

DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR
LEASE

30 Years
OF SERVICE
1994 - 2024



FREE SPACE PLANNING!

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

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

ARGUSINVESTMENTREALTY.COM



DOWNTOWN LUXURY

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FOR
LEASE



LEASE

» \$23.50/RSF Full Service

Available Space

» 1,464 ±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
- » Large contiguous space/multiple floors
- » 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

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UPCOMING BUILDING IMPROVEMENTS

FOR
LEASE



OPEN SUNLIT ATRIUM



COFFEE BAR & CAFE



FITNESS CENTER & GAME ROOM



COLLABORATIVE SPACES



BUILDING CONFERENCE ROOM



RENOVATED ELEVATORS

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DOWNTOWN LUXURY

AREA OVERVIEW

FOR
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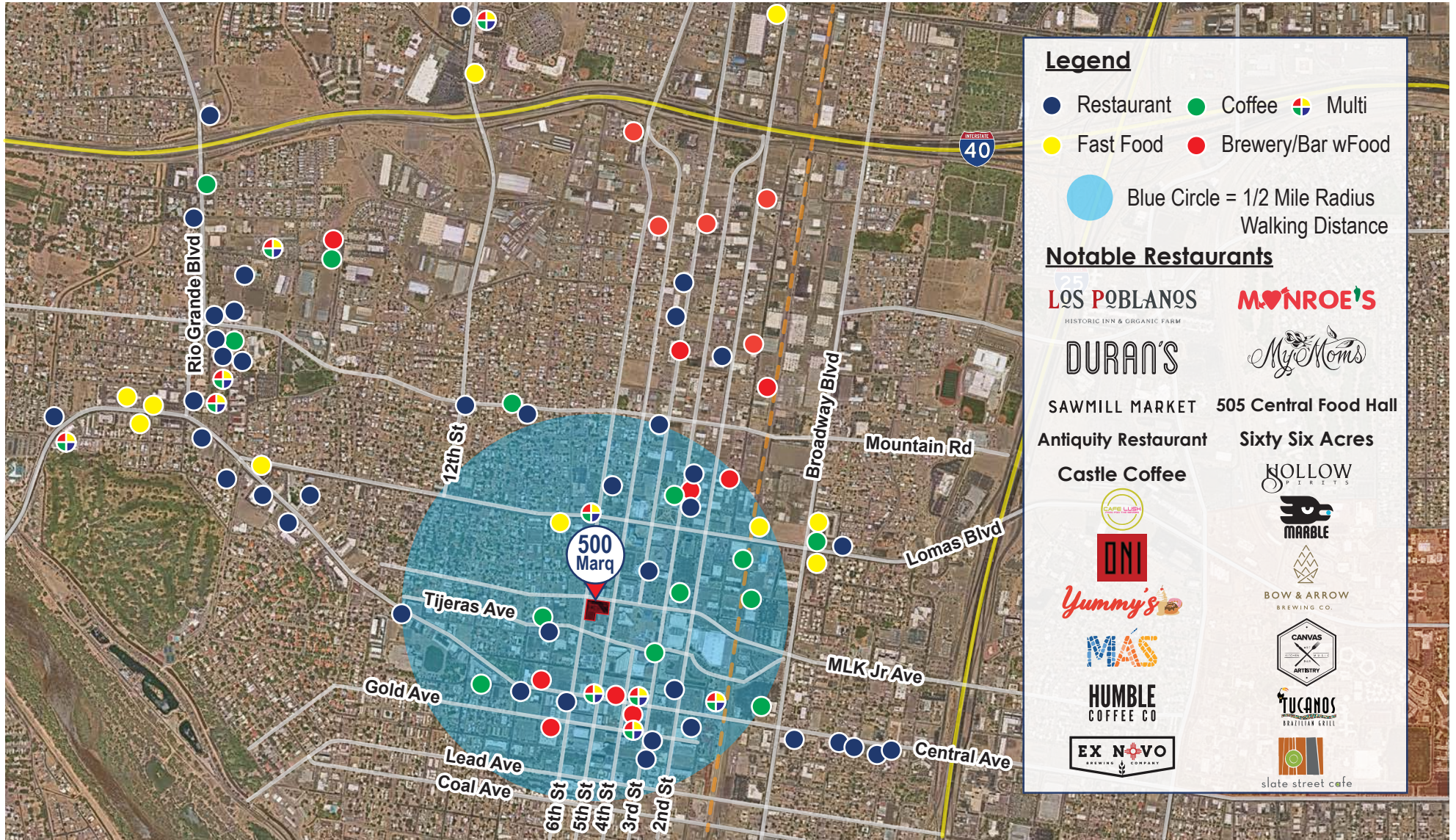
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DOWNTOWN LUXURY

AREA RESTAURANTS

FOR
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Legend

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

Notable Restaurants

LOS POBLANOS <small>HISTORIC INN & ORGANIC FARM</small>	MONROE'S
DURAN'S	<i>My Mom's</i>
SAWMILL MARKET	505 Central Food Hall
Antiquity Restaurant	Sixty Six Acres
Castle Coffee	HOLLOW SWEETS
ONI	
<i>Yummy's</i>	
MAS	
HUMBLE COFFEE CO	
EX NOVO BREWING COMPANY	

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DOWNTOWN LUXURY

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



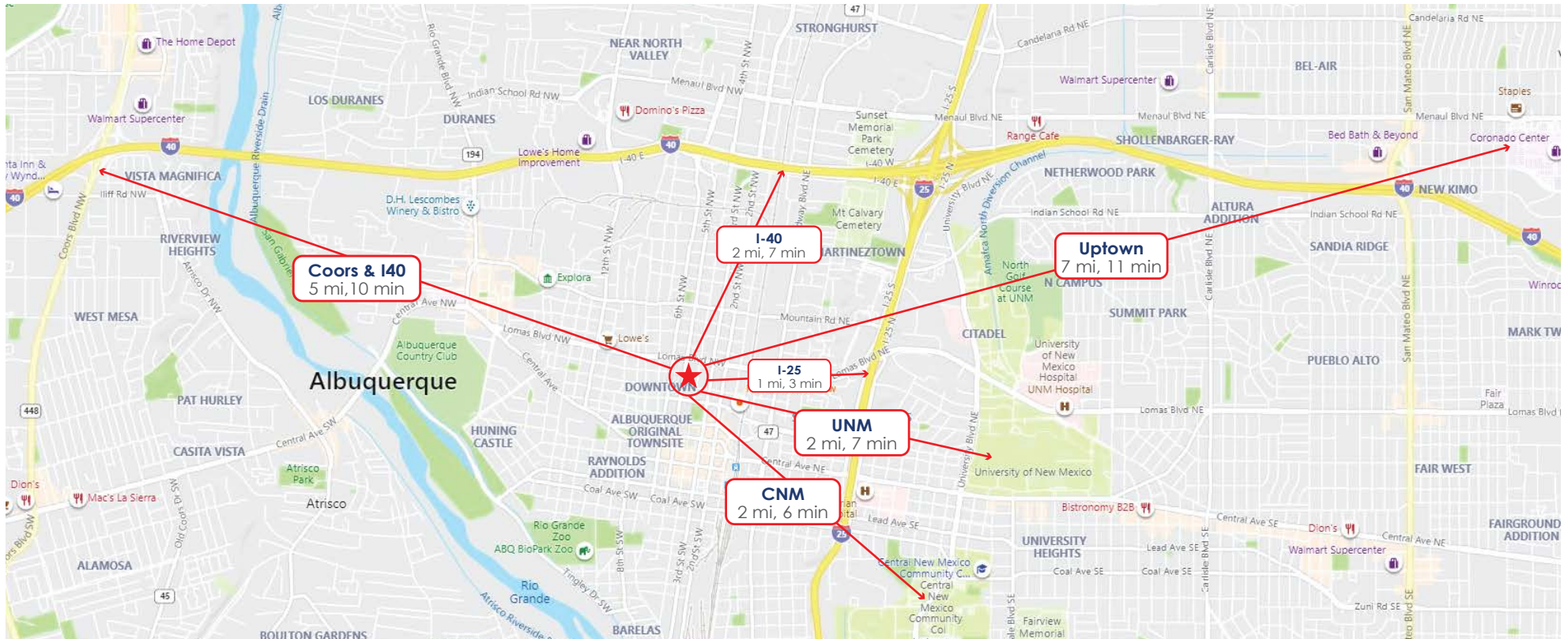
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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DOWNTOWN LUXURY

AVAILABLE SPACE - BY FLOOR

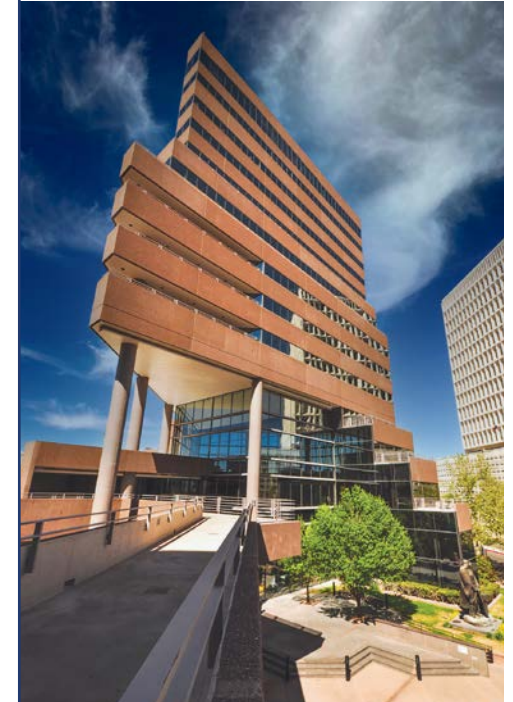
**FOR
LEASE**

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

**Combined Total 4,336 RSF*

Lease Pricing

\$23.50/RSF Full Service



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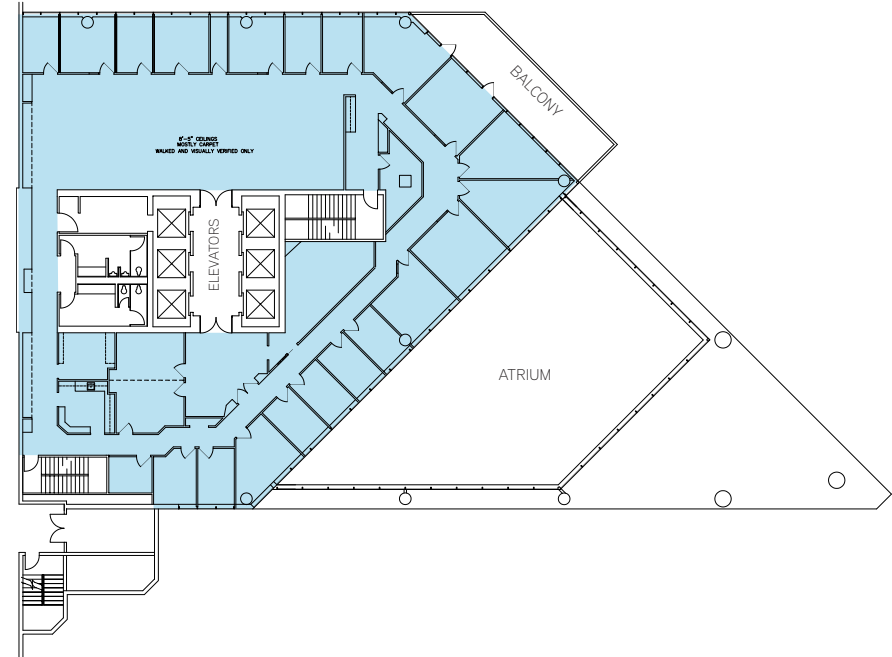
DOWNTOWN LUXURY

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	4,224 RSF
Suite 1360	3,340 RSF
Suite 810	2,906 RSF
Suite 505	2,872 RSF
Suite 720	2,570 RSF
Suite 920	2,007 RSF
Suite 525	1,464 RSF

1 Full Floor Available - 4th Floor - 9,807 RSF



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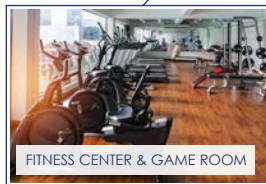
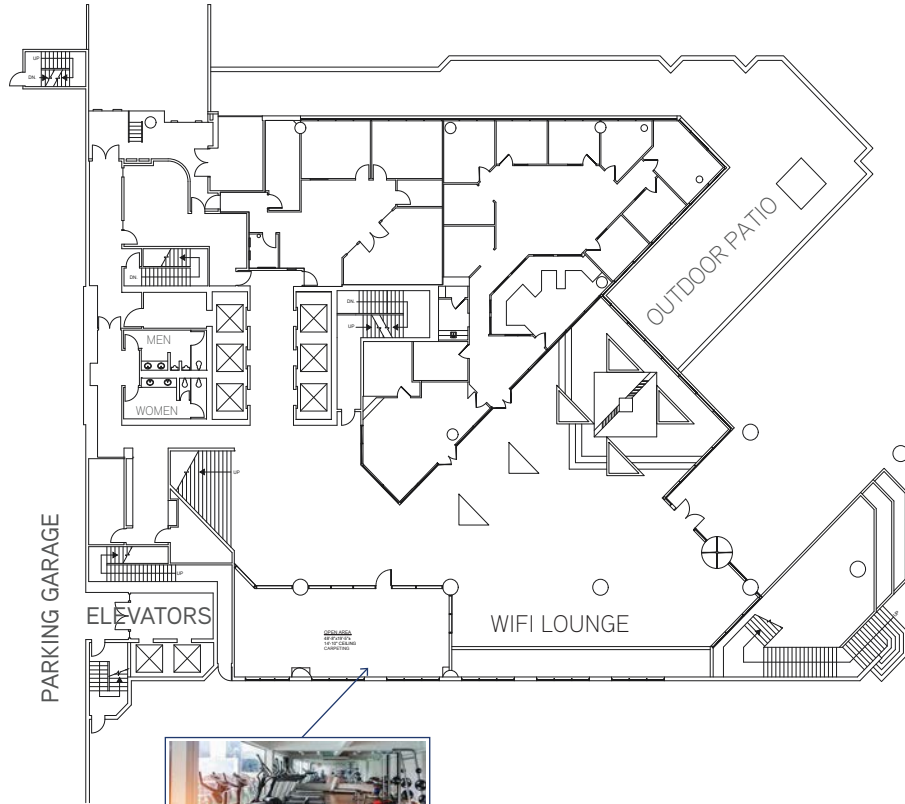


DOWNTOWN LUXURY

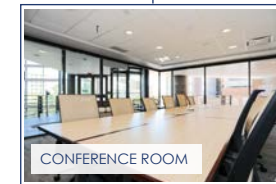
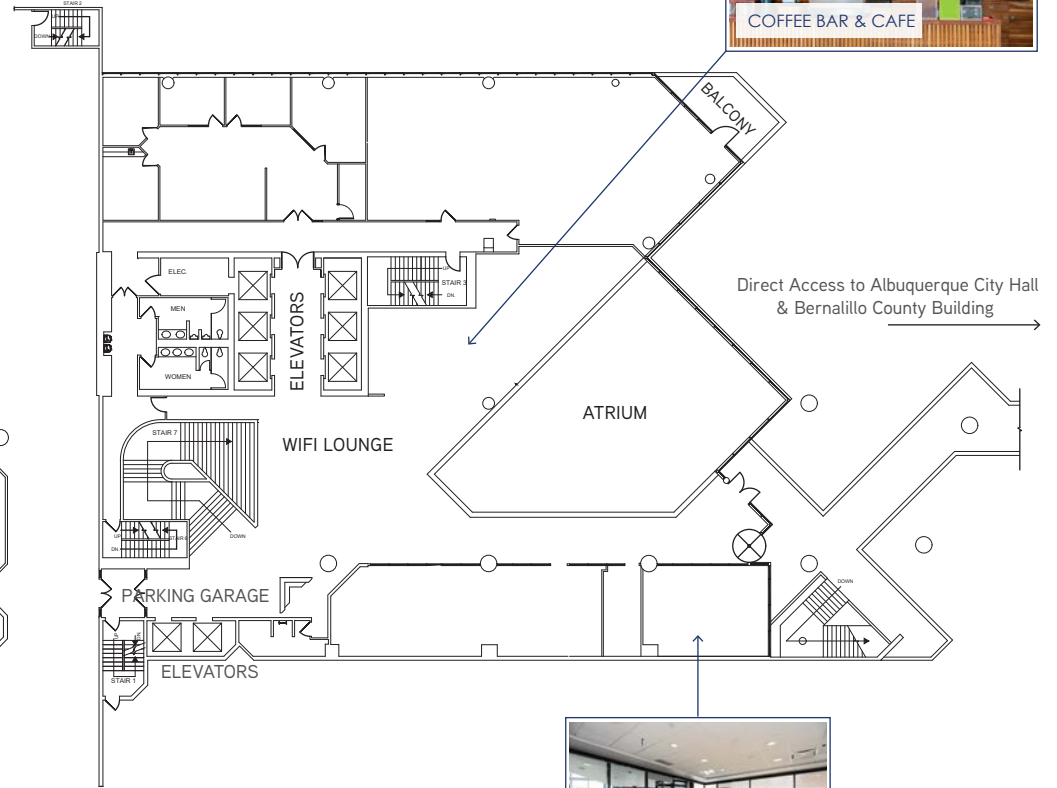
BUILDING AMENITIES

FOR
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FIRST FLOOR



SECOND FLOOR



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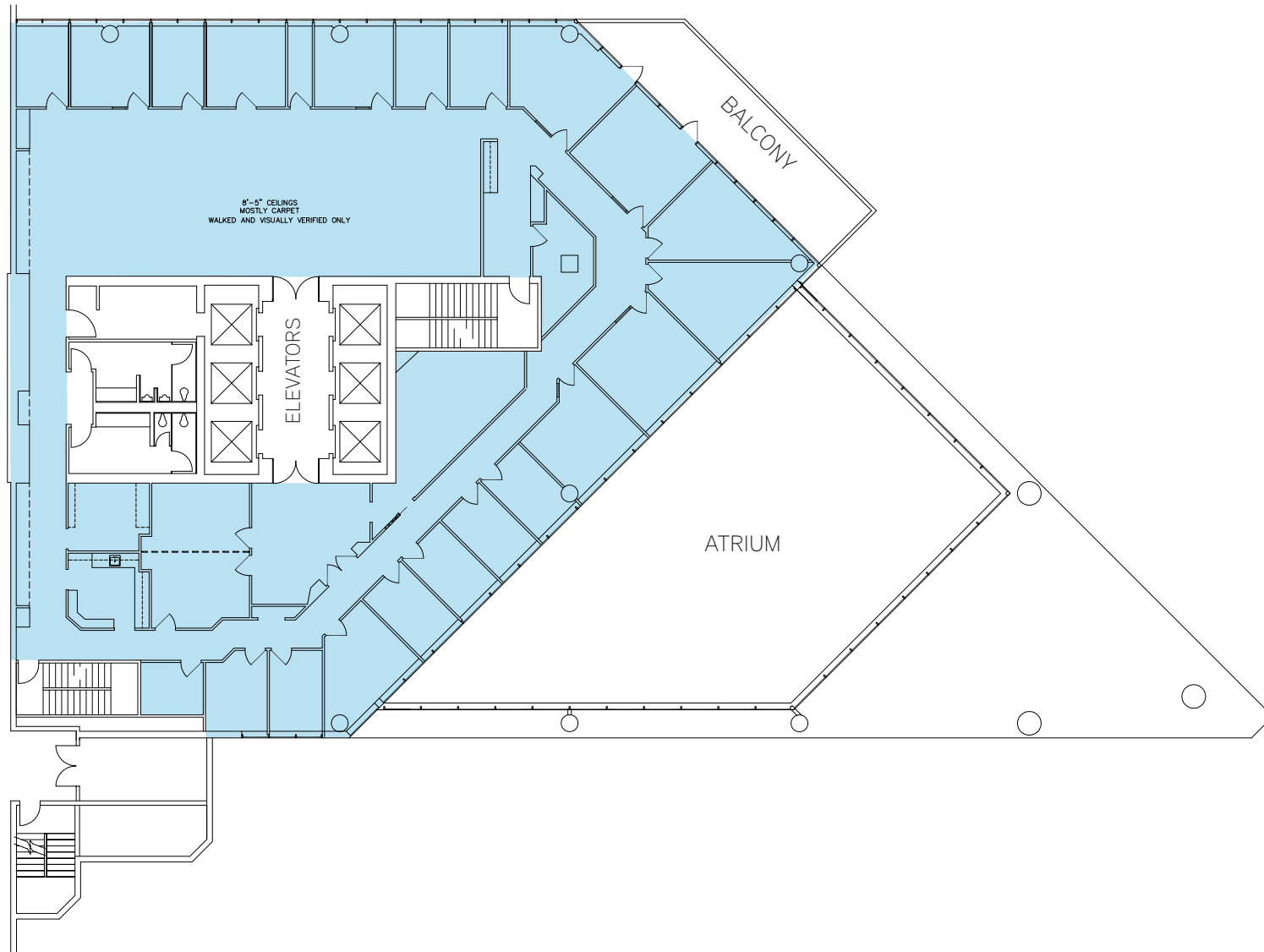


DOWNTOWN LUXURY

FOURTH FLOOR

FOR
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SUITE 400
9,087 RSF



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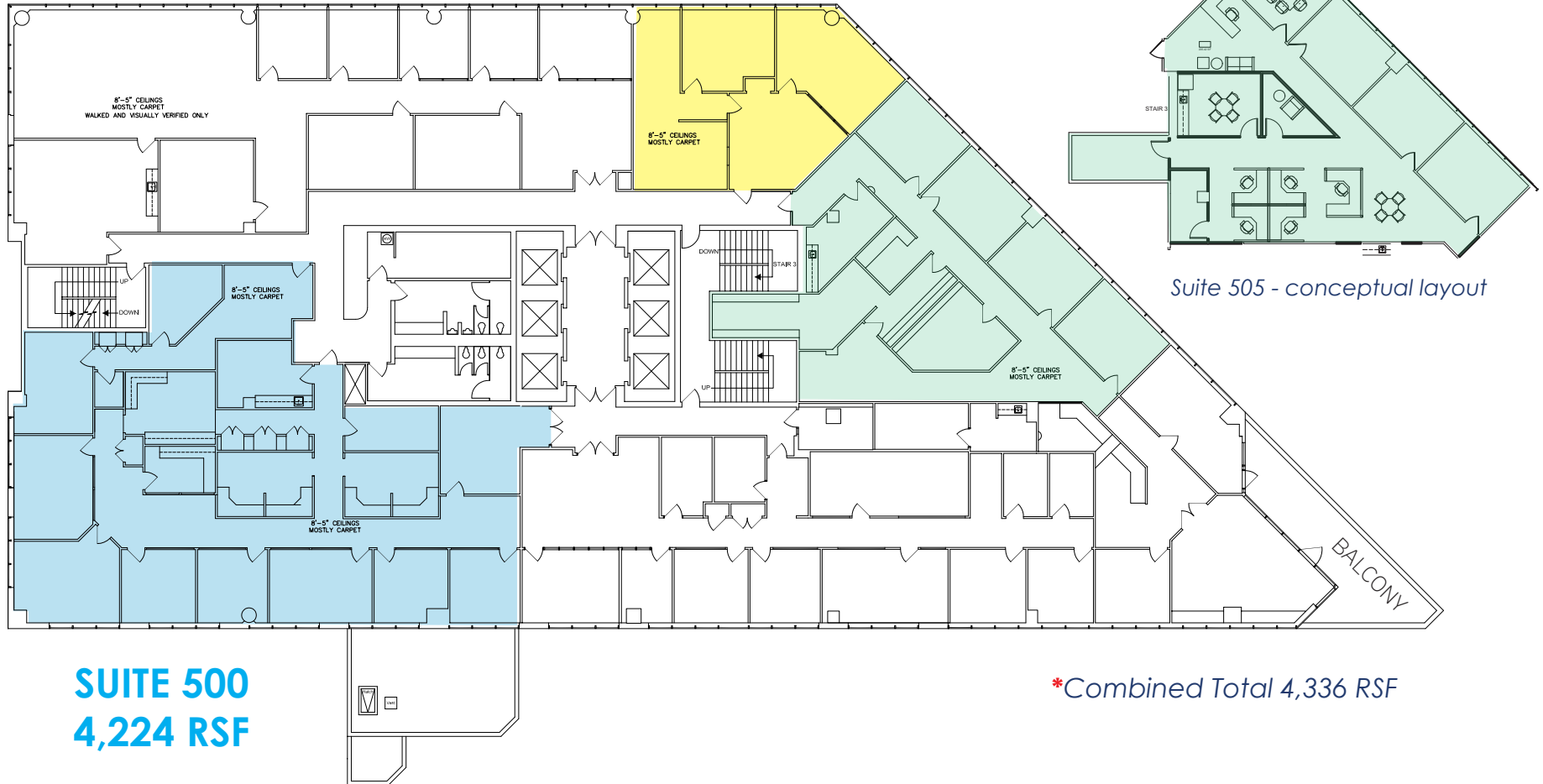
DOWNTOWN LUXURY

FIFTH FLOOR

FOR
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SUITE 525*
1,464 RSF

SUITE 505*
2,872 RSF



SUITE 500
4,224 RSF

*Combined Total 4,336 RSF

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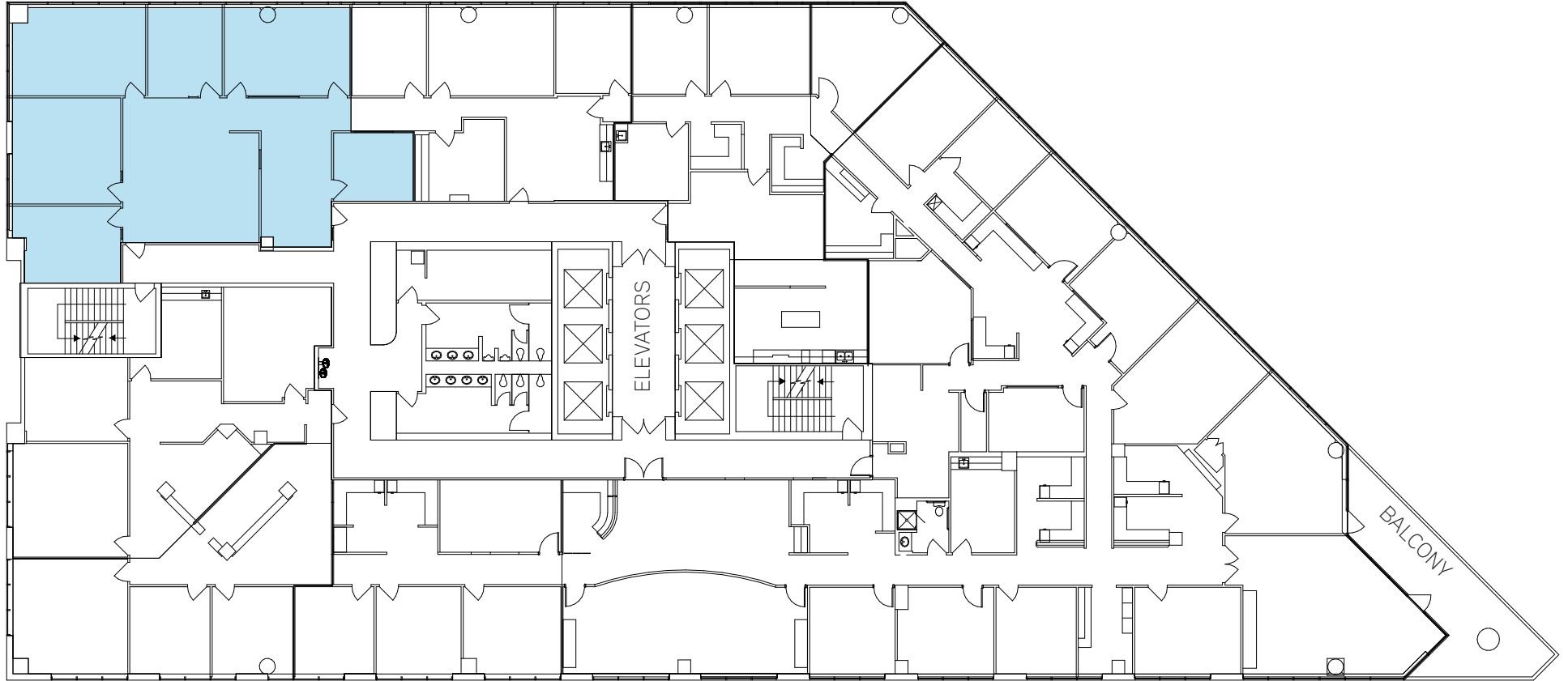


DOWNTOWN LUXURY

SEVENTH FLOOR

FOR
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SUITE 720
2,570 RSF



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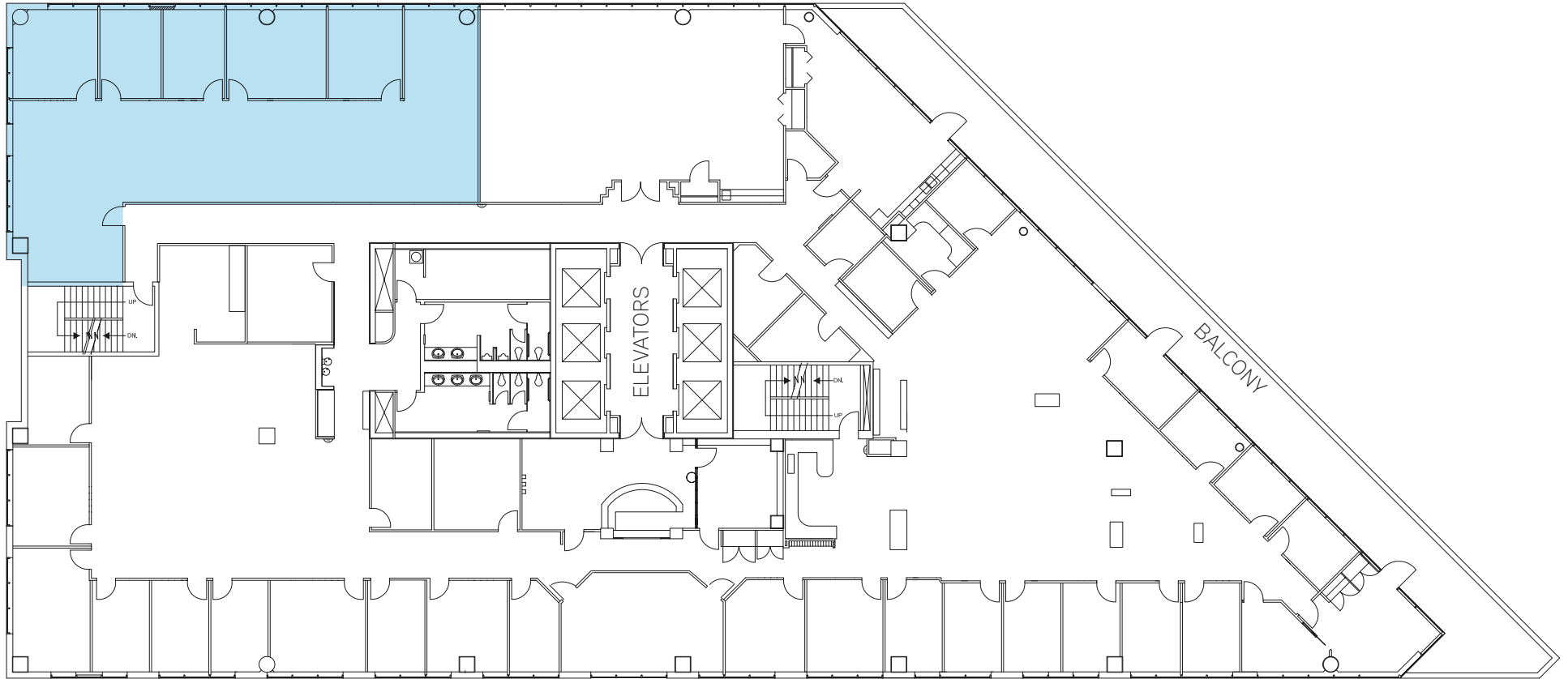


DOWNTOWN LUXURY

EIGHTH FLOOR

FOR
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SUITE 810
2,906 RSF



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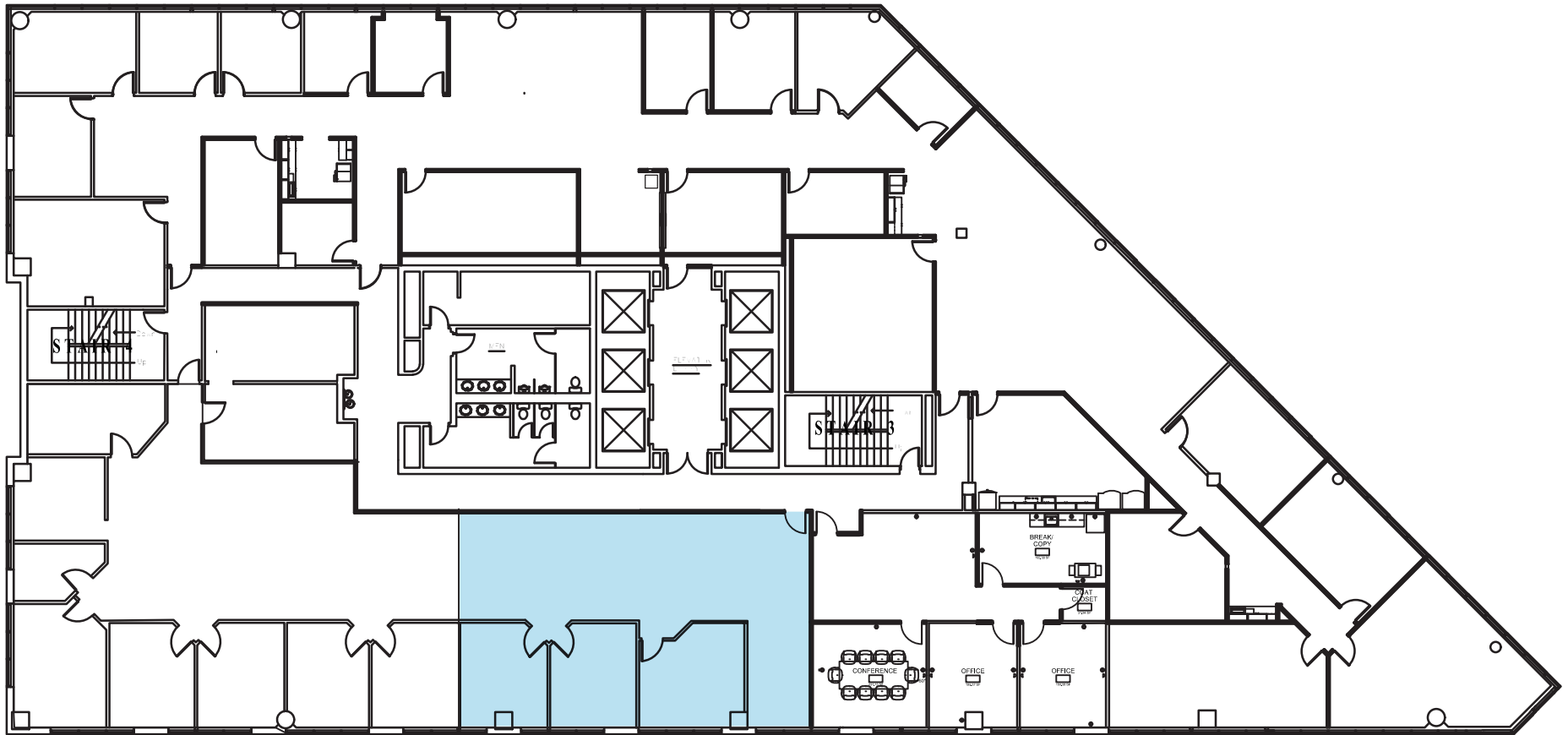
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DOWNTOWN LUXURY

NINTH FLOOR

FOR
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SUITE 920
2,007 RSF

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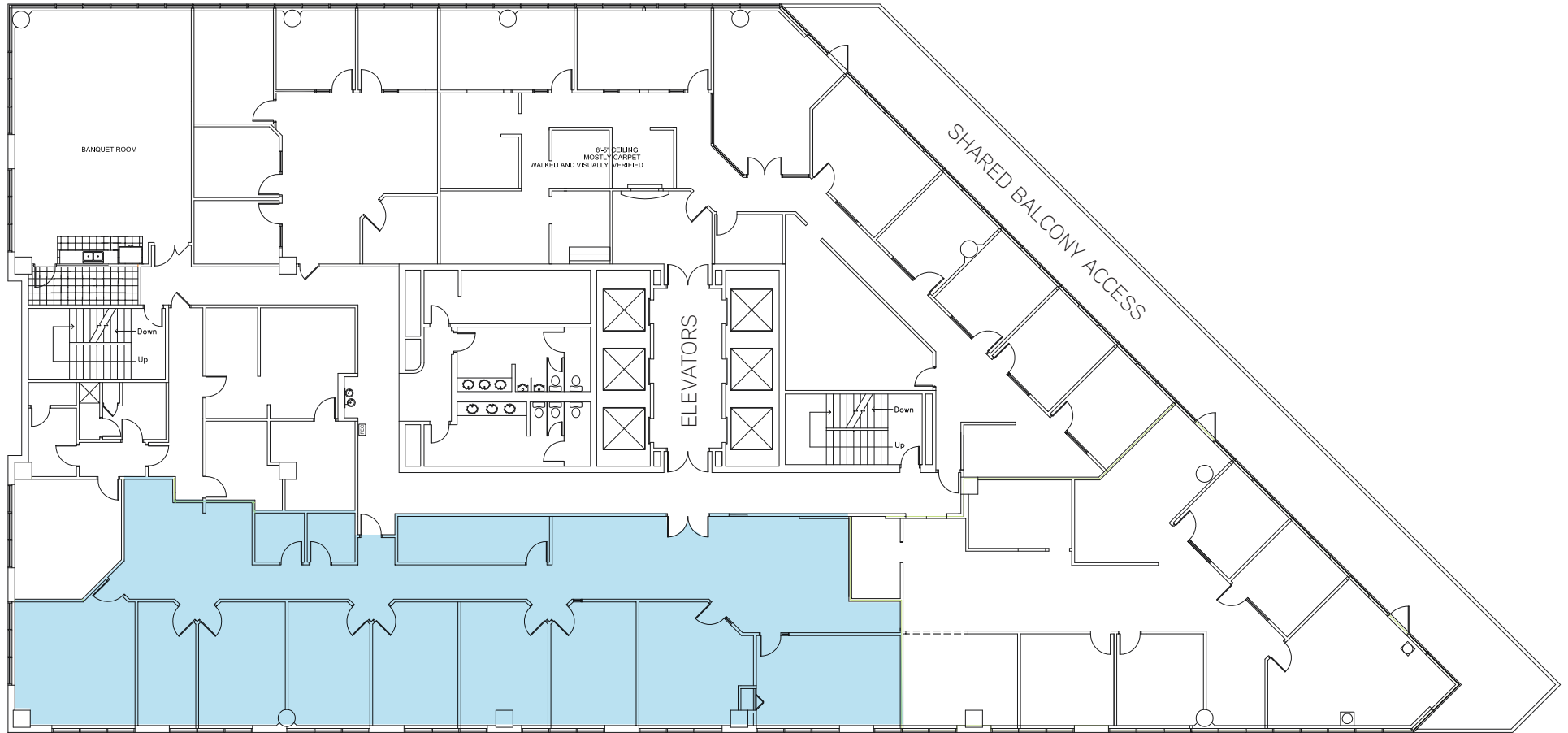
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DOWNTOWN LUXURY

TENTH FLOOR

FOR
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SUITE 1000
4,598 RSF

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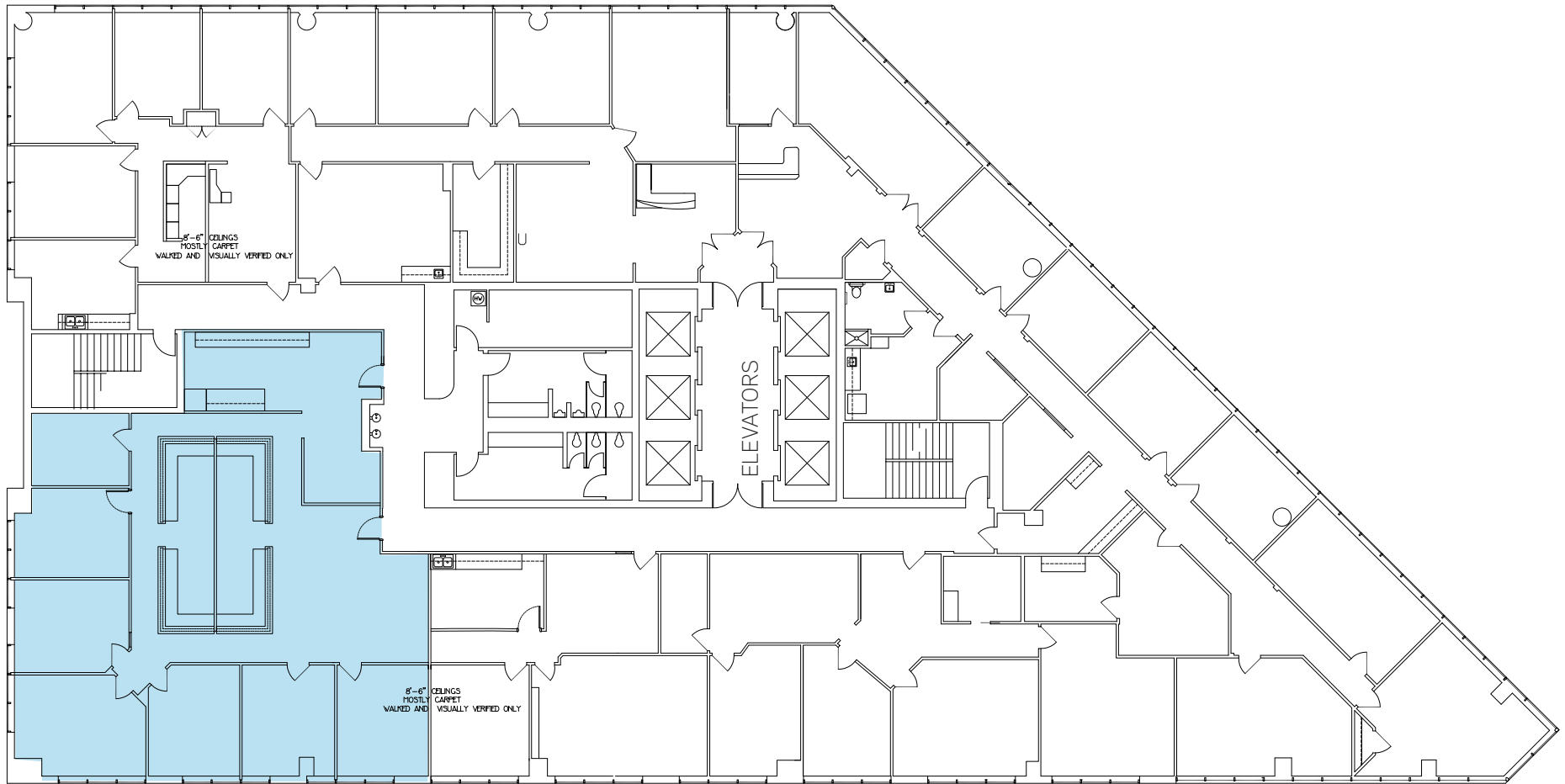
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DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR
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SUITE 1360
3,340 RSF

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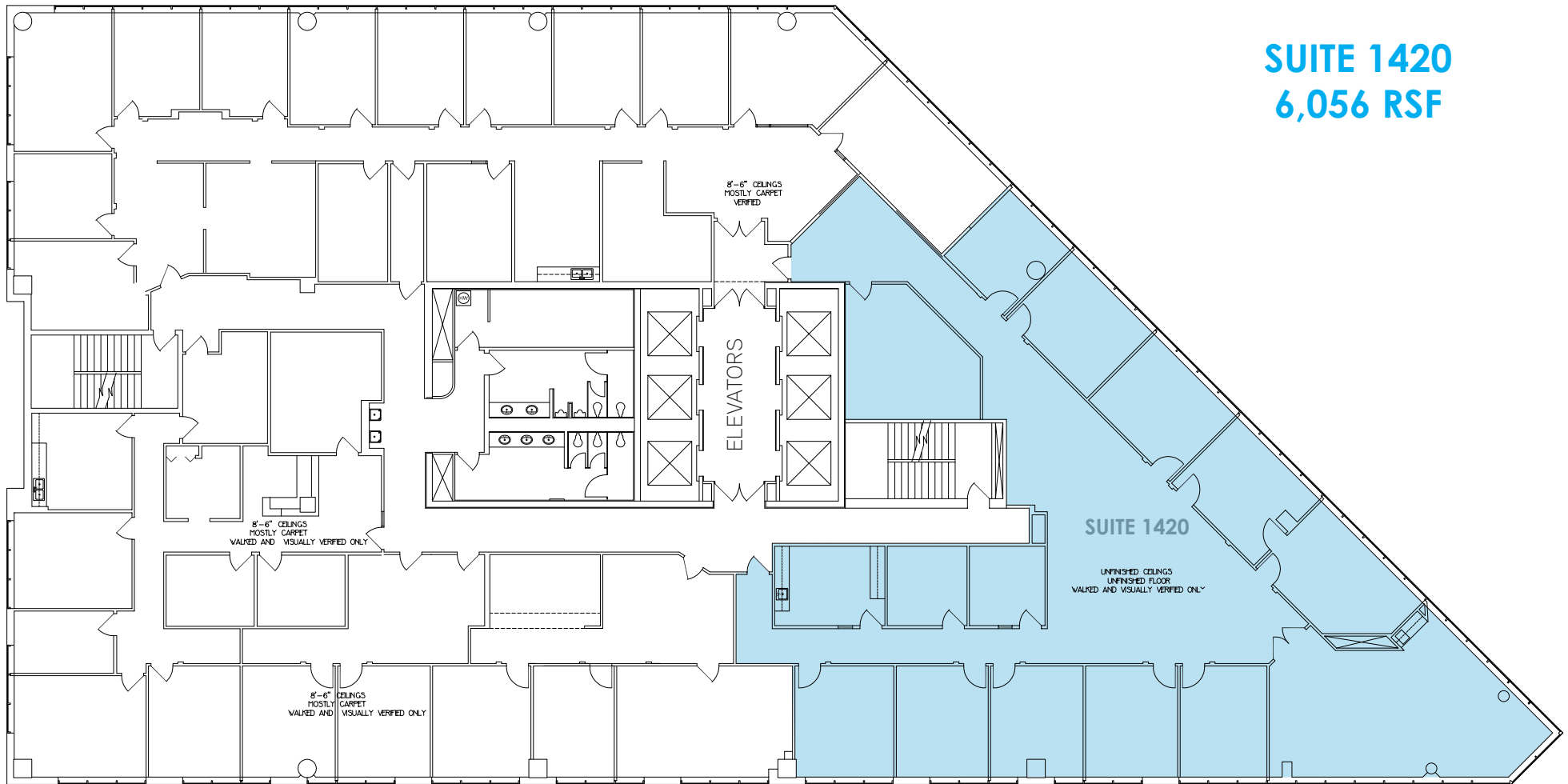
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DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR
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SUITE 1420
6,056 RSF

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