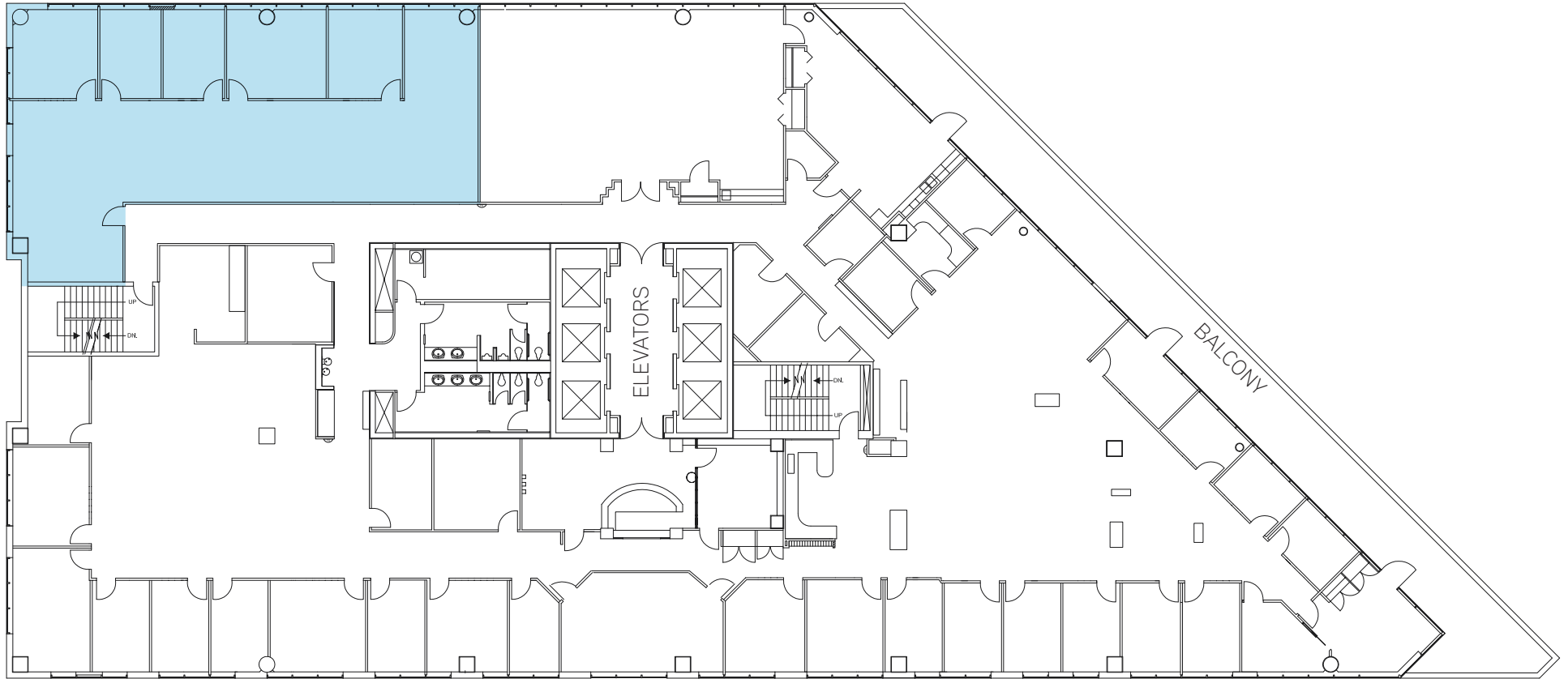


# DOWNTOWN LUXURY

EIGHTH FLOOR

FOR  
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SUITE 810  
2,906 RSF



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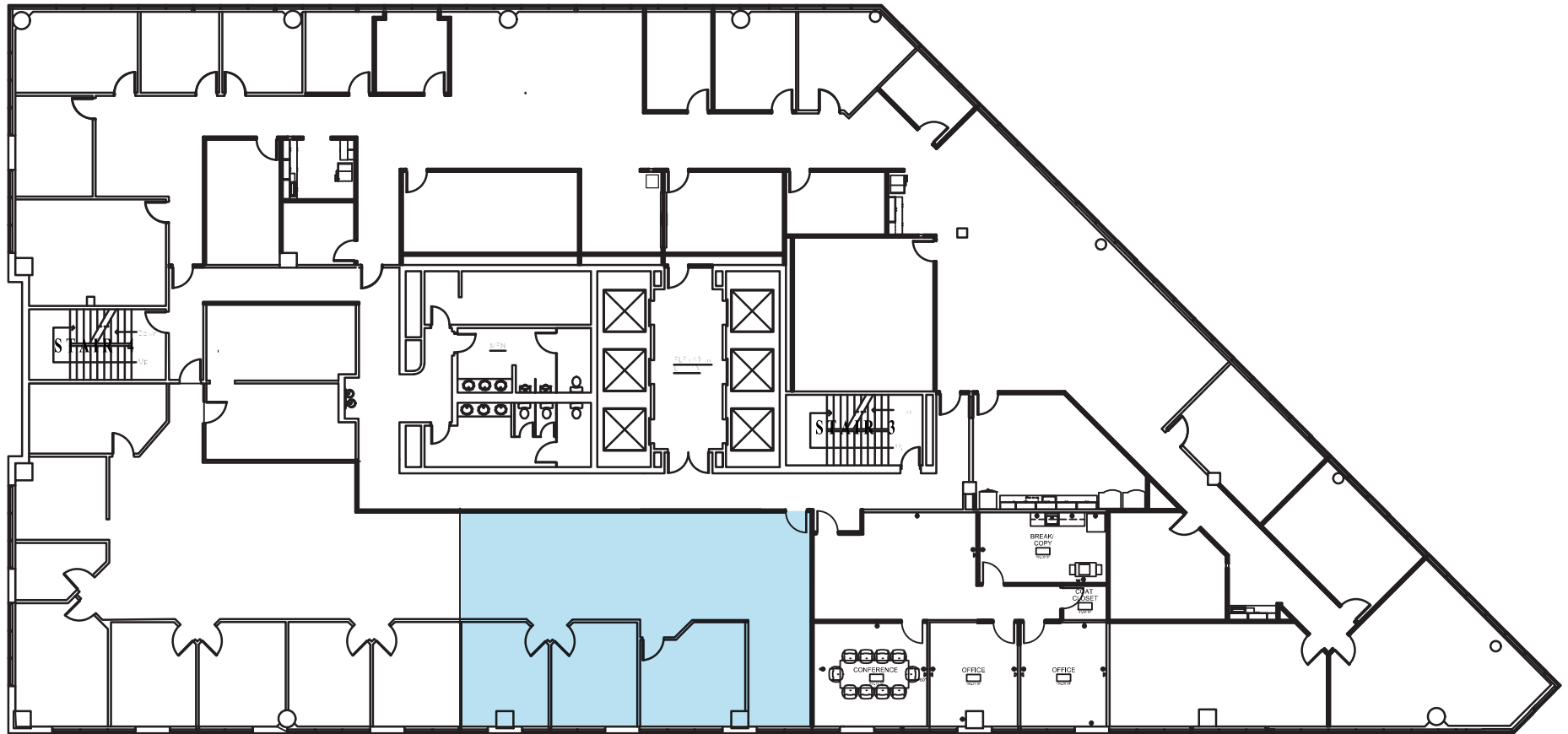
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# DOWNTOWN LUXURY

NINTH FLOOR

FOR  
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**SUITE 920**  
**2,007 RSF**

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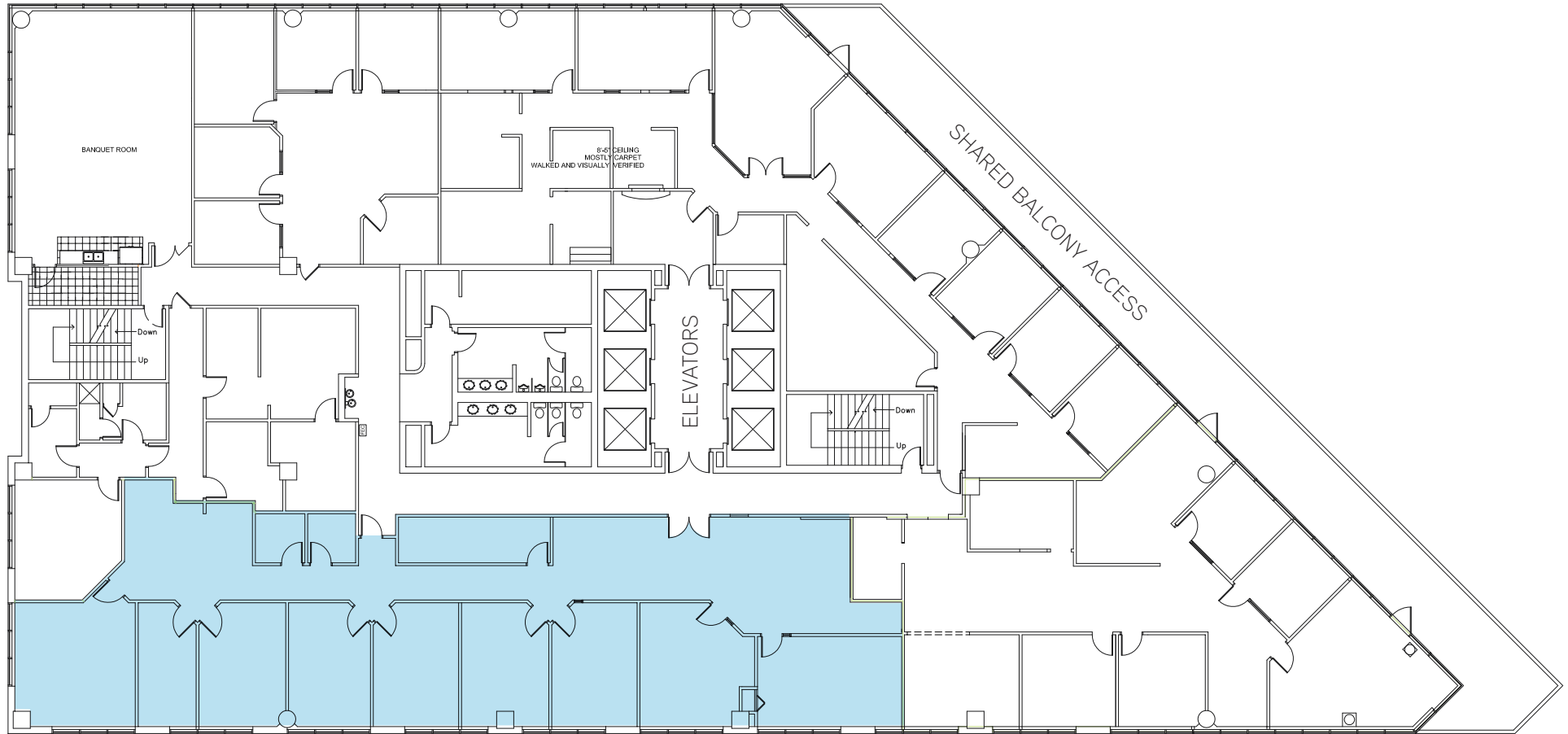
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# DOWNTOWN LUXURY

TENTH FLOOR

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**SUITE 1000**  
**4,598 RSF**

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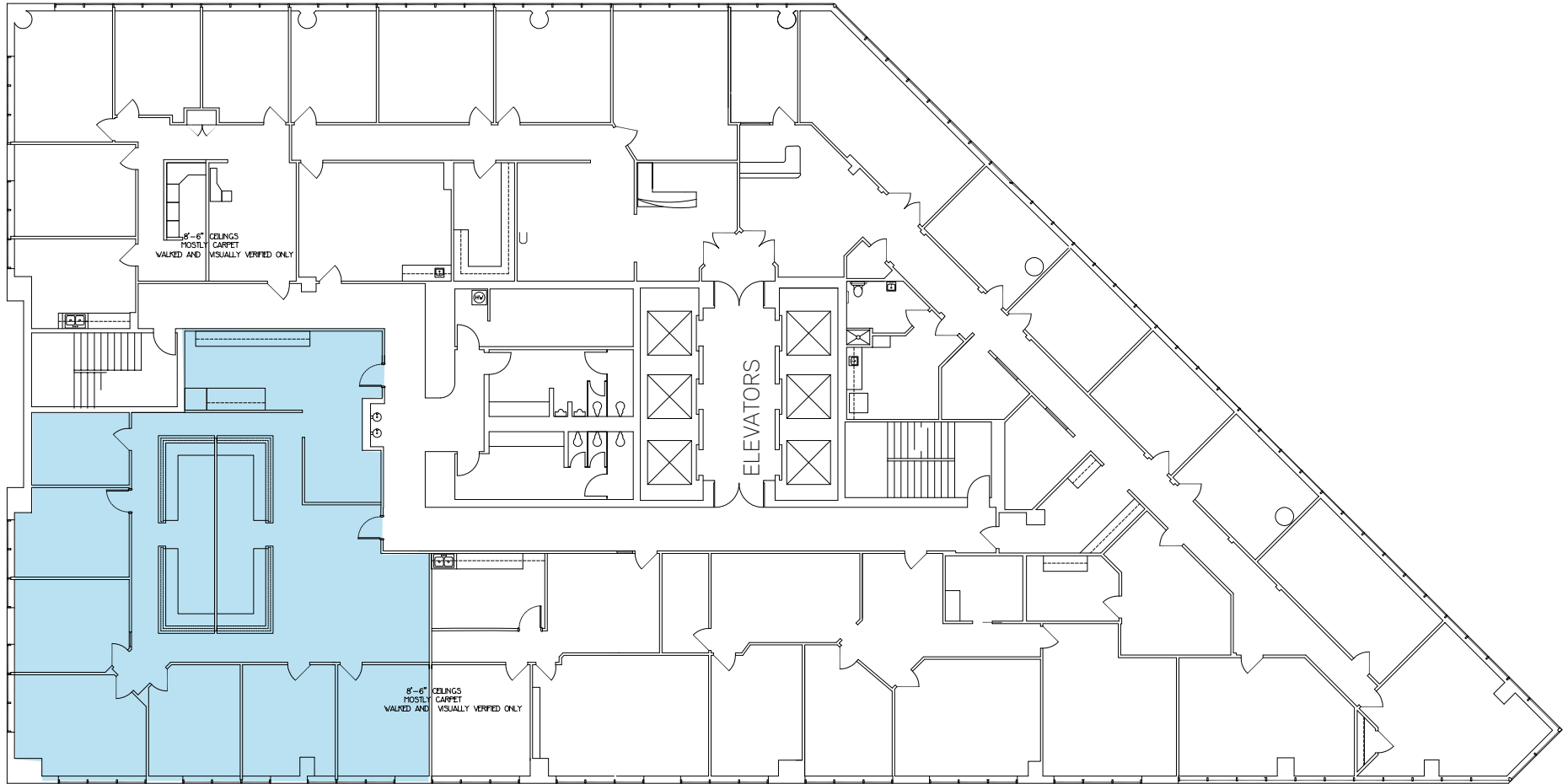




# DOWNTOWN LUXURY

THIRTEENTH FLOOR

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**SUITE 1360**  
**3,340 RSF**

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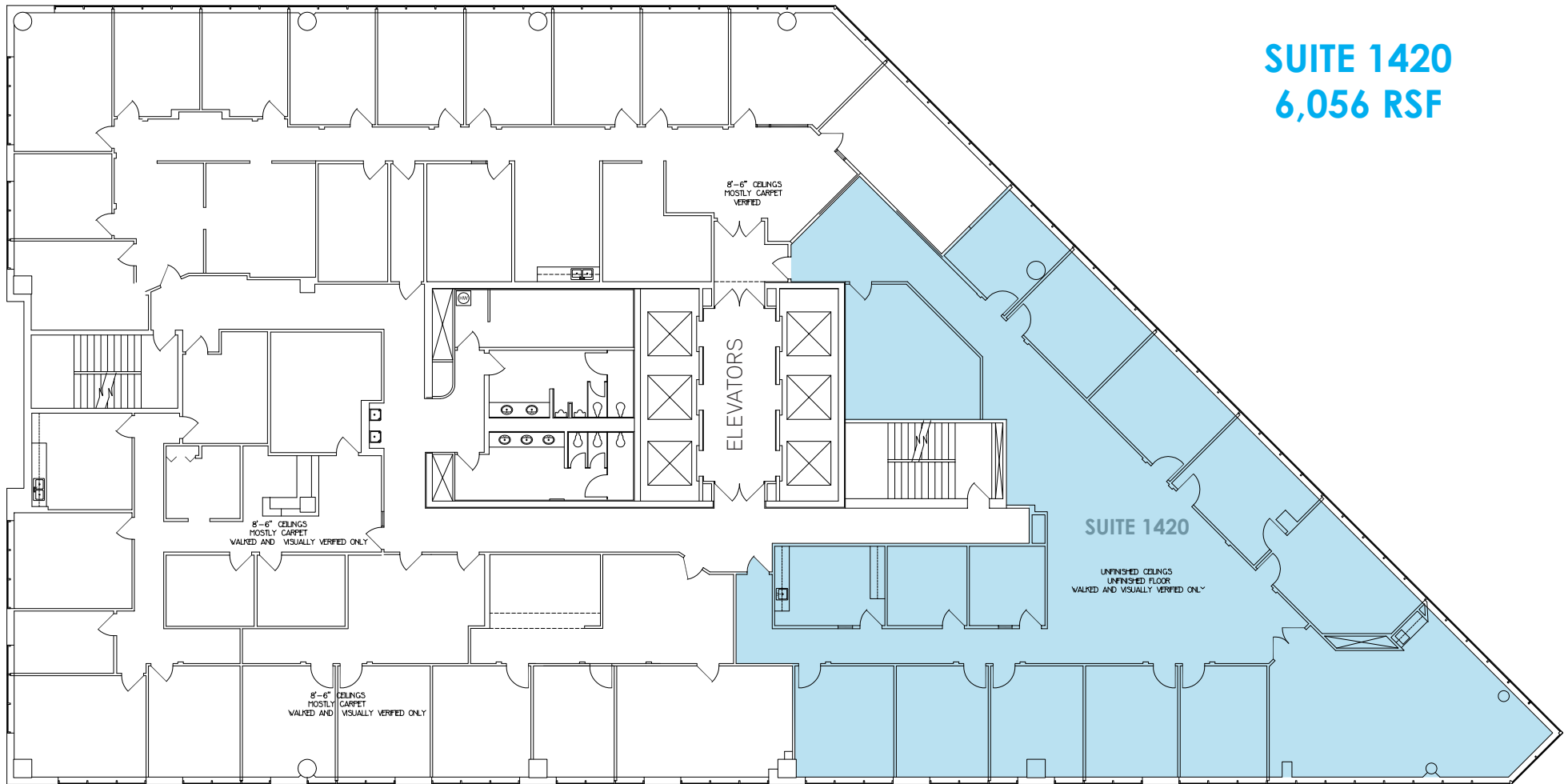
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# DOWNTOWN LUXURY

FOURTEENTH FLOOR

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SUITE 1420  
6,056 RSF

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