

**LEASE**

# 505 Marquette

**505 MARQUETTE AVE NW**

Albuquerque, NM 87102

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.50 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	223,000 SF
<b>AVAILABLE SF:</b>	675 - 15,054 SF
<b>LOT SIZE:</b>	0.98 Acres
<b>ZONING:</b>	MX-FB-UD
<b>MARKET:</b>	Albuquerque
<b>SUBMARKET:</b>	Downtown

## PROPERTY OVERVIEW

505 Marquette is Albuquerque's telecommunications infrastructure hub, hosting 15+ regional and international carriers and providing tenants with leading edge bandwidth and colocation opportunities in the building's "meet-me room." 505 Marquette offers tenants striking views, secured garage parking, on-site café, fitness center, storage, ample visitor parking, and a premier downtown location with close proximity to the court houses and city offices.

## PROPERTY HIGHLIGHTS

- \$2MM fully modernized elevators
- New HVAC system - full energy recommissioning
- LED retrofit
- Large fitness center
- On-site banking
- Secured, garage parking
- Visitor surface parking
- Café
- Colocation in building "meet-me room"
- Free movie-style popcorn in lobby

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## LEASE SPACES

### LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	675 - 15,054 SF	<b>LEASE RATE:</b>	\$16.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100-A	Available	4,516 SF	Full Service	\$16.50 SF/yr
Suite 1200	Available	3,450 SF	Full Service	\$16.50 SF/yr
Suite 1300	Available	9,903 SF	Full Service	\$16.50 SF/yr
Suite 1305	Available	675 SF	Full Service	\$16.50 SF/yr
Suite 1520	Available	2,645 SF	Full Service	\$16.50 SF/yr
Suite 1700	Available	6,374 SF	Full Service	\$16.50 SF/yr
Suite 1702	Available	1,433 SF	Full Service	\$16.50 SF/yr
Suite 1802	Available	1,752 SF	Full Service	\$16.50 SF/yr
9th Floor, Suite 900	Available	15,054 SF	Full Service	\$16.50 SF/yr

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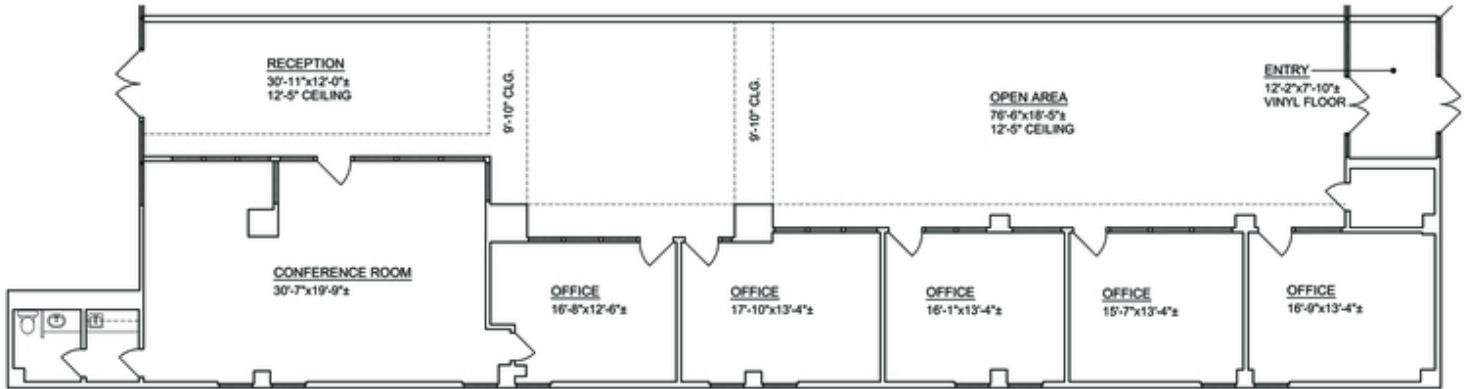
**WALT ARNOLD, CCIM, SIOR**

Managing Director

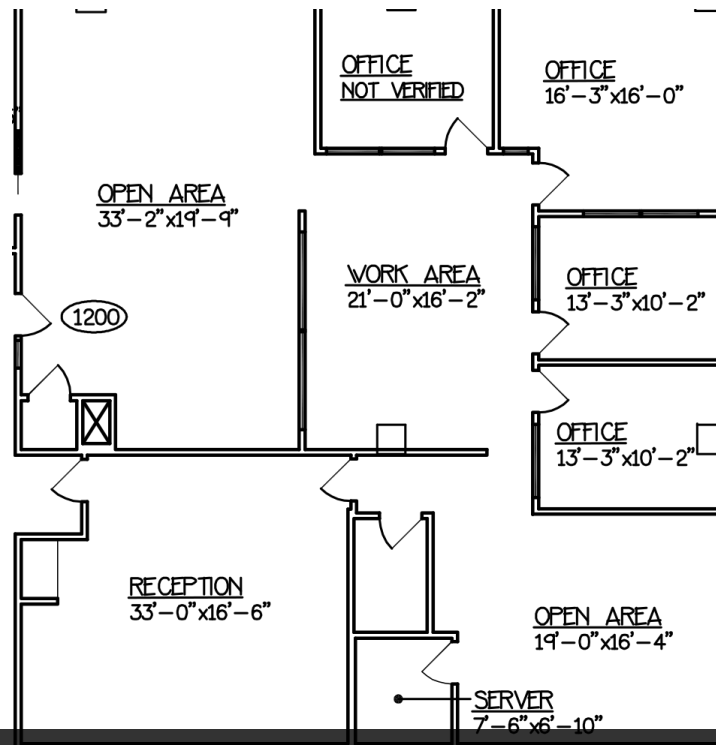
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# FLOORPLANS- SUITE 100- A & SUITE 1200



Suite 100-A - 4,516 SF



SUITE 1200 - 3,450 SF

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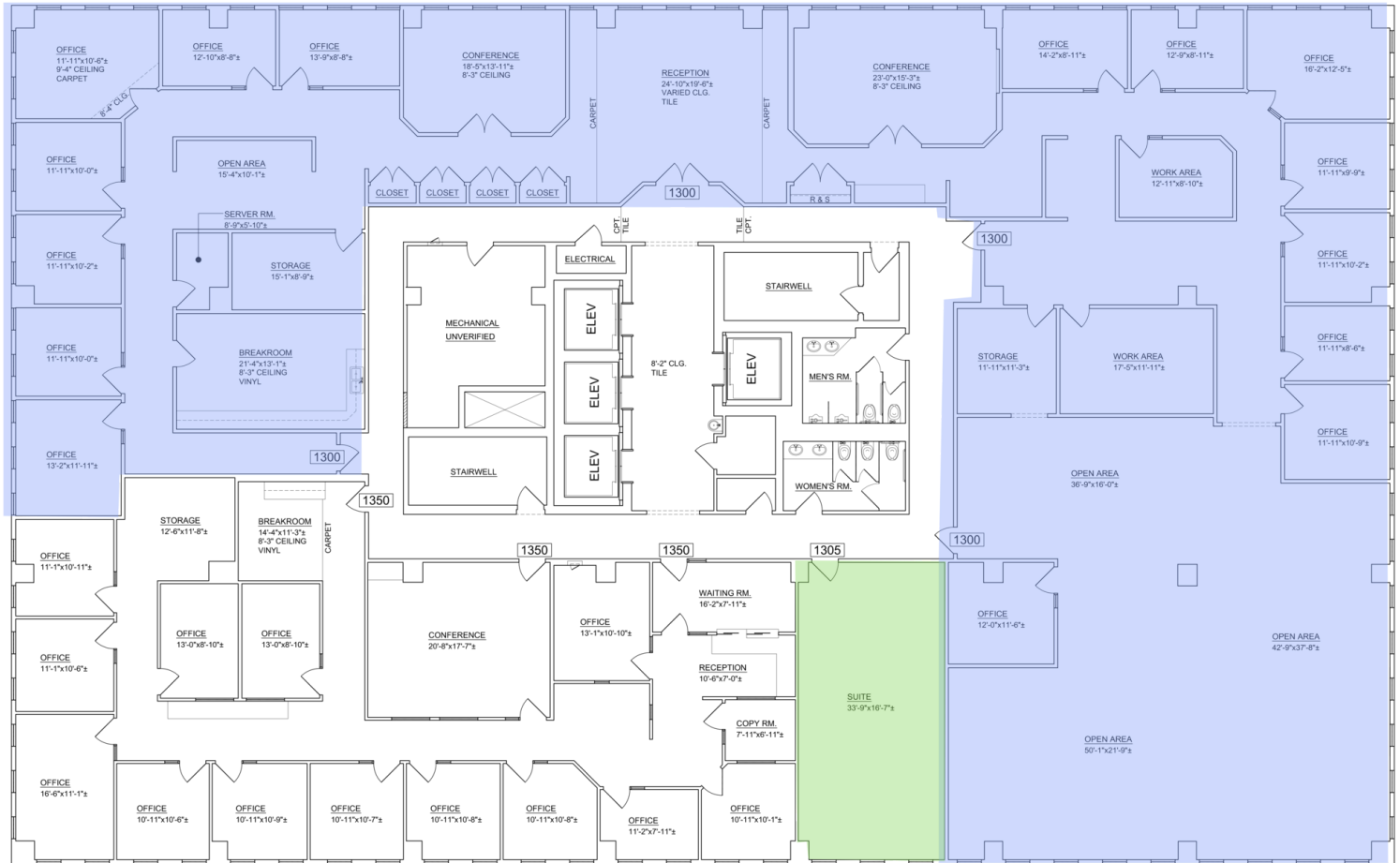
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# SUITE 1300, 1305 FLOORPLAN



■ Suite 1300: 9,903 LSF

■ Suite 1305: 675 LSF

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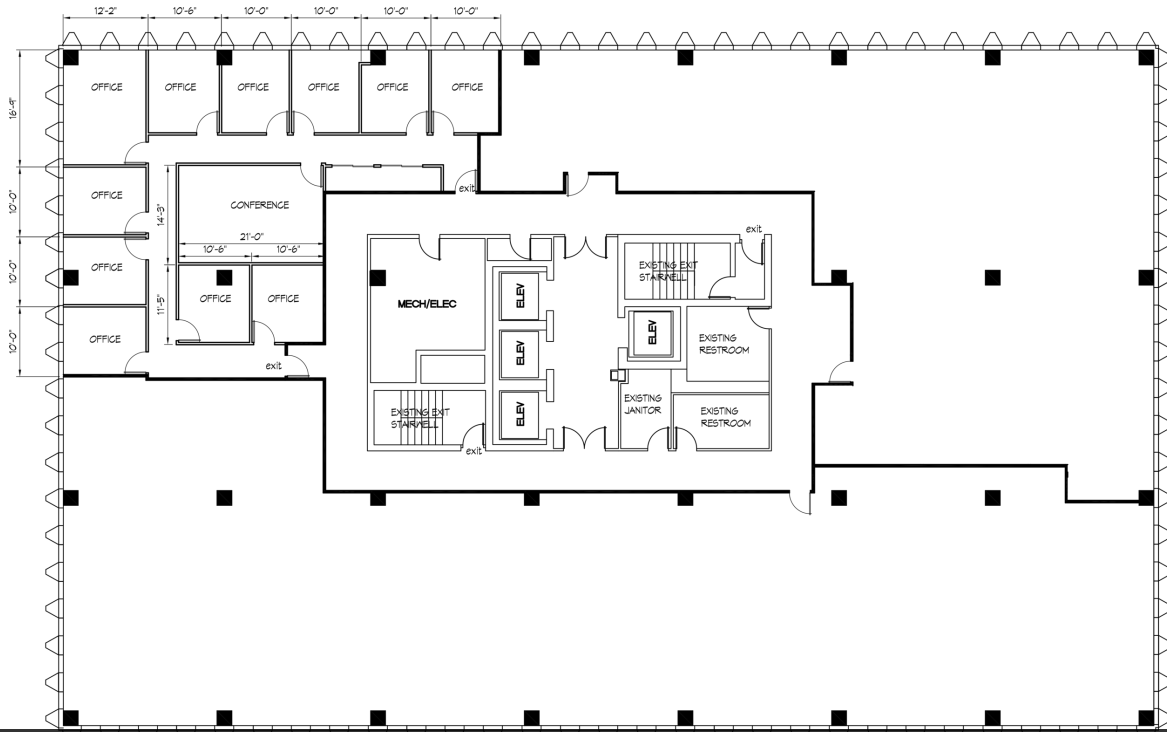
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Managing Director

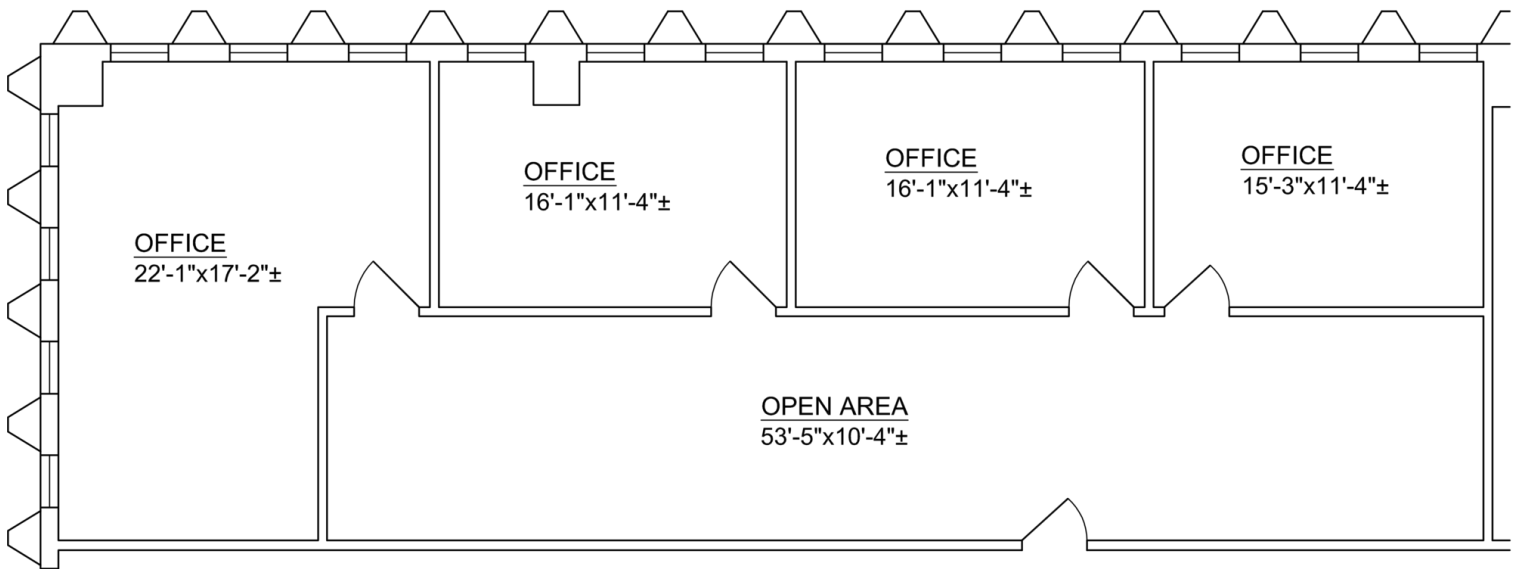
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# FLOORPLANS- SUITE 1520- A & SUITE 1802



Suite 1520 - 2,645 SF



Suite 1802 - 1,752 SF

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# SUITE 1700, 1702, 1710 FLOORPLAN

COMPASS BANK BUILDING, SEVENTEETH FLOOR



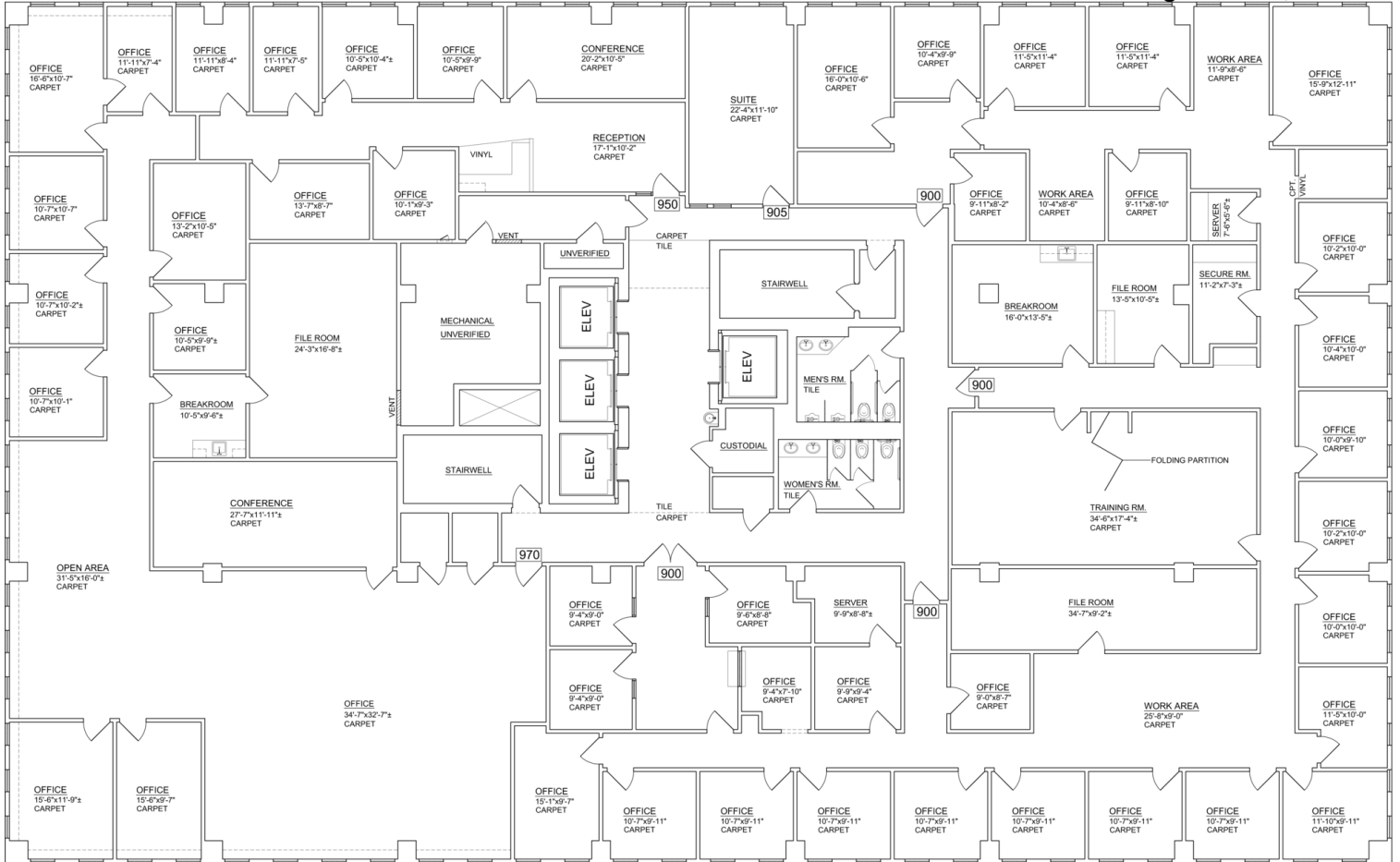
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# 9TH FLOOR FLOORPLAN

## 9th Floor, Suite 900

Contiguous: 15,054 RSF



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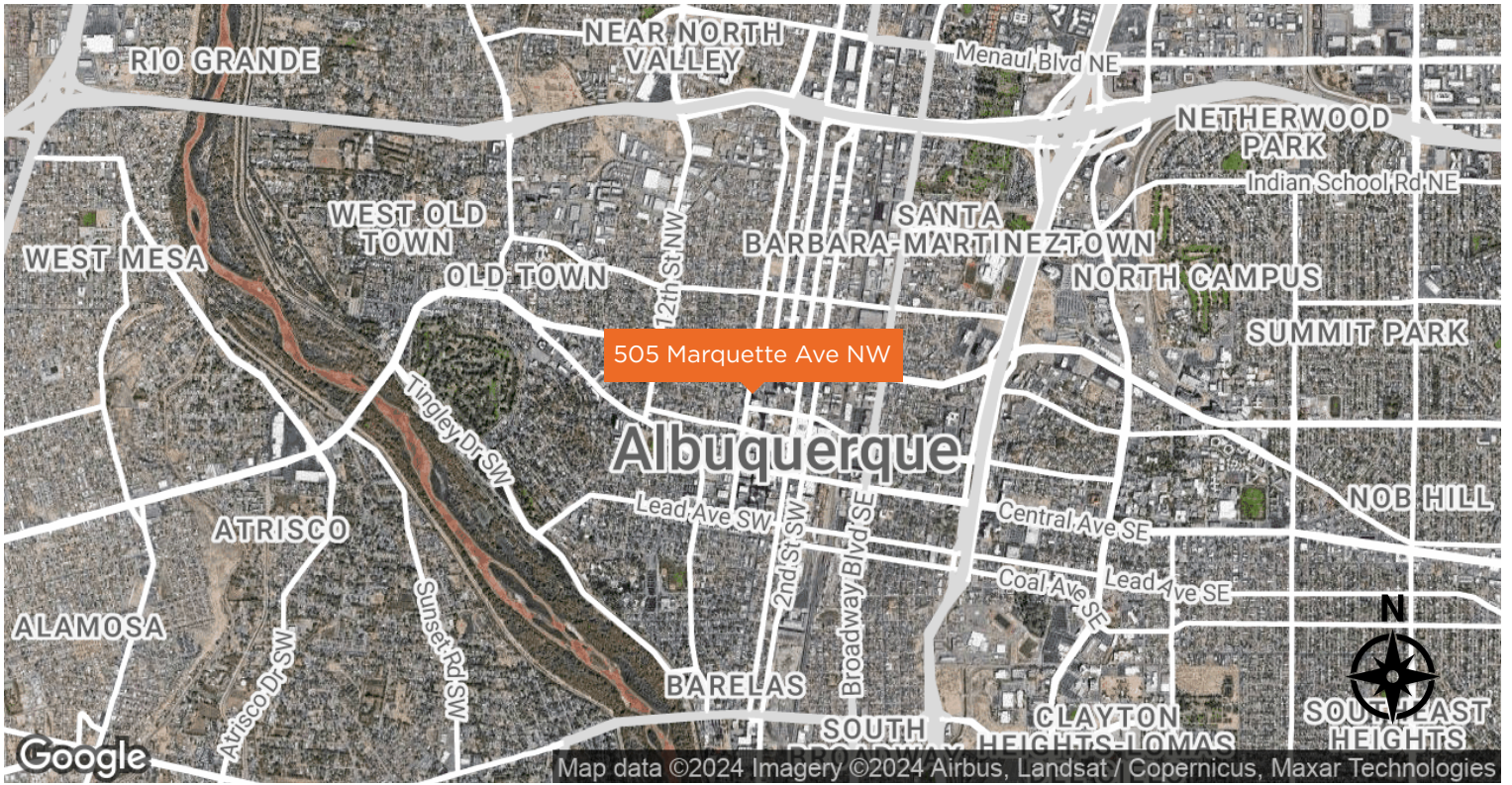
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**LOCATION MAPS**



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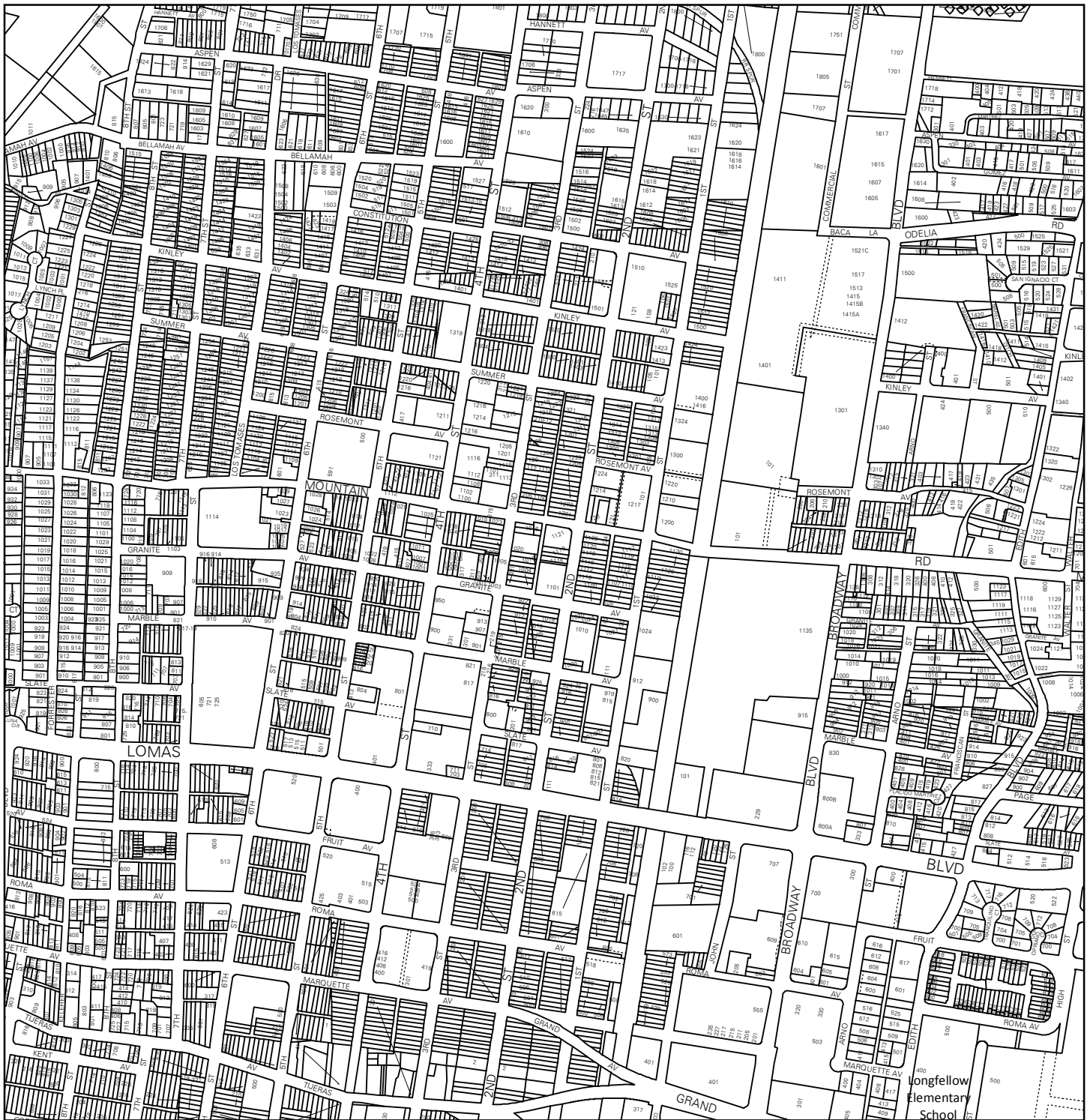
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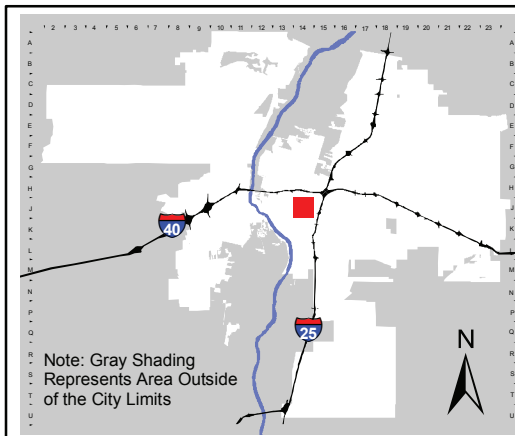
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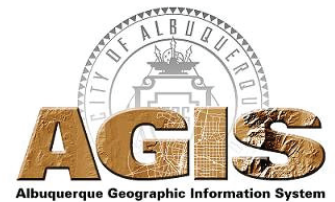
For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



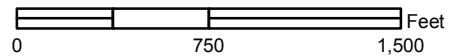
Address Map Page:

# J-14-Z

Map Amended through:  
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



## KEY FACTS

1,191

Population



2.0

Average Household Size

35.0

Median Age

\$28,667

Median Household Income

## EDUCATION

11%

No High School Diploma



14%

High School Graduate



39%

Some College



36%

Bachelor's/Grad/Prof Degree

## BUSINESS



356

Total Businesses



9,441

Total Employees

## EMPLOYMENT



81%

White Collar



6%

Blue Collar



13%

Services

10.9%

Unemployment Rate

## INCOME



\$28,667

Median Household Income



\$22,953

Per Capita Income



\$10,760

Median Net Worth

## Households By Income

The largest group: <\$15,000 (28.4%)

The smallest group: \$150,000 - \$199,999 (0.8%)

Indicator	Value	Difference	
<\$15,000	28.4%	+14.2%	<div style="width: 14.2%;"></div>
\$15,000 - \$24,999	15.8%	+5.7%	<div style="width: 5.7%;"></div>
\$25,000 - \$34,999	13.4%	+2.9%	<div style="width: 2.9%;"></div>
\$35,000 - \$49,999	14.7%	+1.3%	<div style="width: 1.3%;"></div>
\$50,000 - \$74,999	13.4%	-3.8%	<div style="width: 3.8%;"></div>
\$75,000 - \$99,999	5.1%	-6.0%	<div style="width: 6.0%;"></div>
\$100,000 - \$149,999	6.7%	-6.9%	<div style="width: 6.9%;"></div>
\$150,000 - \$199,999	0.8%	-3.9%	<div style="width: 3.9%;"></div>
\$200,000+	1.9%	-3.4%	<div style="width: 3.4%;"></div>

Bars show deviation from Bernalillo County

## KEY FACTS

7,990

Population



1.6

Average Household Size

38.7

Median Age

\$32,485

Median Household Income

## EDUCATION

11%

No High School Diploma



15%

High School Graduate



32%

Some College



42%

Bachelor's/Grad/Prof Degree

## BUSINESS



1,415

Total Businesses



28,464

Total Employees

## EMPLOYMENT



79%

White Collar



7%

Blue Collar



13%

Services

12.0%

Unemployment Rate

## INCOME



\$32,485

Median Household Income



\$27,879

Per Capita Income



\$12,241

Median Net Worth

## Households By Income

The largest group: <\$15,000 (26.8%)

The smallest group: \$150,000 - \$199,999 (0.9%)

Indicator	Value	Difference	
<\$15,000	26.8%	+12.6%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	13.4%	+3.3%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	12.3%	+1.8%	<div style="width: 100%;"></div>
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\$100,000 - \$149,999	7.6%	-6.0%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	0.9%	-3.8%	<div style="width: 100%;"></div>
\$200,000+	3.1%	-2.2%	<div style="width: 100%;"></div>

Bars show deviation from Bernalillo County

## KEY FACTS

19,493

Population



1.9

Average Household Size

37.2

Median Age

\$31,840

Median Household Income

## EDUCATION

15%

No High School Diploma



18%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,387

Total Businesses



43,061

Total Employees

## EMPLOYMENT



72%

White Collar



12%

Blue Collar



16%

Services

13.5%

Unemployment Rate

## INCOME



\$31,840

Median Household Income



\$27,485

Per Capita Income



\$12,448

Median Net Worth

## Households By Income

The largest group: <\$15,000 (28.5%)

The smallest group: \$150,000 - \$199,999 (1.9%)

Indicator	Value	Difference	
<\$15,000	28.5%	+14.3%	<div style="width: 14.3%;"></div>
\$15,000 - \$24,999	12.7%	+2.6%	<div style="width: 2.6%;"></div>
\$25,000 - \$34,999	11.9%	+1.4%	<div style="width: 1.4%;"></div>
\$35,000 - \$49,999	13.4%	0	<div style="width: 0%;"></div>
\$50,000 - \$74,999	13.2%	-4.0%	<div style="width: -4.0%;"></div>
\$75,000 - \$99,999	7.9%	-3.2%	<div style="width: -3.2%;"></div>
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Bars show deviation from Bernalillo County

