

ARGUS TOWER

★★★ NEW NAME ★★★
SAME GREAT LOCATION!

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

» 2,293 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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ARGUS TOWER



500 4th St Tower

303 Roma Tower

500 4TH ST NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
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

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 405	\$23.50	Full Service	2,293 RSF
6th Floor	\$23.50	Full Service	13,852 RSF

*Denotes spaces can be combined

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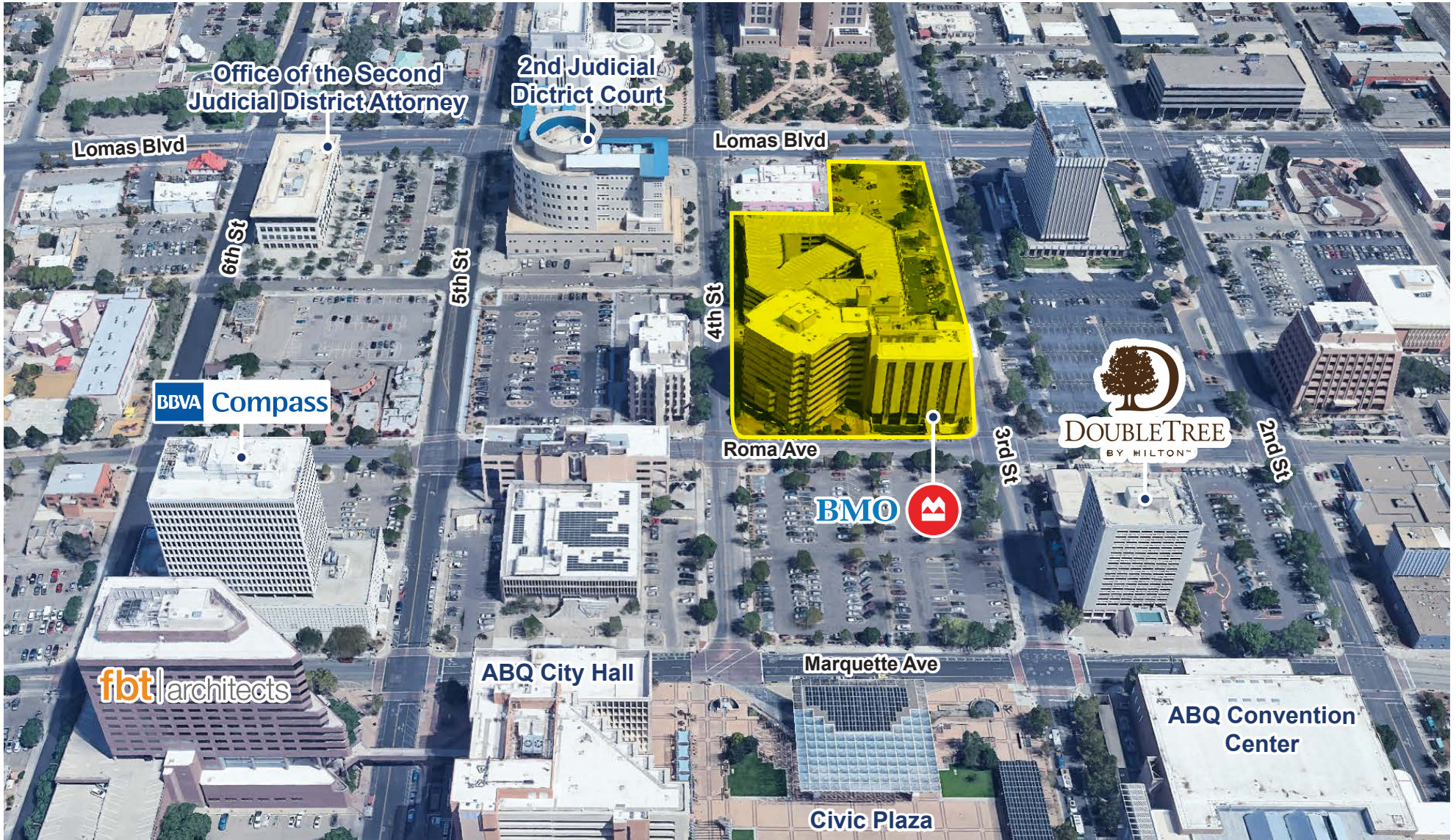
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SITE OVERVIEW

FOR
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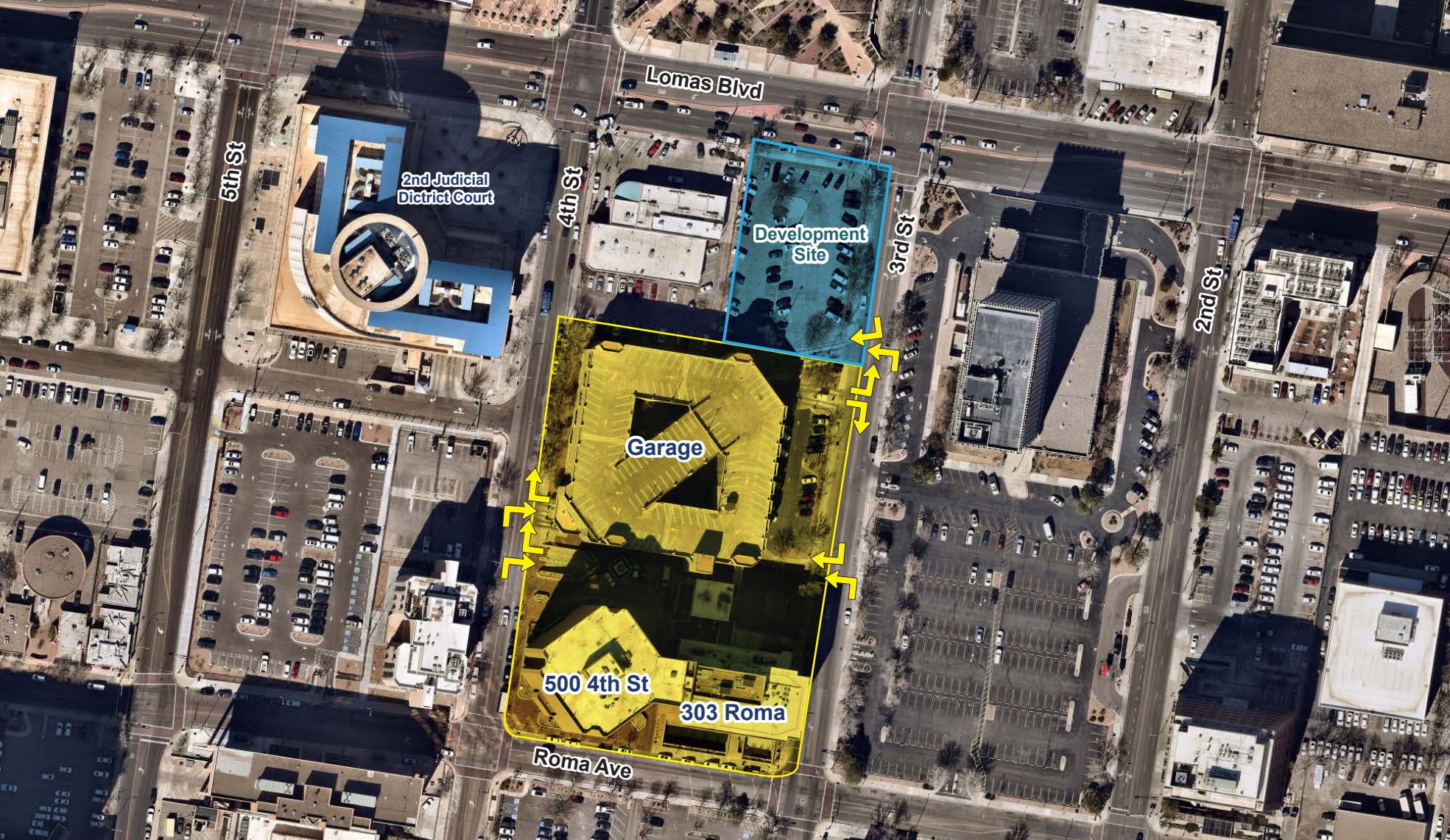
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SITE DEVELOPMENT

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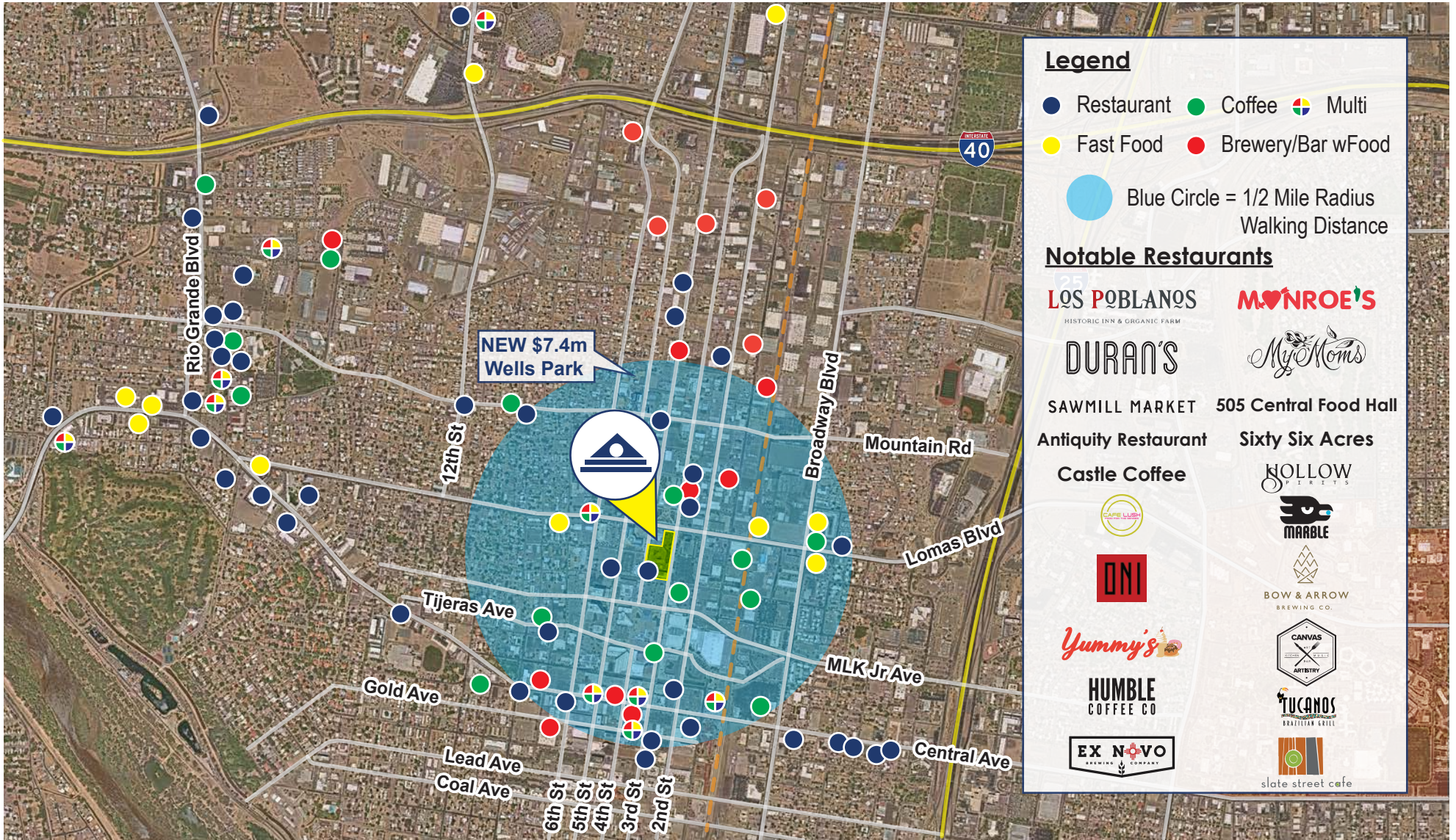
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AREA RESTAURANTS

FOR
LEASE



Legend

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

Notable Restaurants

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

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500 4TH ST - 2ND FLOOR

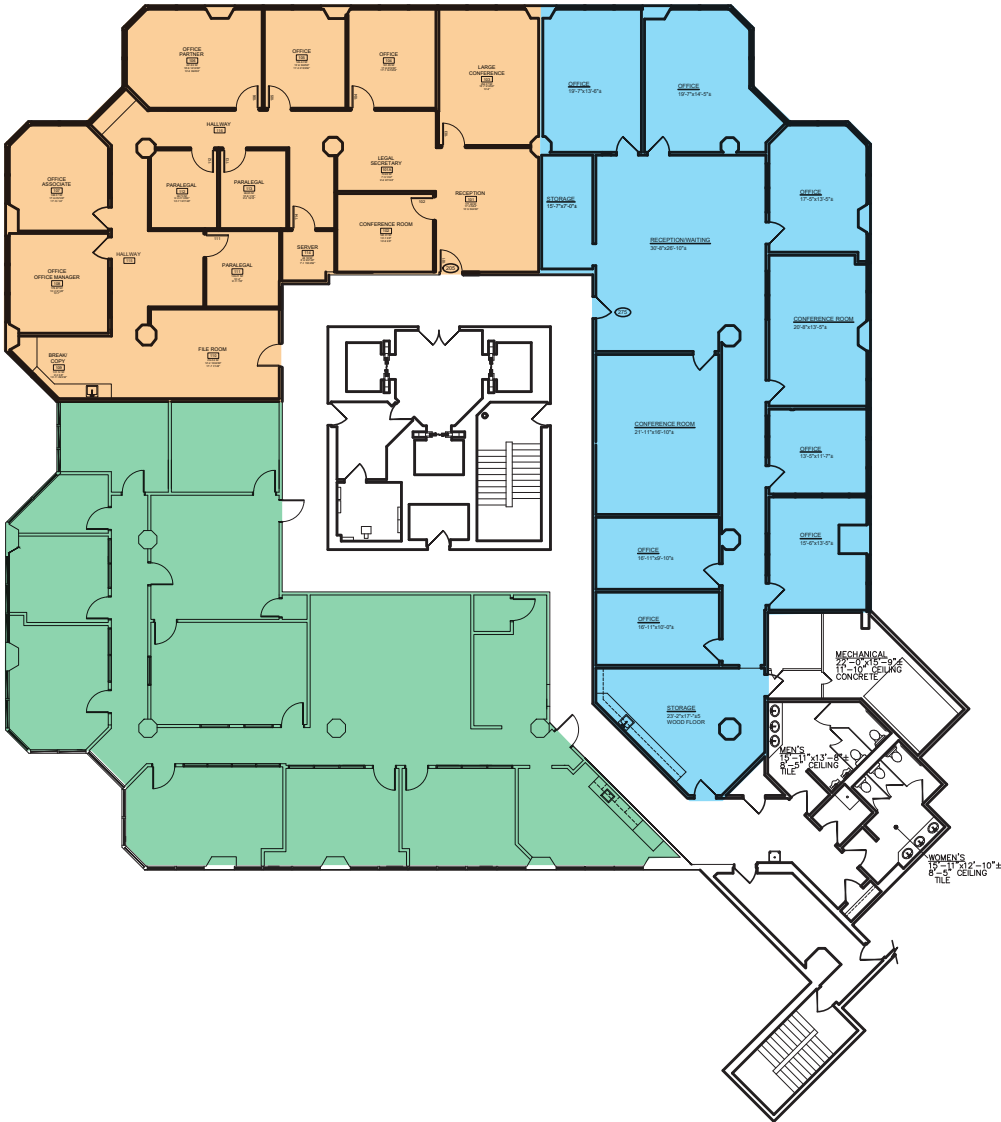
FOR
LEASE

13,852 FULL FLOOR
TOTAL RSF

SUITE 200
3,580 RSF

SUITE 275
4,244 RSF

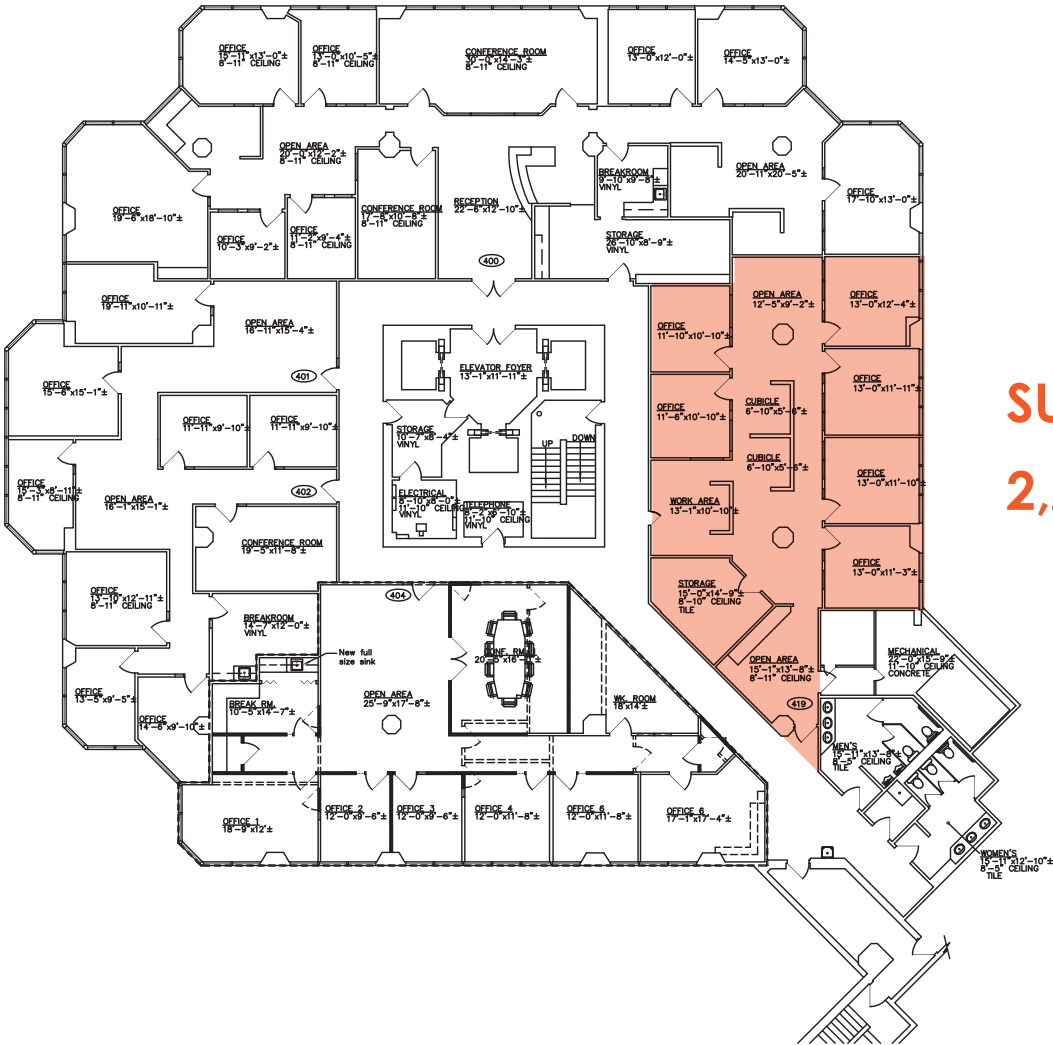
SUITE 250
4,258 RSF



ARGUS TOWER

500 4TH ST - 4TH FLOOR

FOR
LEASE



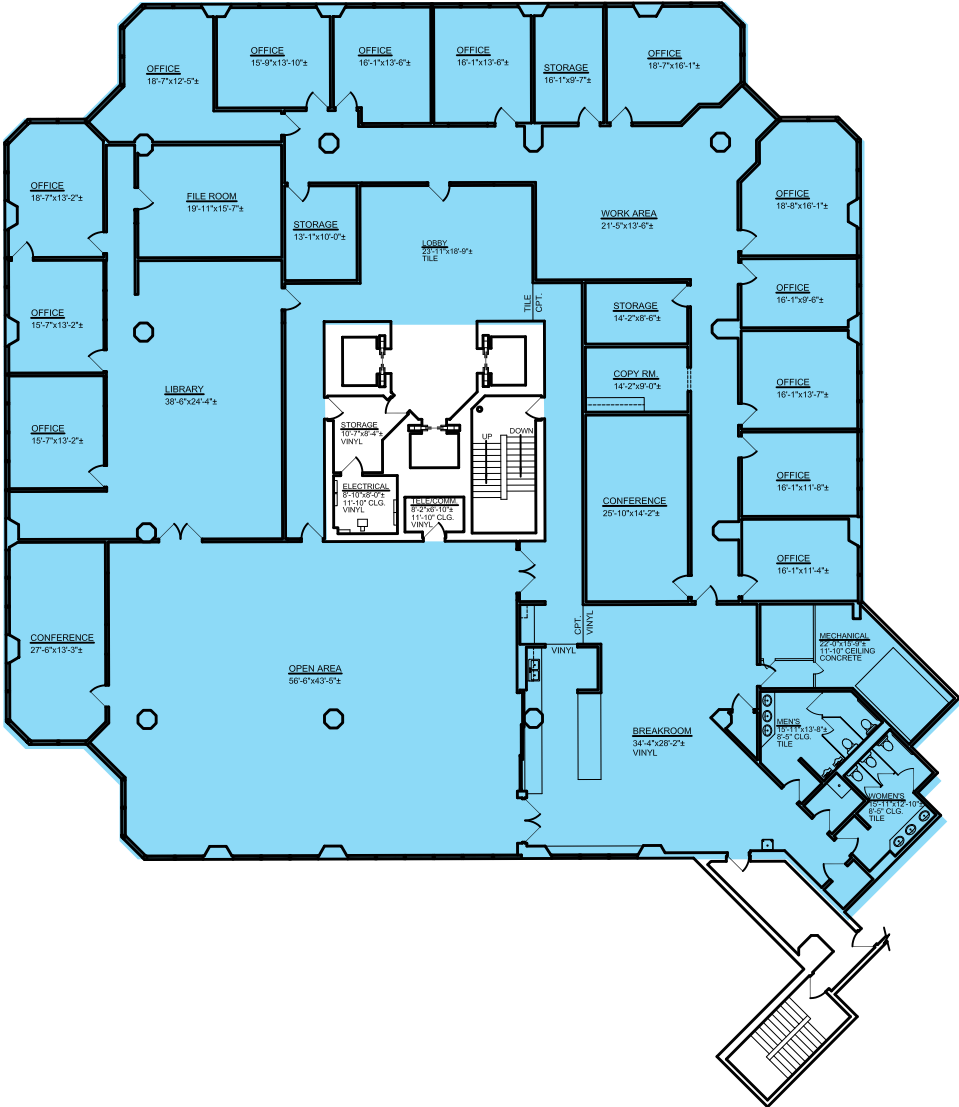
SUITE 405
2,293 RSF

ARGUS TOWER

500 4TH ST - 6TH FLOOR

FOR
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6TH FLOOR
13,852 RSF



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ARGUS 40 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



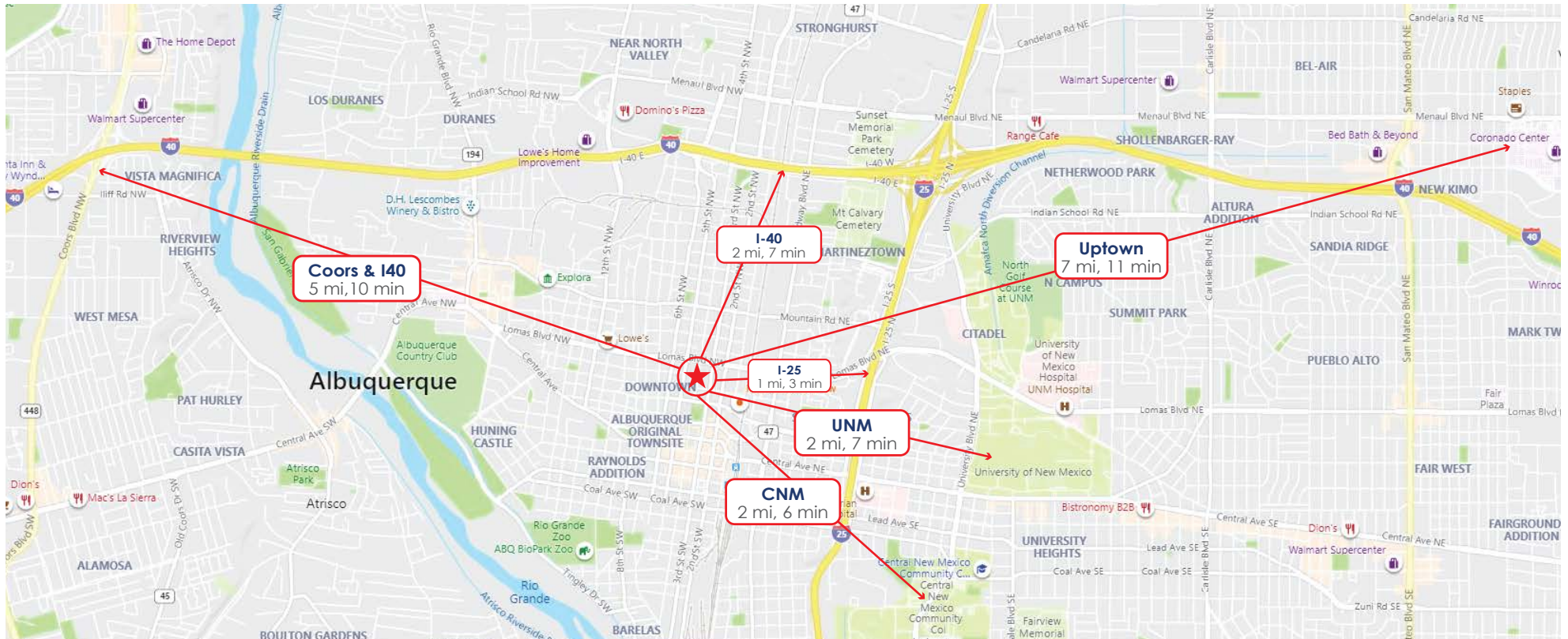
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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