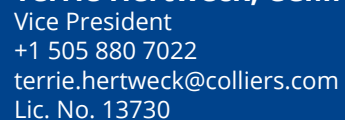
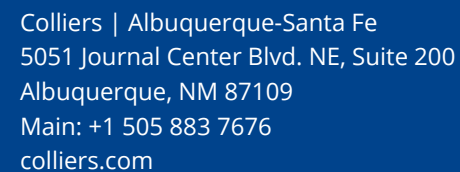


The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text is a horizontal bar with a color gradient from yellow to red to blue.The text "For Sale" is displayed in a large, white, sans-serif font on a dark blue background that covers the left side of the image.The property address is listed in a blue, sans-serif font on a white rectangular background. The text reads: "219 Central Ave NW", "2nd & 7th Floors", and "Albuquerque, NM 87102".The agent's name, "Terrie Hertweck, CCIM", is written in a bold, white, sans-serif font.The agent's contact information is listed in a white, sans-serif font: "Vice President", "+1 505 880 7022", "terrie.hertweck@colliers.com", and "Lic. No. 13730".The company contact information is listed in a white, sans-serif font: "Colliers | Albuquerque-Santa Fe", "5051 Journal Center Blvd. NE, Suite 200", "Albuquerque, NM 87109", "Main: +1 505 883 7676", and "colliers.com".

Property Overview

2nd Floor Sale Price	\$1,750,000 (\$185 PSF)
2nd Floor Size	± 9,446 SF
Occupied	± 5,220 SF
Tenant	Law Office
Term of Lease	5 years expiring September 2025
Lease Rate	\$17.18 FS + annual increases
7th Floor Sale Price	\$1,300,000 (\$160 PSF)
7th Floor Size	± 8,082 SF
Occupied	Vacant
Highest & Best Use	Multifamily Mixed-Use
Submarket	Downtown
Zoning	MX-FB-UD (Mixed-Use - Form-Based Urban Development)



Year Built:
1921



Sunport Airport
10 min. Drive



Connected
Parking Garage



Walk Score™
95



Bike Score
91

Features

- Condominium sale - 2nd & 7th floor
- Abundance of windows
- All utilities, heating, and cooling included
- Building's cooling system provides cold and hot water for unit fan coils
- Multifamily is highest and best use
- Ideally located in Albuquerque's downtown business district, off of historic Route 66
- ± 8,000 SF roof top deck with 360 degree city views and open air balconies available to all tenants
- Exceptionally secure with on site security and key card access
- Attached breeze way access to adjacent 3rd Street parking garage
- Unique architectural features that provide an unmatched level of ambiance and sophistication unlike any other building in the city
- 25 fully leased apartments located in the building along with occupied office and retail tenants (not included in the offering)

219 Central Ave NW, 2nd & 7th Floors | For Sale

Historic & Iconic

Originally designed by Henry Charles Trost, of El Paso's Trost and Trost Architectural Firm, The Banque Lofts blends urban life with contemporary design while maintaining the original business renaissance style of the early 1920s. Completed with palladian style windows and masterfully crafted medallions and pilasters, this architectural marvel became an Albuquerque landmark in 1979. It became historically known as the First National Bank building.

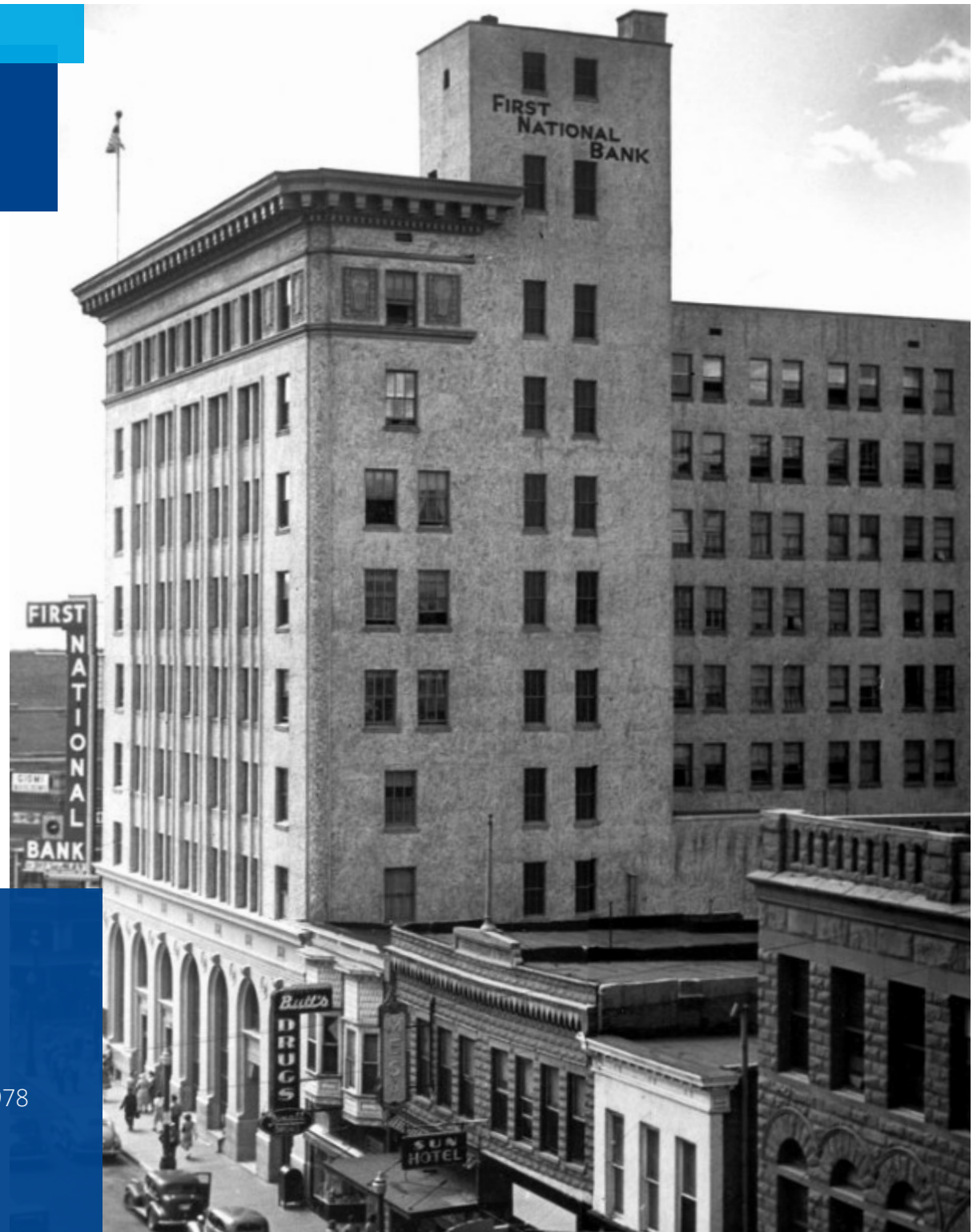
The Banque Lofts was Albuquerque's first skyscraper built originally in 1921, and it's still one of the tallest structures on the city's famed downtown Central Ave, part of the original Route 66.

Today it holds a distinguished place in the Albuquerque skyline.

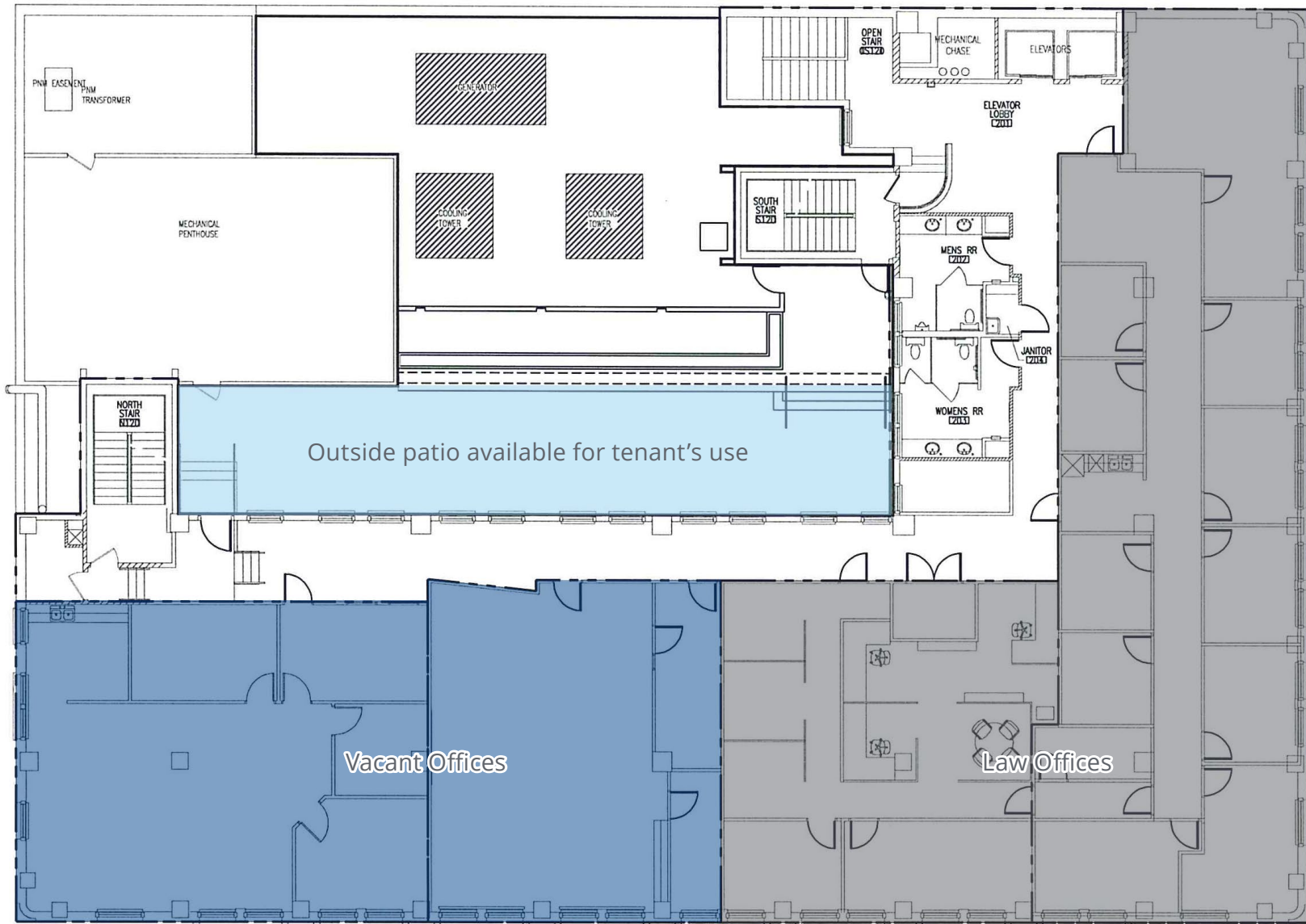
Recognitions Local and National

New Mexico State Register of Cultural Properties, 1978

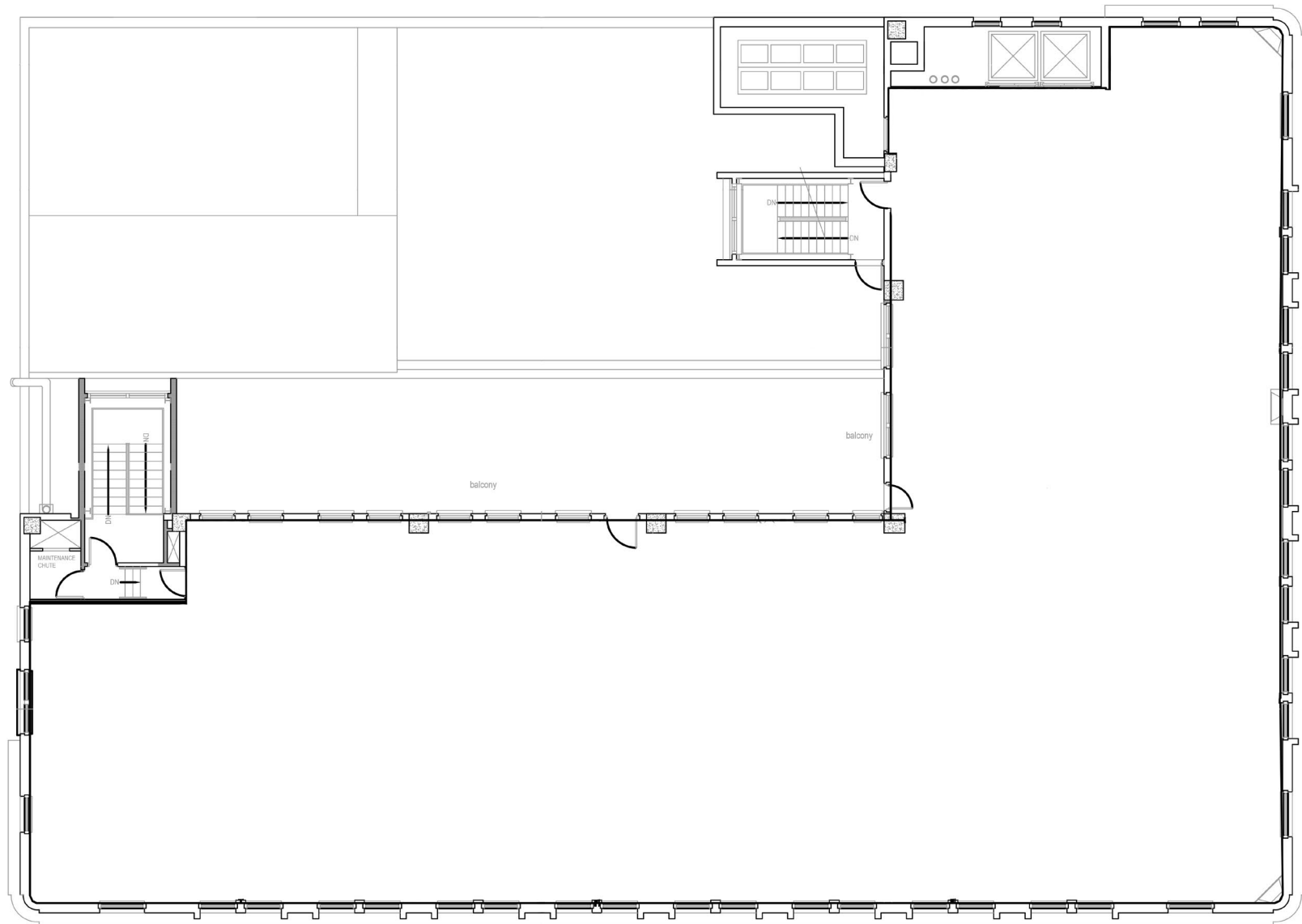
National Register of Historic Places, 1979



Floor Plan - 2nd Floor



Floor Plan - 7th Floor





Located in the center of it all

1. Albuquerque Convention Center
2. First Plaza Galleria
3. ABQ Plaza/Hyatt Regency
4. Doubletree Hotel
5. Hotel Andaluz
6. Wells Fargo
7. Bernalillo County Metro Court
8. Mixx Apartments
9. BBVA Compass
10. Bank of Albuquerque
11. Second Judicial Court Bernalillo County
12. Civic Plaza
13. City Hall
14. ABQ Convention Center Parking
15. US District Court
16. Gold Street Lofts
17. Alvarado Transportation Center/ RailRunner
18. Innovate ABQ
19. UNM Rainforest
20. ART Downtown Station (Albuquerque Rapid Transit)
21. One Central

219 Central Ave NW, 2nd & 7th Floors | For Sale

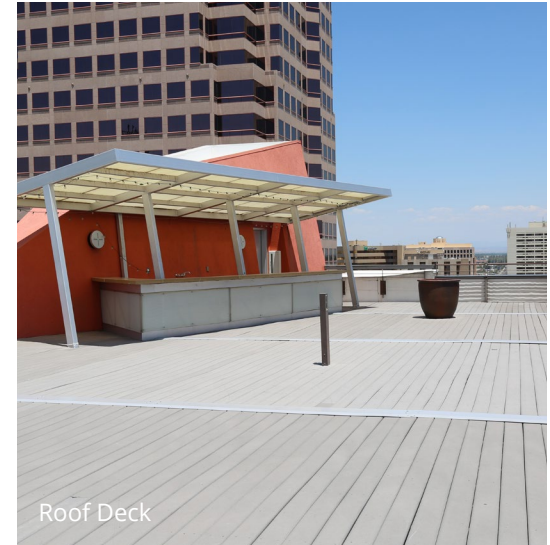
Property Gallery



Roof Deck



7th Floor For Sale



Roof Deck



Lobby



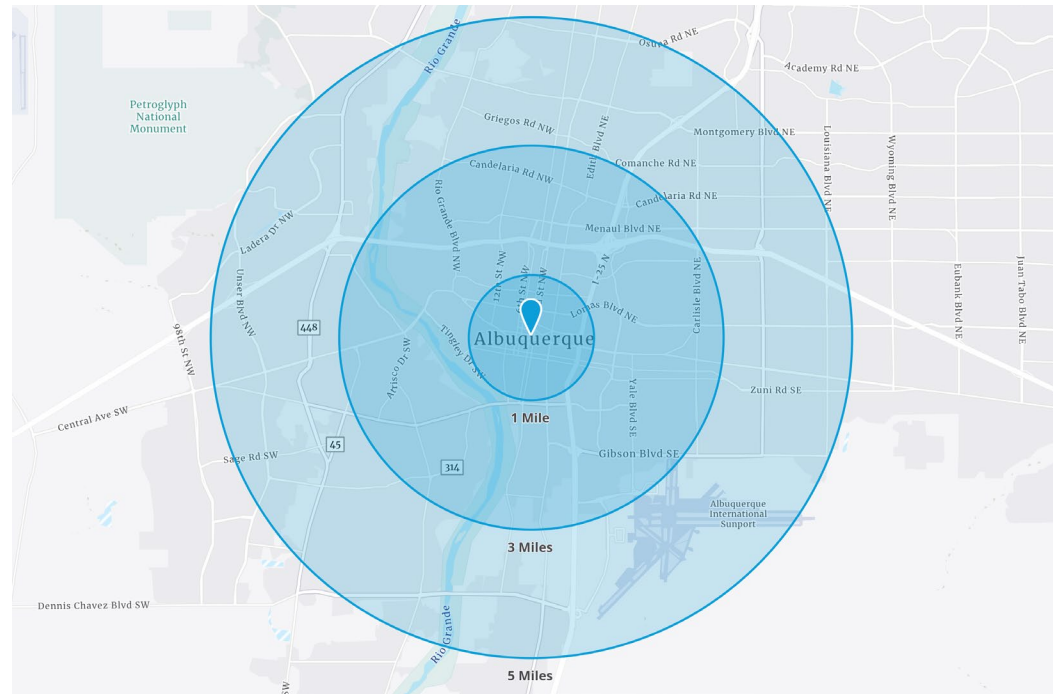
Lobby



2nd Floor Mezzanine

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	14,107	91,026	236,840
Households	7,714	40,682	101,983
Median Age	37.0	35.6	35.9
Average HH Income	\$61,328	\$70,683	\$71,575
Per Capita Income	\$36,926	\$31,908	\$30,894
Daytime Population	44,588	142,730	306,307
College Education	49%	46.3%	40.5%

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