

ROMA 4TH CENTER

500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

FOR
LEASE

1,100+ ON-SITE
PARKING SPACES



 On-Site Security

LEASE

» \$23.50 Full Service

Space Available From

» 741 RSF - 13,852 RSF

Full Floors Available!

FEATURES

- » Two landmark office buildings adjacent to the Courthouses & City Hall
- » Best parking downtown
- » CenturyLink fiber and Comcast available
- » Great access to I-25 & I-40
- » **On-site Security**
- » On-site restaurant with many others nearby

CONTACT

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ROMA 4TH CENTER

AVAILABLE SPACES

FOR
LEASE



500 4th St Tower

303 Roma Tower

500 4TH ST NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 103	\$23.50	Full Service	741 RSF
Suite 105	\$23.50	Full Service	1,672 RSF
Suite 115	\$23.50	Full Service	877 RSF
Suite 200*	\$23.50	Full Service	3,580 RSF
Suite 250*	\$23.50	Full Service	4,258 RSF
Suite 275*	\$23.50	Full Service	4,244 RSF
2nd Floor*	\$23.50	Full Service	13,852 RSF
6th Floor	\$23.50	Full Service	13,852 RSF

303 ROMA NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 110	\$23.50	Full Service	2,203 RSF

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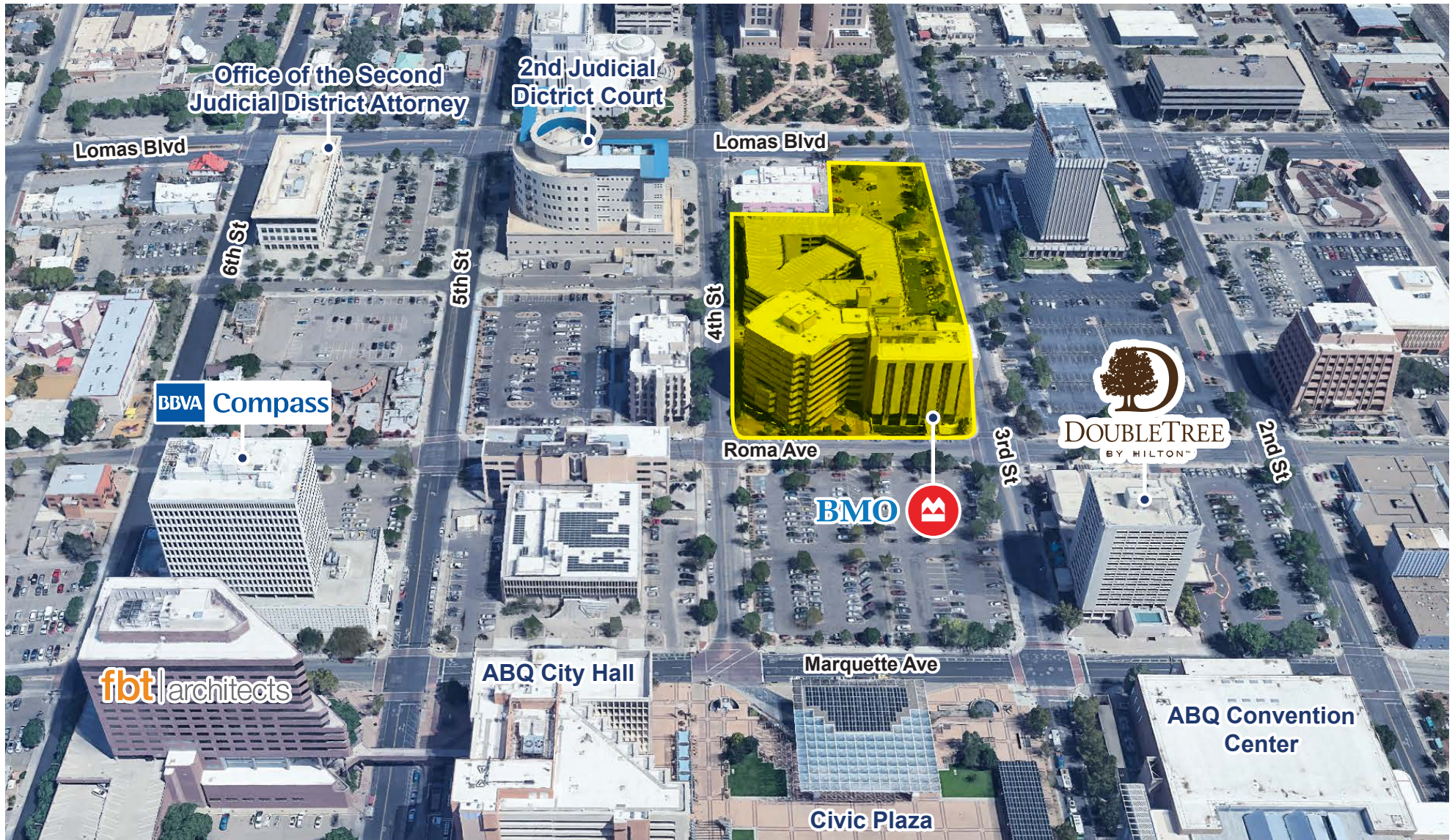
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ROMA 4TH CENTER

SITE OVERVIEW

FOR
LEASE



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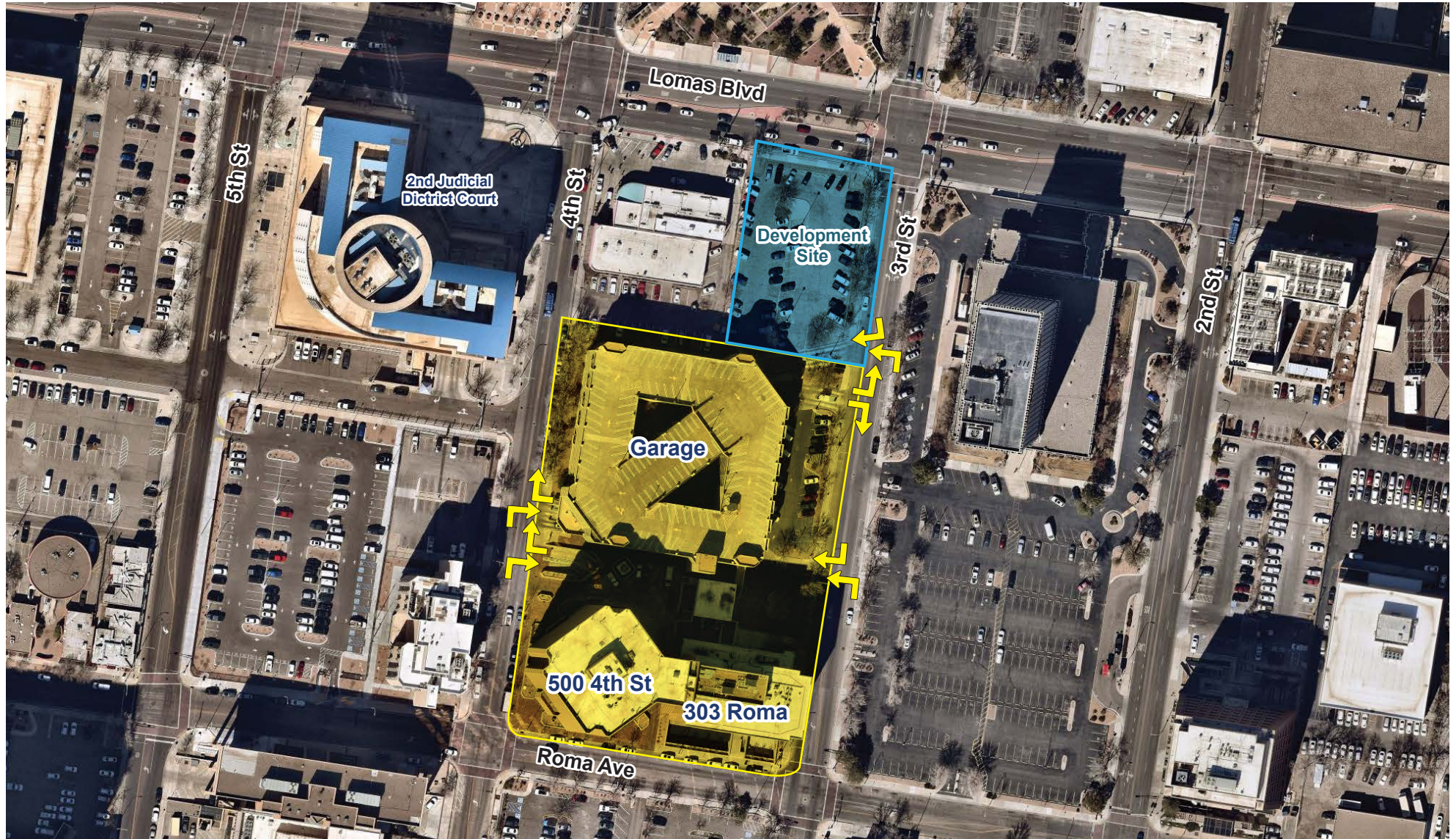
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ROMA 4TH CENTER

SITE DEVELOPMENT

FOR
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ROMA 4TH CENTER

AREA OVERVIEW

FOR
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Walkable Destinations

- Civic Plaza
- Downtown Hotels
- Court Houses
- Convention Center

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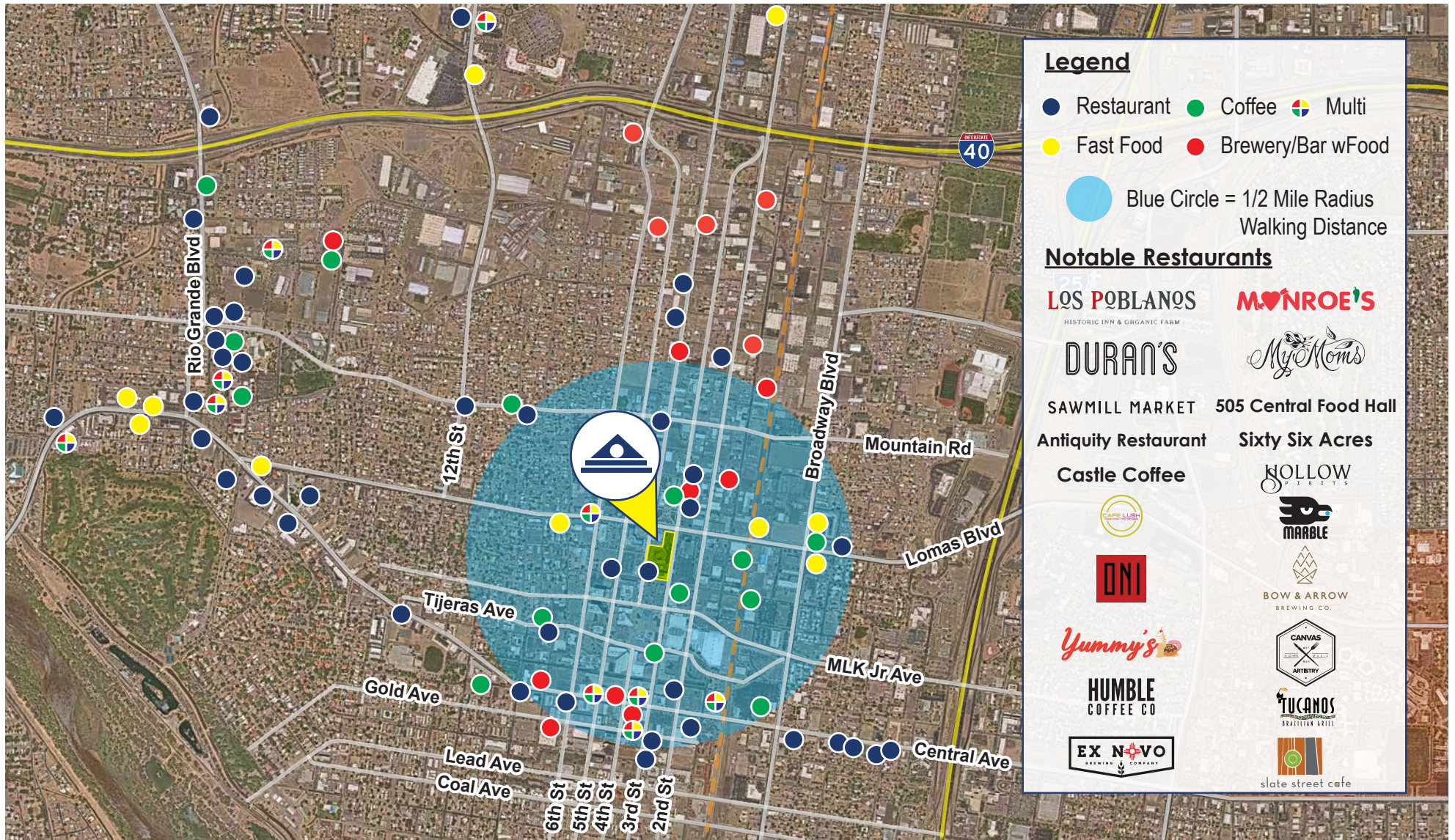
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AREA RESTAURANTS

FOR
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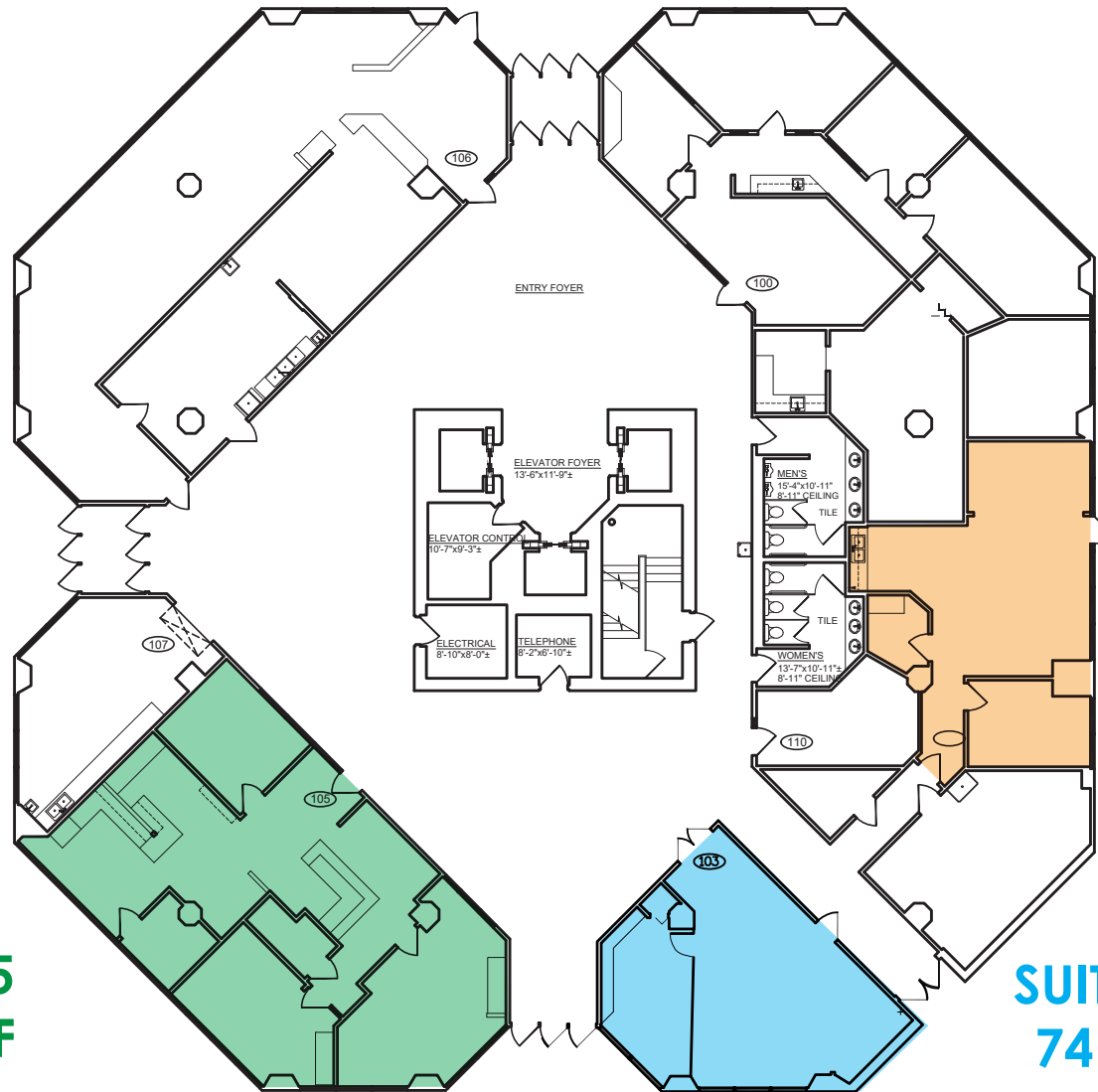
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ROMA 4TH CENTER

500 4TH ST - 1ST FLOOR

FOR
LEASE



SUITE 105
1,672 RSF

SUITE 115
877 RSF

SUITE 103
741 RSF

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ROMA 4TH CENTER

500 4TH ST - 2ND FLOOR

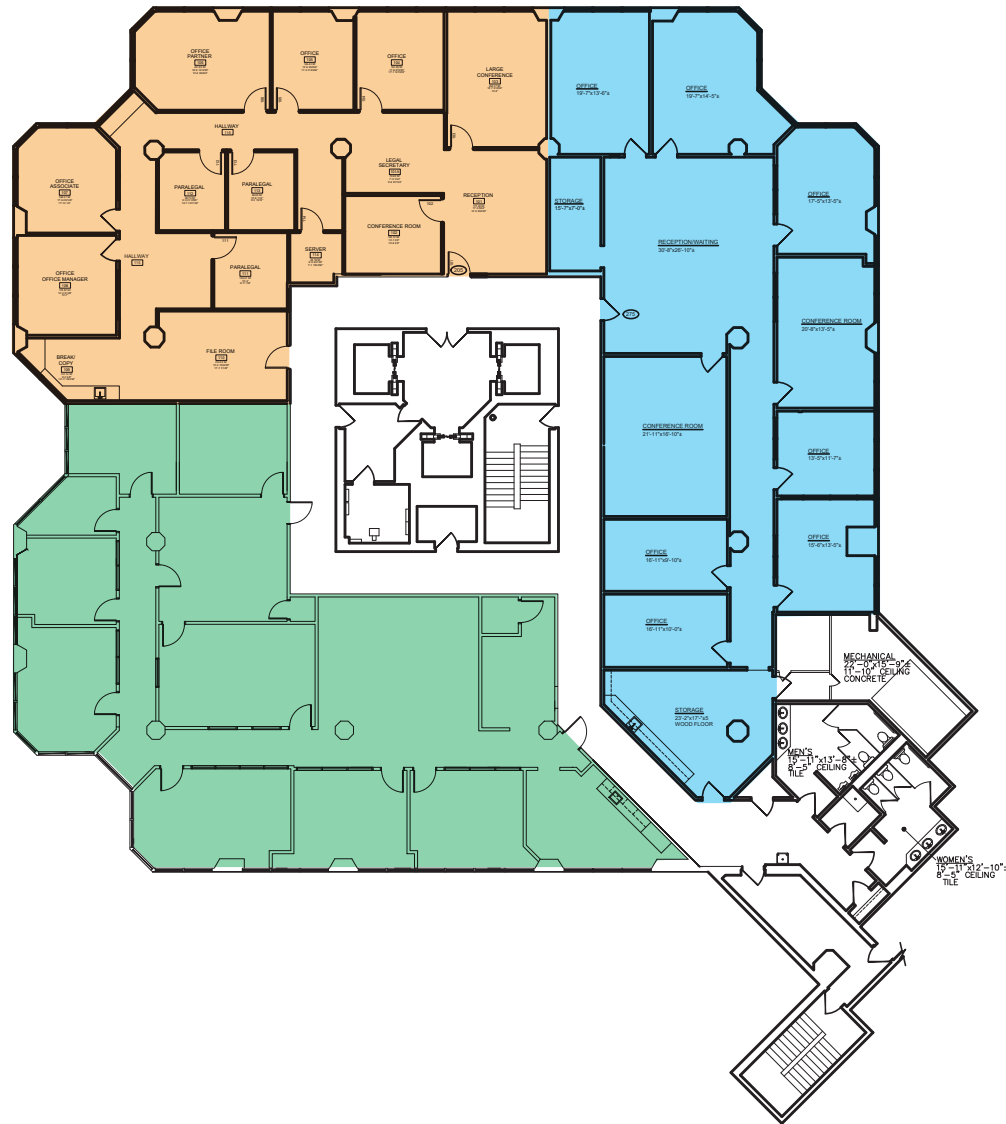
FOR
LEASE

13,852 FULL FLOOR
TOTAL RSF

SUITE 200
3,580 RSF

SUITE 275
4,244 RSF

SUITE 250
4,258 RSF



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ROMA 4TH CENTER

500 4TH ST - 6TH FLOOR

FOR
LEASE

6TH FLOOR
13,852 RSF



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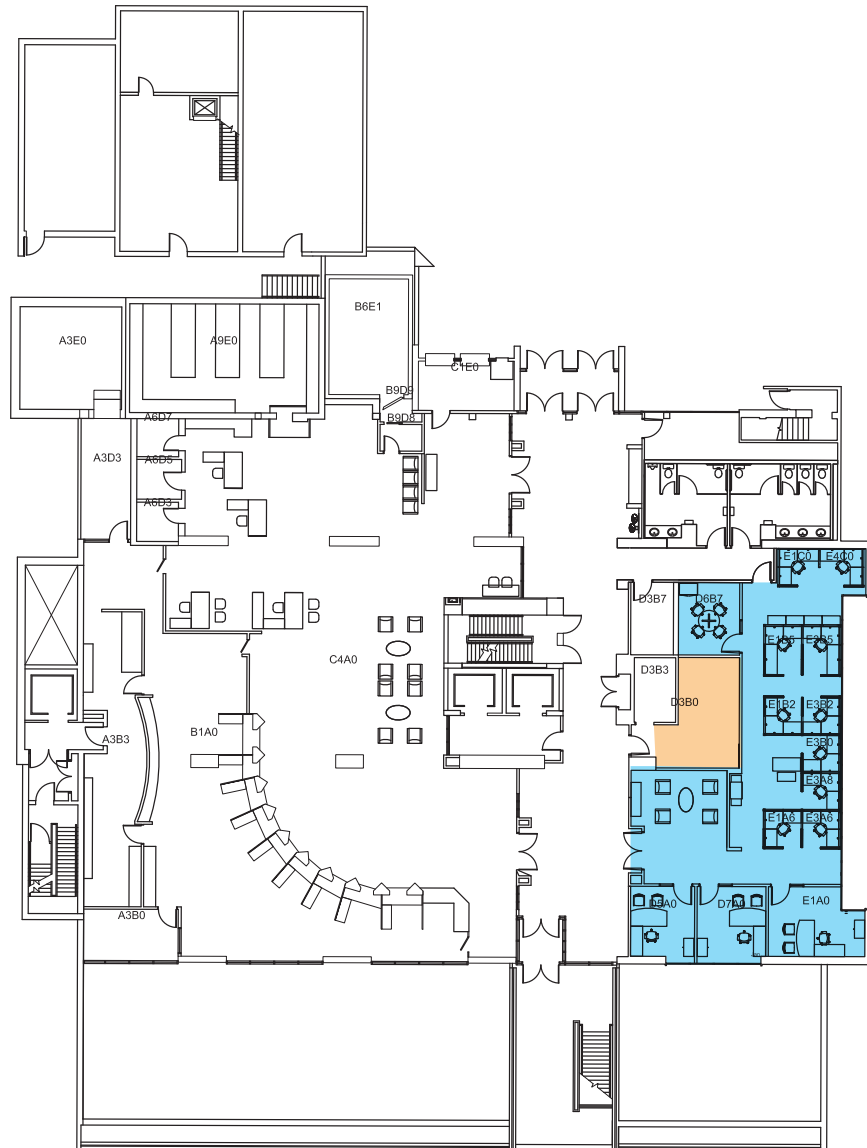


ROMA 4TH CENTER

303 ROMA - 1ST FLOOR

2,463 TOTAL RSF

FOR
LEASE



SUITE 110
2,203 RSF

OPTIONAL ADDITION
TOTAL = 2,463 RSF

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ROMA 4TH CENTER

DRIVE TIME DEMOGRAPHICS

FOR
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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



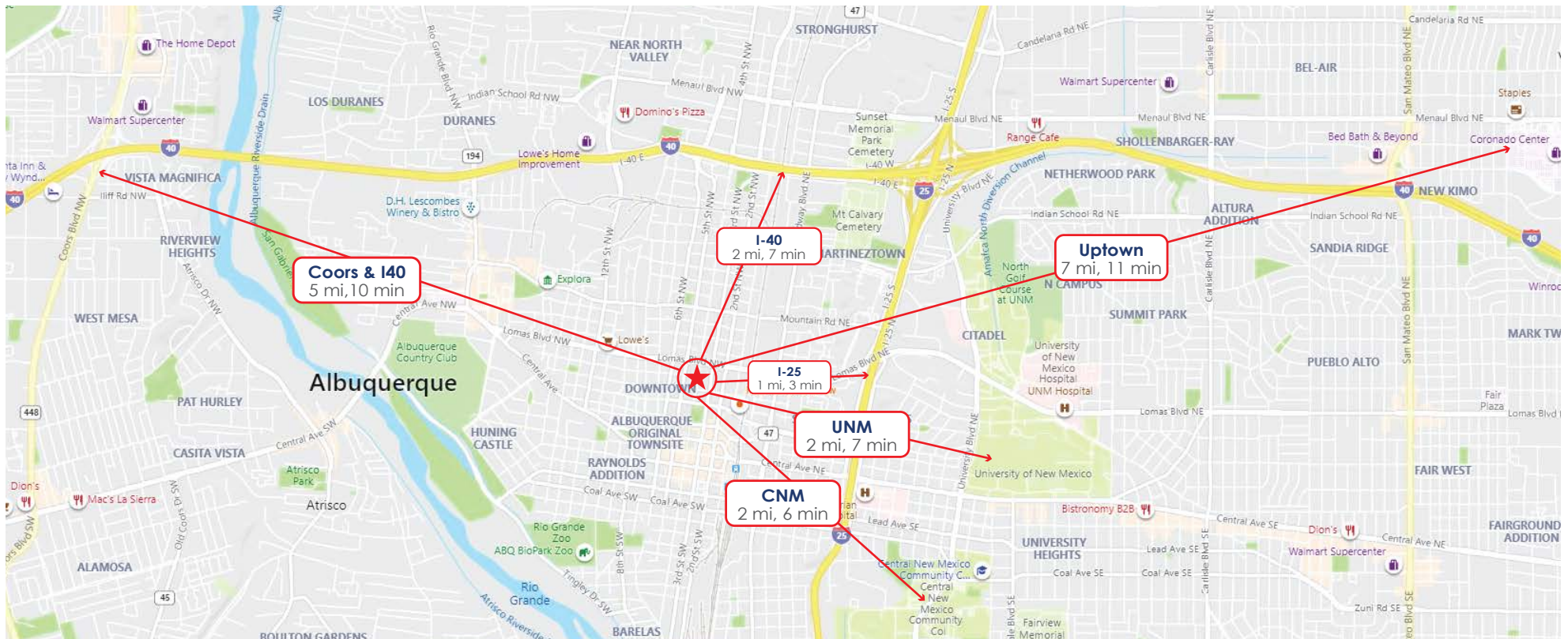
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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