



FOR LEASE

# Professional Office Suites

IN THE HEART  
OF DOWNTOWN

320 Gold Ave. SW  
Albuquerque, NM 87102

## RECENTLY IMPROVED

- New Wifi-enabled shared conference room
- Newly-renovated lobby
- Updated common areas
- Refillable water stations
- Mechanical upgrades:
  - New chiller
  - New cooling tower
  - Two new boilers



Visit Our YouTube Channel  
to View this Property Video



**3 MONTHS FREE RENT!**

WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

**NAI** SunVista

got space™

Danaë Fernández  
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505 338 9878

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## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



### HIGHLIGHTS

#### LEASE RATE

- \$17.50 - \$18.50/SF Full Service

#### AVAILABLE

- Individual Suites: ±438 to ±7,438 RSF
- Full-Floor Suite: ±7,438 RSF
- Total Space Available: ±23,838 RSF

#### PROPERTY HIGHLIGHTS

- Private, on-site parking garage with ample spaces
- Daytime security: 6:30 AM – 6:30 PM
- Nighttime security: 6:00 PM – 6:00 AM
- Security on call 24/7
- Updated common areas
- Fiber connectivity with Comcast, Lumen and UPN
- Shared conference room with wifi
- On-site cafe and banking
- Fabulous mountain views
- Near bus stop, Railrunner and Amtrak station
- APD substation nearby

IDO ZONING MX-FD-UD

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505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



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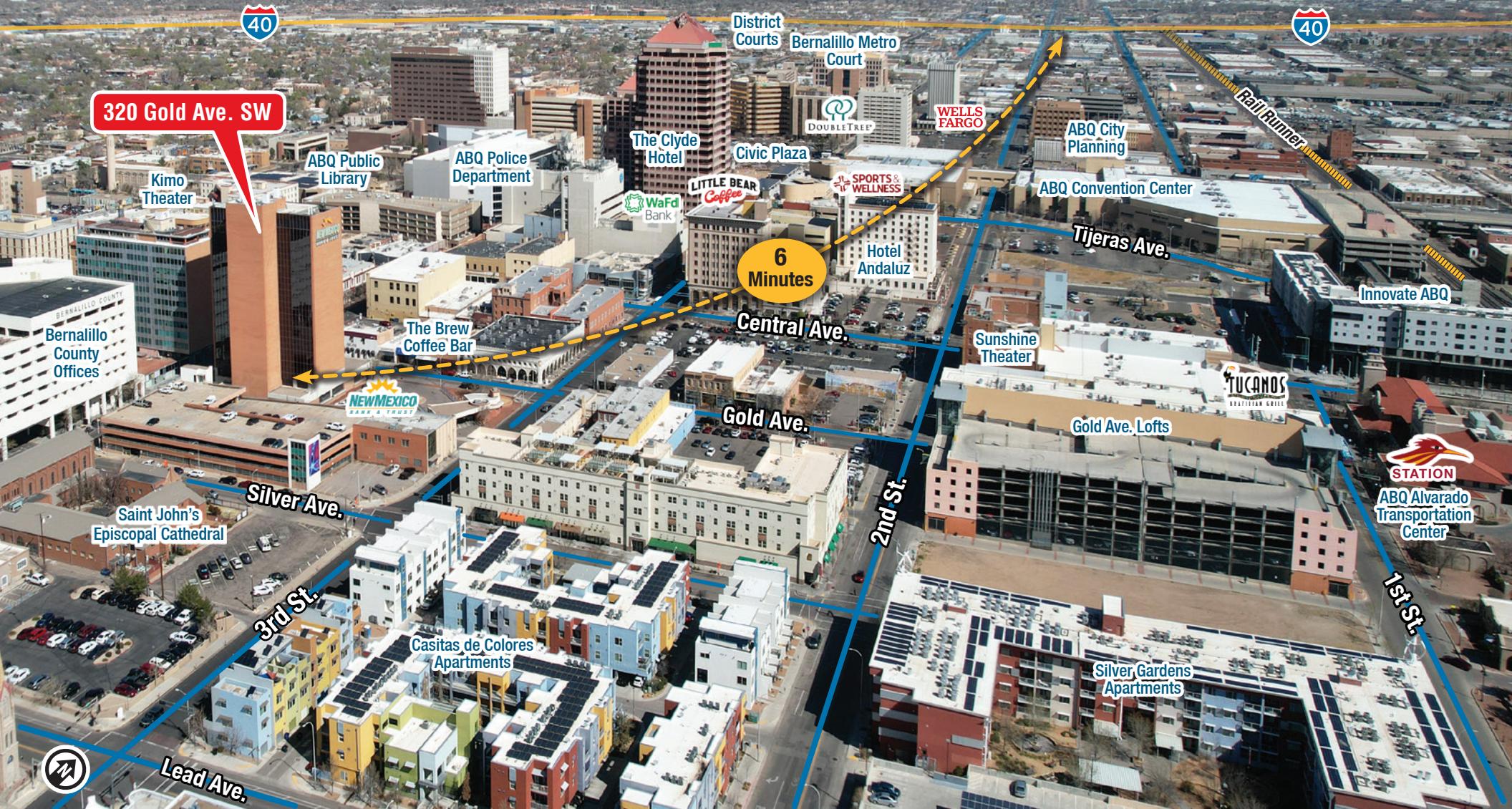
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### DOWNTOWN ALBUQUERQUE



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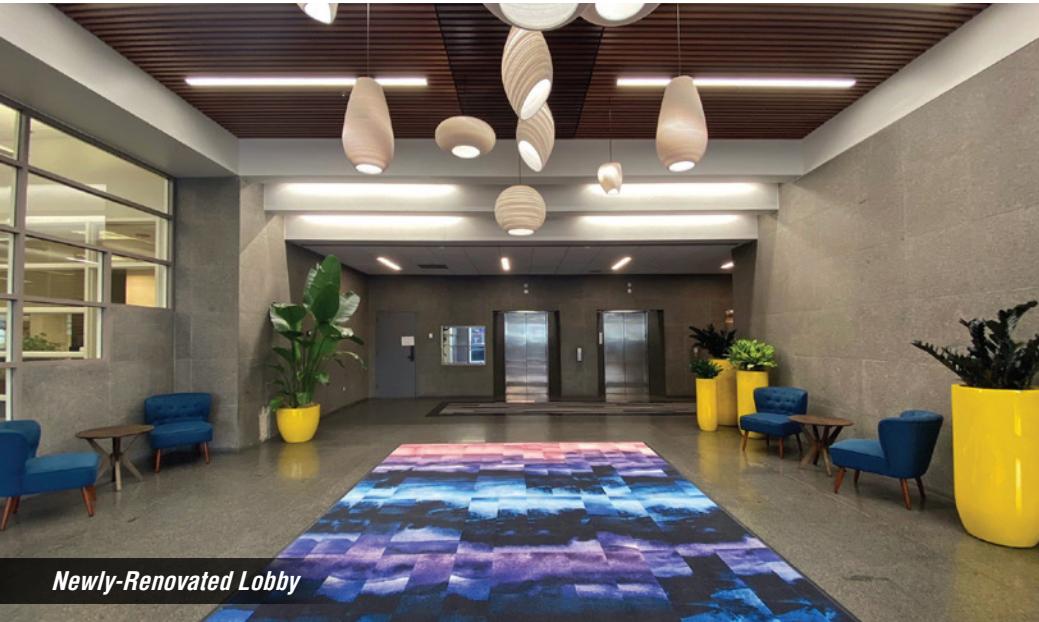
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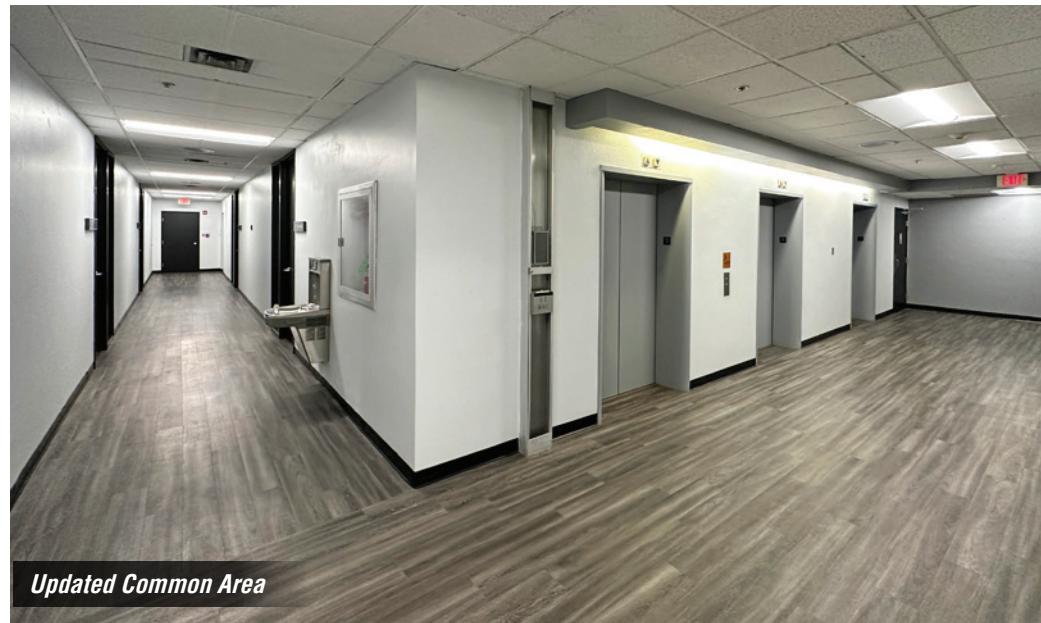
*Newly-Renovated Lobby*



*Shared Conference Room*



*On-Site Café*



*Updated Common Area*

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## PROFESSIONAL DOWNTOWN OFFICE SUITES

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Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico.

### DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

**\$29M**

City Commitment  
for Revitalization  
Projects Downtown

**\$36M**

Investment for  
Rail Trail  
(See the next page)



**\$94M**

Total (Committed and  
Pending) Non-City Public  
and Private Funding



### Downtown Housing

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents downtown are currently in the works. They include:

- **Springer Square:** Up to 70 housing units
- **Palindrome Townhomes:** 14 units
- **Villa Agave:** 15 apartments

**THERE'S BEEN A  
60%**  
Increase in Downtown  
Residential Population  
(Since October 2000)



### A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

### Downtown: A Safe Environment



The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

Information Source: City of Albuquerque Downtown Forward Report 2022

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### An ABQ Landmark Since 1961

320 Gold Ave. NW was constructed from 1959 to 1961. Designed by local architect Willard C. Kruger, the 14-story building surpassed the Simms Building across the street to become the tallest in New Mexico until 1963. The 14th floor housed the private Petroleum Club, while the Bank of New Mexico had its headquarters on the ground floor. The building was given a \$5 million remodeling in 1986, which included major mechanical work as well as replacing the original curtain walls with the current black tinted glass. The building is currently undergoing significant upgrades and capital improvements.

WALK SCORE

**96**

Walker's Paradise  
Daily errands do not  
require a car.

TRANSIT SCORE

**54**

Good Transit  
Many nearby public  
transportation options.

BIKE SCORE

**91**

Biker's Paradise  
Biking is convenient  
for most trips.

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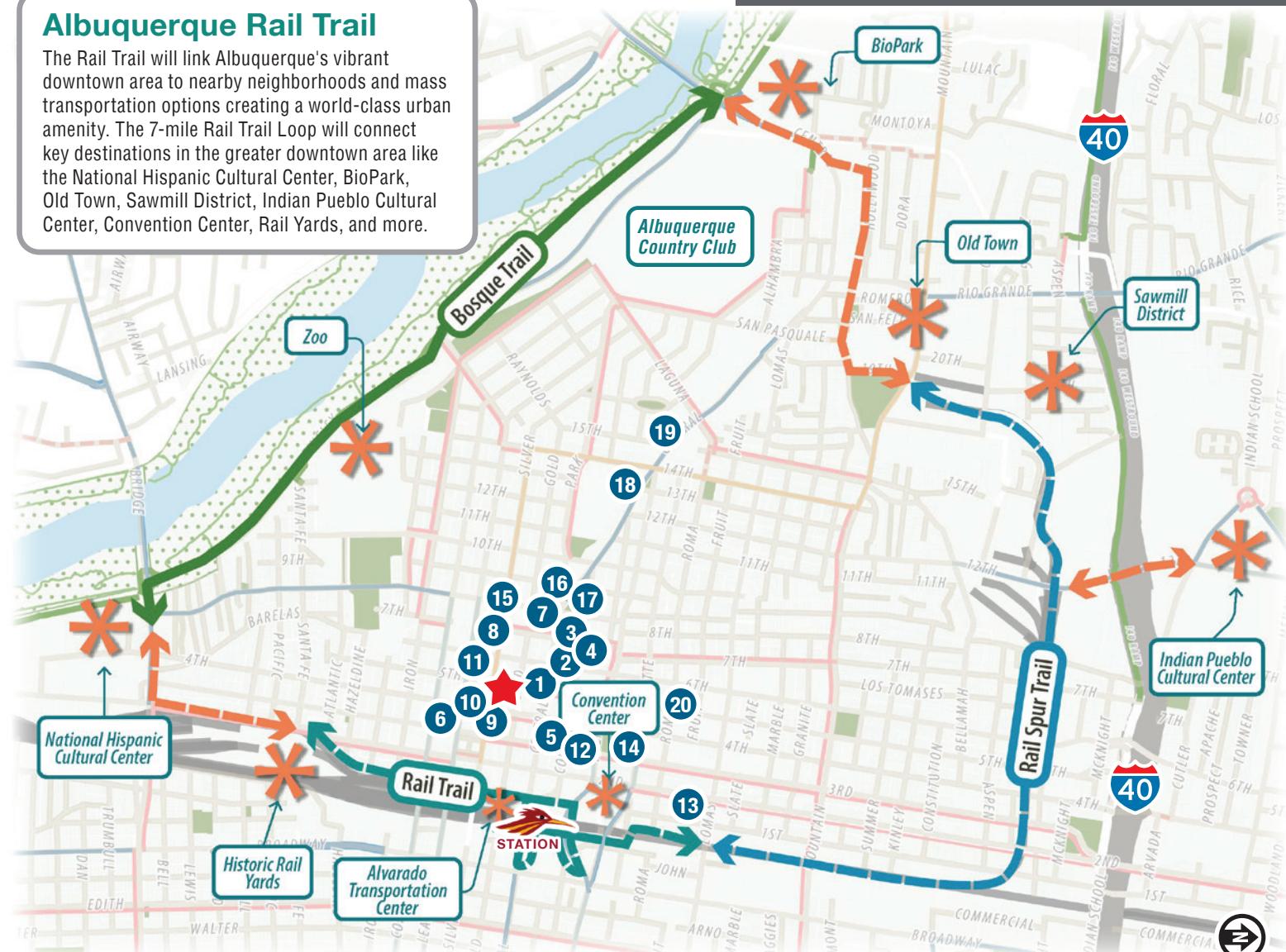
### LEGEND

- ★ 320 Gold Ave. NW
- 1 APD Public Safety Center
- 2 Kimo Theater
- 3 505 Central Food Hall
- 4 Humble Coffee
- 5 Hotel Andaluz
- 6 Zendo Coffee
- 7 Curious Toast Café
- 8 Cecilia's Café
- 9 Le Troquet
- 10 Don Sushi
- 11 Boese Brothers Brewing
- 12 Sports & Wellness
- 13 Fusion Theater
- 14 Civic Plaza
- 15 ABQ Fire Rescue Station 1
- 16 Tunnel Springs Café & Market
- 17 Downtown Growers Market
- 18 Dog House Drive In
- 19 Vinaigrette
- 20 Courthouses

### Albuquerque Rail Trail

The Rail Trail will link Albuquerque's vibrant downtown area to nearby neighborhoods and mass transportation options creating a world-class urban amenity. The 7-mile Rail Trail Loop will connect key destinations in the greater downtown area like the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Rail Yards, and more.

### DOWNTOWN AMENITIES



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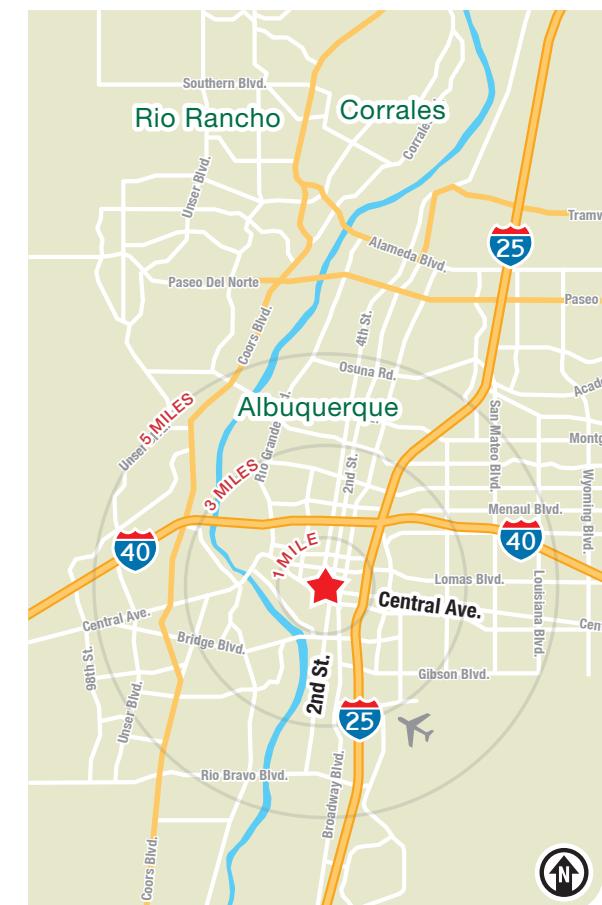
### DEMOGRAPHICS | 1, 3 & 5 MILE

Summary	1 Mile	3 Mile	5 Mile
	2024	2024	2024
Population	13,522	87,931	230,739
Households	7,390	40,675	101,899
Families	2,061	17,724	50,390
Average Household Size	1.70	2.06	2.21
Owner Occupied Housing Units	2,343	20,675	56,199
Renter Occupied Housing Units	5,047	20,000	45,700
Median Age	36.5	37.4	38.6
Trends: 2024-2029 Annual Rate		State	State
Population	0.22%	0.22%	0.22%
Households	0.64%	0.64%	0.64%
Families	0.37%	0.37%	0.37%
Owner HHs	1.13%	1.13%	1.13%
Median Household Income	3.49%	3.49%	3.49%
Households by Income		2024	2024
		Number	Percent
<\$15,000	1,545	20.9%	5,557
\$15,000 - \$24,999	1,072	14.5%	4,945
\$25,000 - \$34,999	898	12.2%	4,086
\$35,000 - \$49,999	971	13.1%	4,945
\$50,000 - \$74,999	977	13.2%	6,066
\$75,000 - \$99,999	741	10.0%	5,042
\$100,000 - \$149,999	688	9.3%	5,390
\$150,000 - \$199,999	197	2.7%	1,902
\$200,000+	300	4.1%	2,742
Median Household Income	\$37,114		\$52,381
Average Household Income	\$61,790		\$79,885
Per Capita Income	\$33,700		\$37,303
			\$51,514
			\$75,645
			\$33,489

### DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,522	87,931	230,739
Average HH Income	\$61,790	\$79,885	\$75,645
Daytime Employment	40,667	100,283	187,955

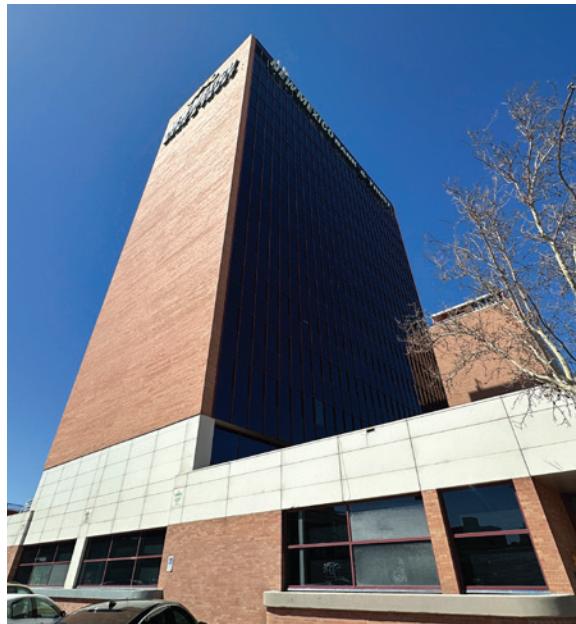
2024 Forecasted by Esri



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### AVAILABLE SPACE

#### 3rd FLOOR

Suite 301	±4,043 RSF
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#### 6th FLOOR

Full Floor	±7,438 RSF
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#### 9th FLOOR

Suite 912	±438 RSF
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Suite 919	±515 RSF
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Total	±953 RSF
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#### 10th FLOOR

Suite 1000	±2,609 RSF
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Suite 1001	±2,887 RSF
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Total	±5,496 RSF
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#### 12th FLOOR

Suite 1200	±2,492 RSF
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#### 14th FLOOR

Suite 1400	±3,416 RSF
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**Total Available SF: ±23,838 RSF**

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3RD FLOOR



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6TH FLOOR



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9TH FLOOR

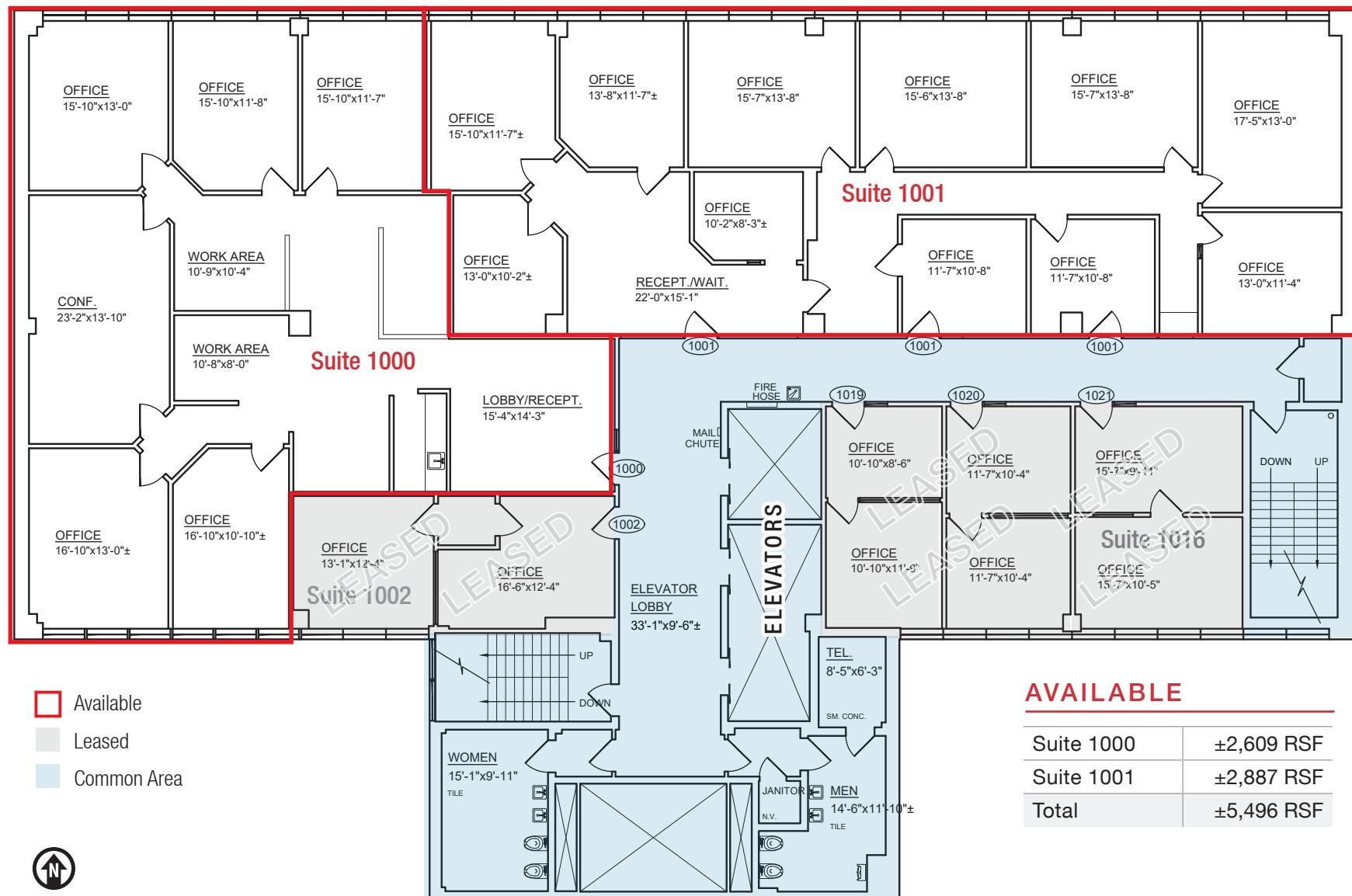


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10TH FLOOR

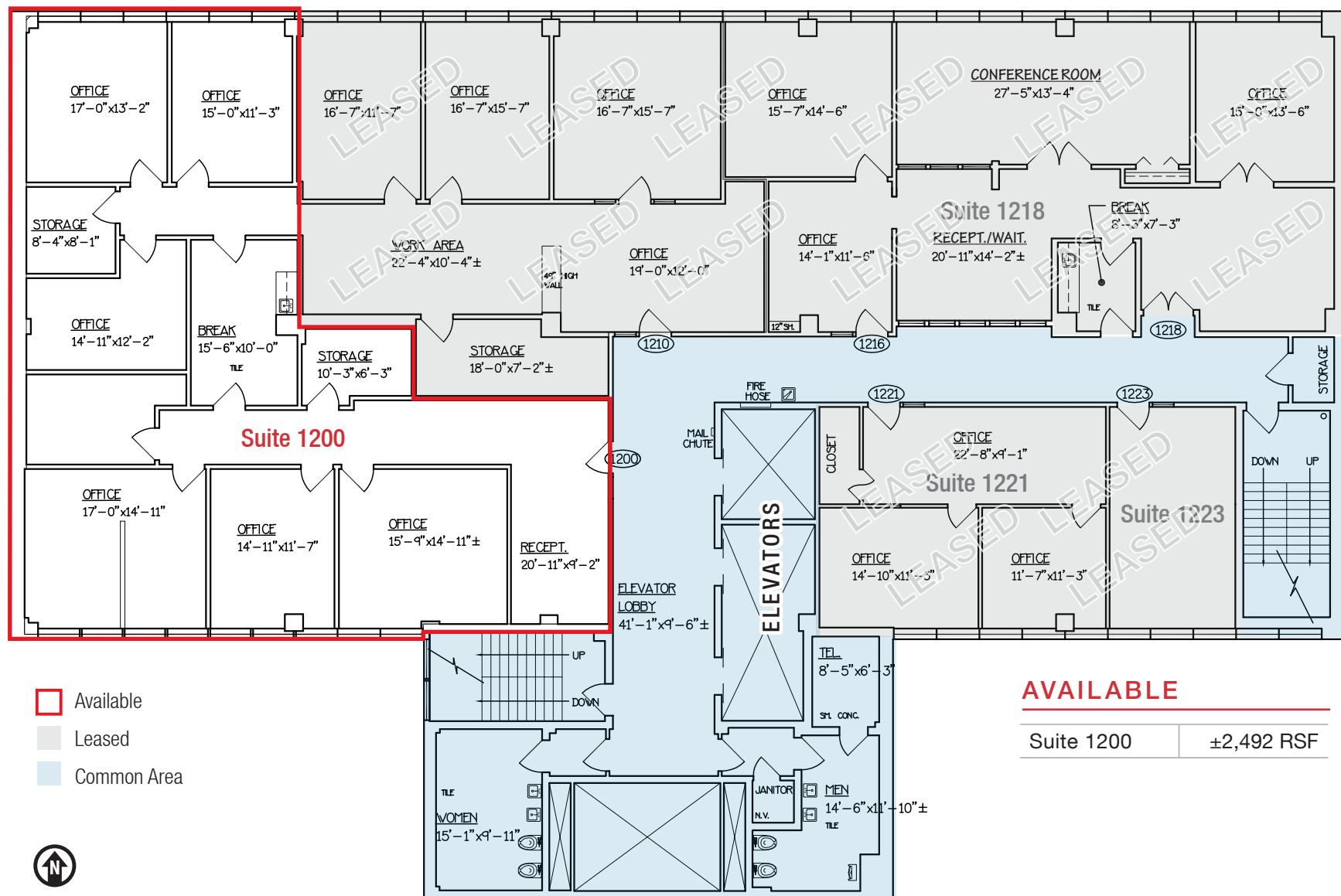


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12TH FLOOR



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## PROFESSIONAL DOWNTOWN OFFICE SUITES

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14TH FLOOR

