

# ROMA 4TH CENTER

500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

FOR  
LEASE



## 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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### STACEY NENNINGER, CCIM

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☎ 505.855.7608

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# ROMA 4TH CENTER

AVAILABLE SPACES

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## 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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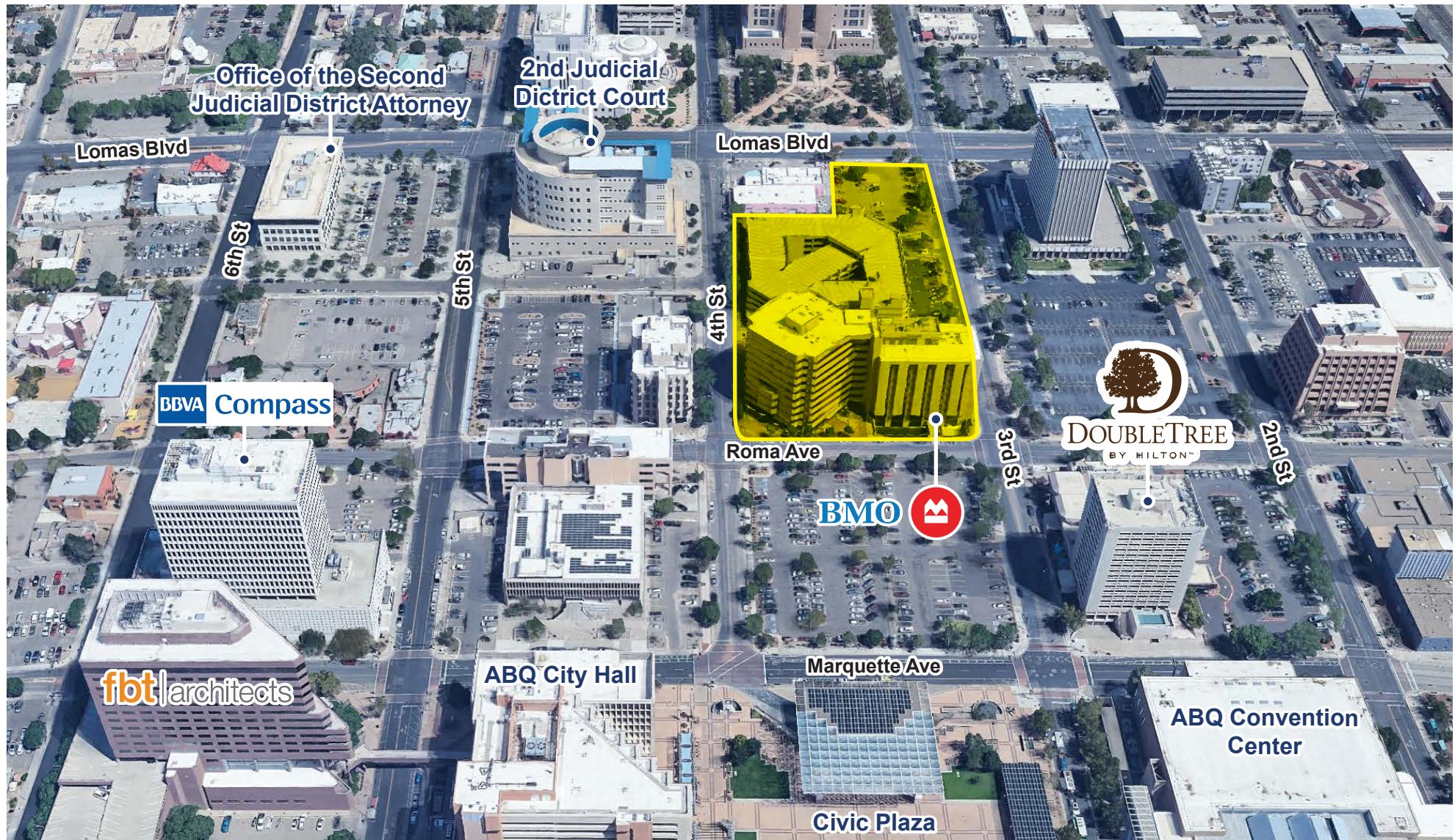
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## SITE OVERVIEW

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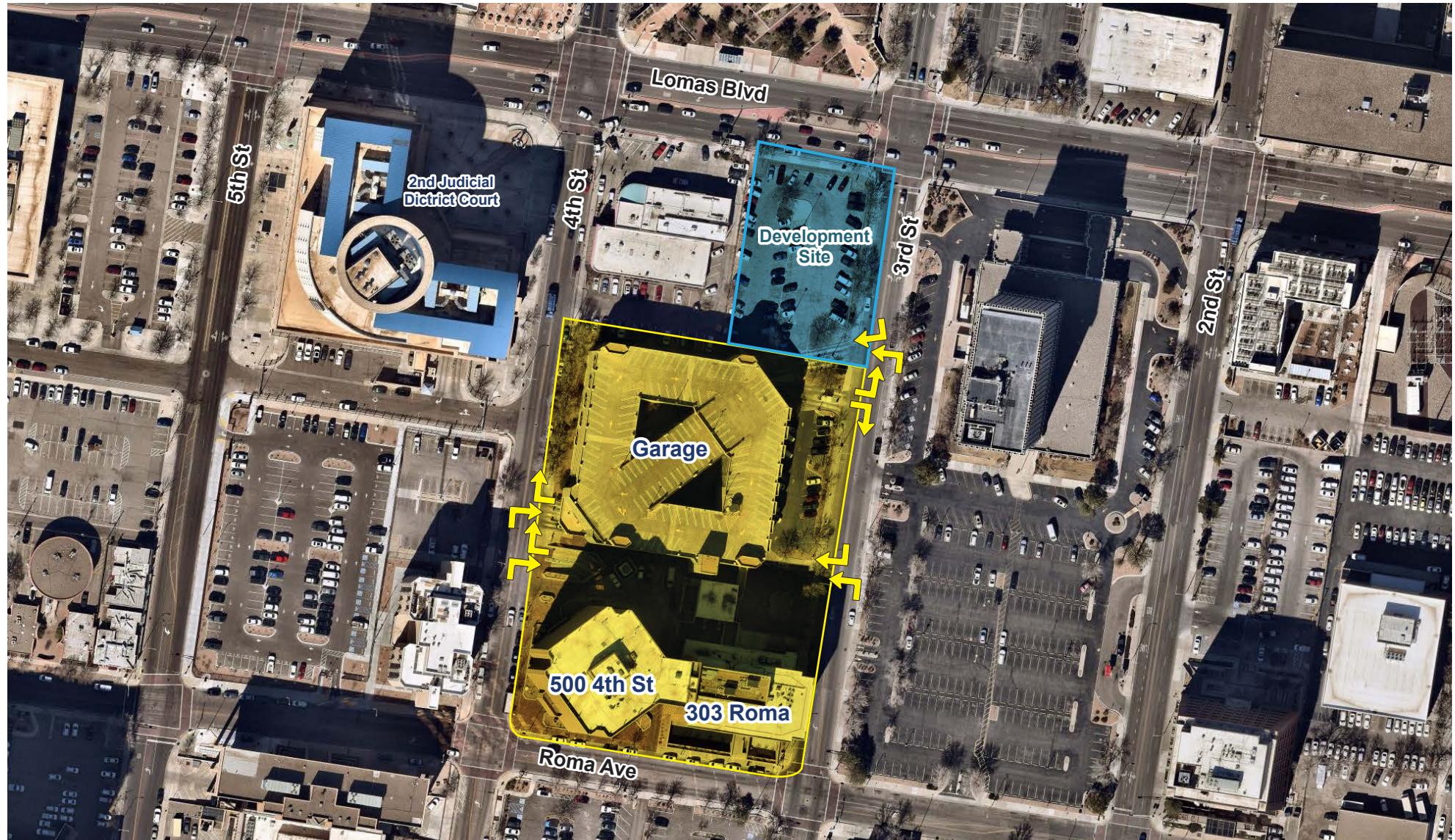
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# ROMA 4TH CENTER

SITE DEVELOPMENT

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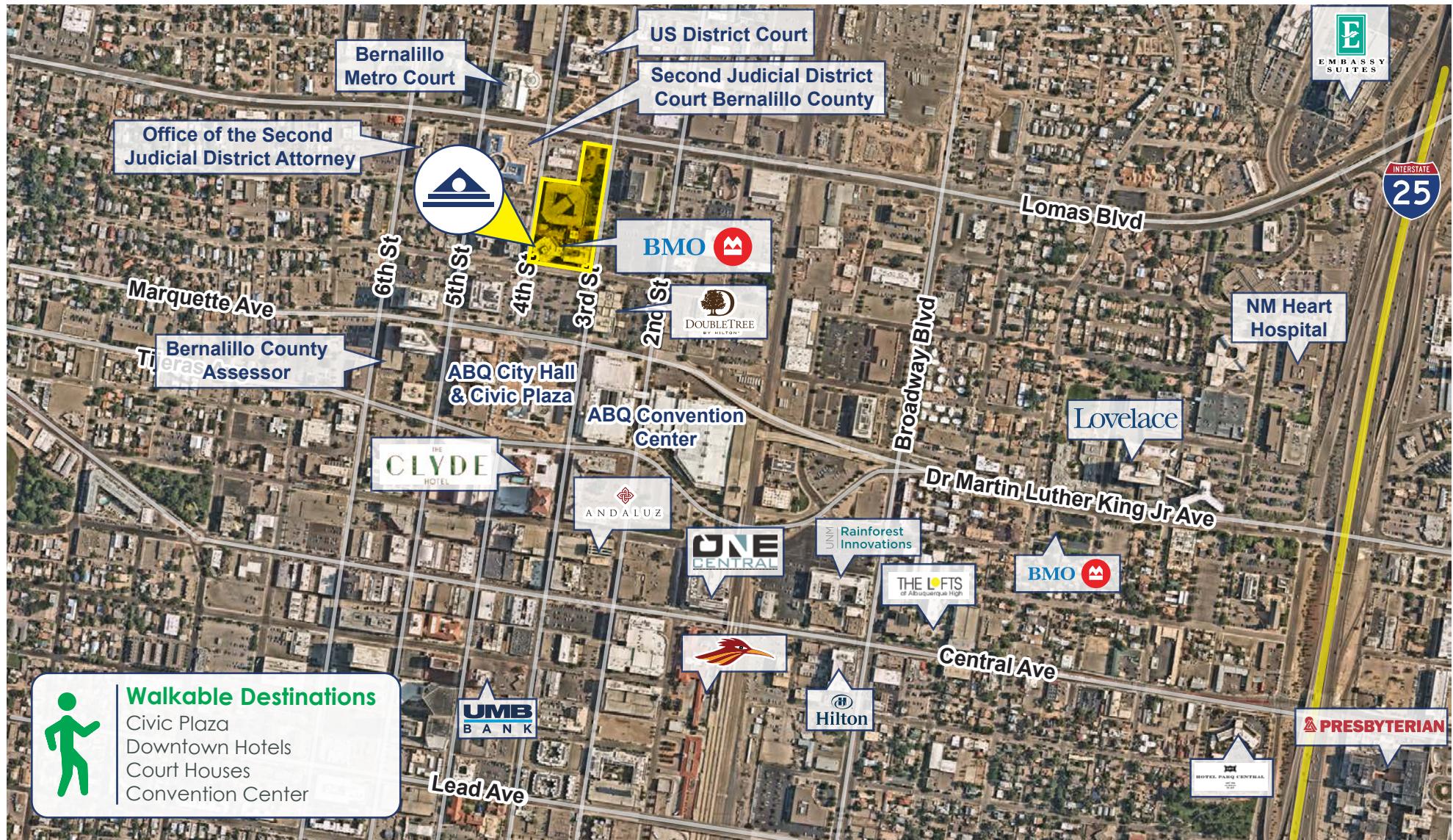
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# ROMA 4TH CENTER

## AREA OVERVIEW

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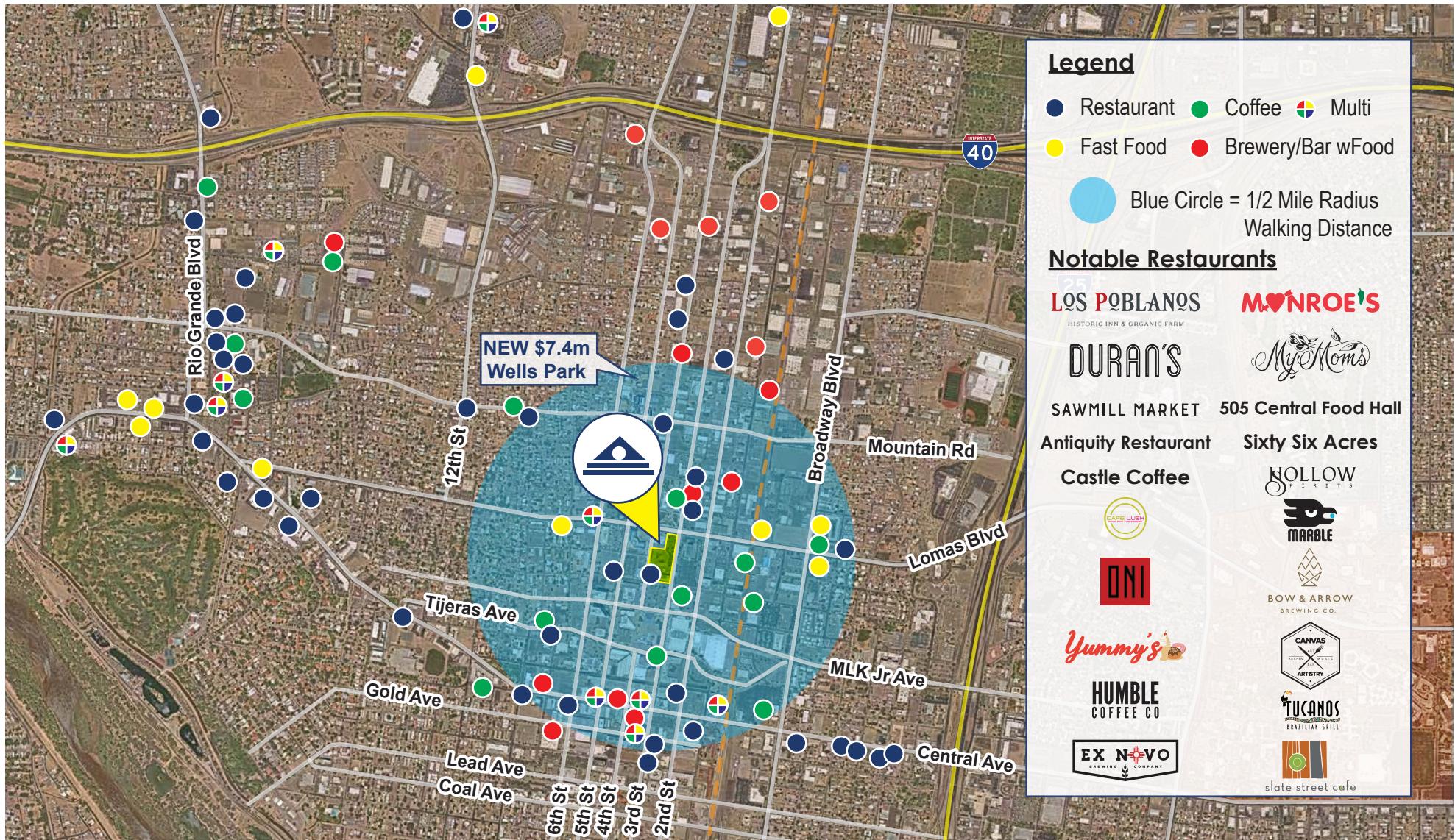
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AREA RESTAURANTS

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# ROMA 4TH CENTER

500 4TH ST - 2ND FLOOR

13,852 FULL FLOOR  
TOTAL RSF

**SUITE 200**  
**3,580 RSF**

**SUITE 250**  
**4,258 RSF**

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500 4TH ST - 4TH FLOOR

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# **SUITE 405**

## **2,293 RSF**

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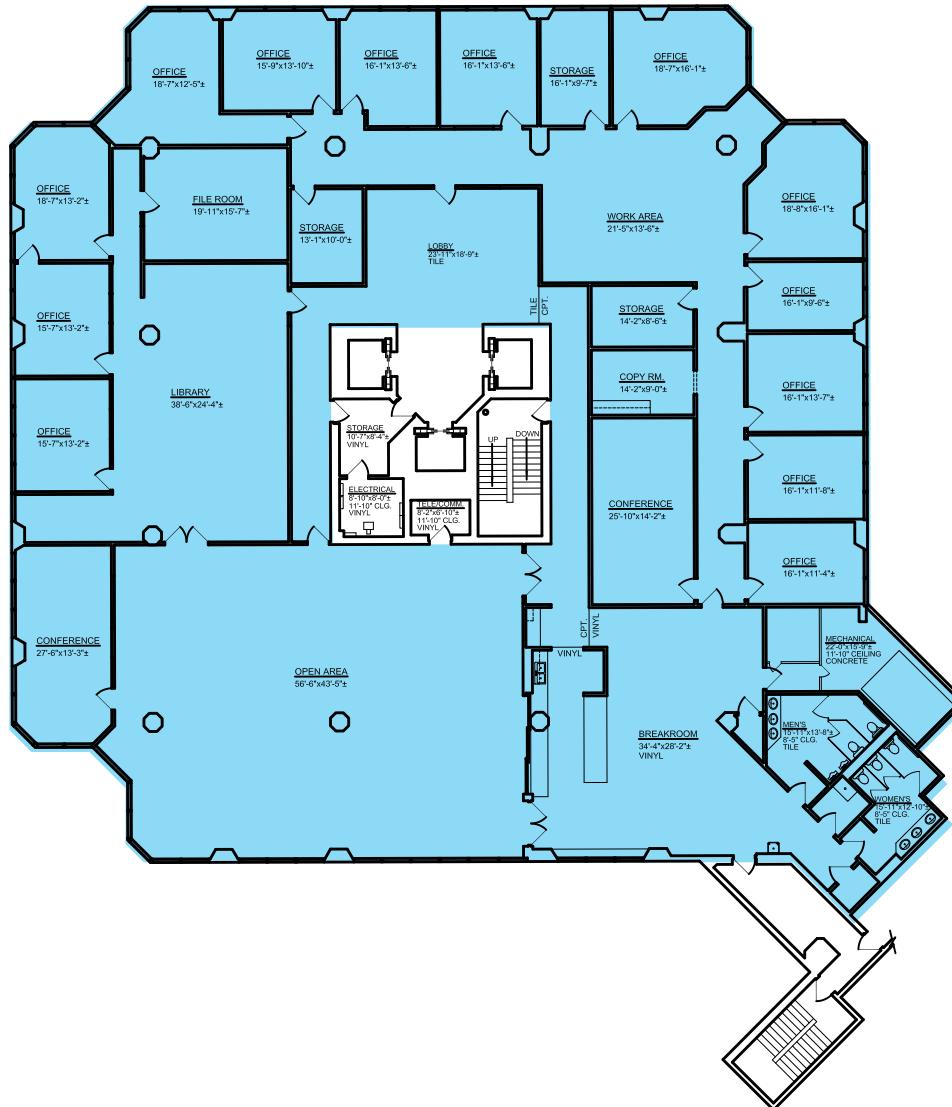


# ROMA 4TH CENTER

500 4TH ST - 6TH FLOOR

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6TH FLOOR  
13,852 RSF



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# ROMA 4TH CENTER

## DRIVE TIME DEMOGRAPHICS

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### 5 MINUTE DRIVE TIME

 **Population** - 34,242

 **Avg HH Income** - \$51,987

### 10 MINUTE DRIVE TIME

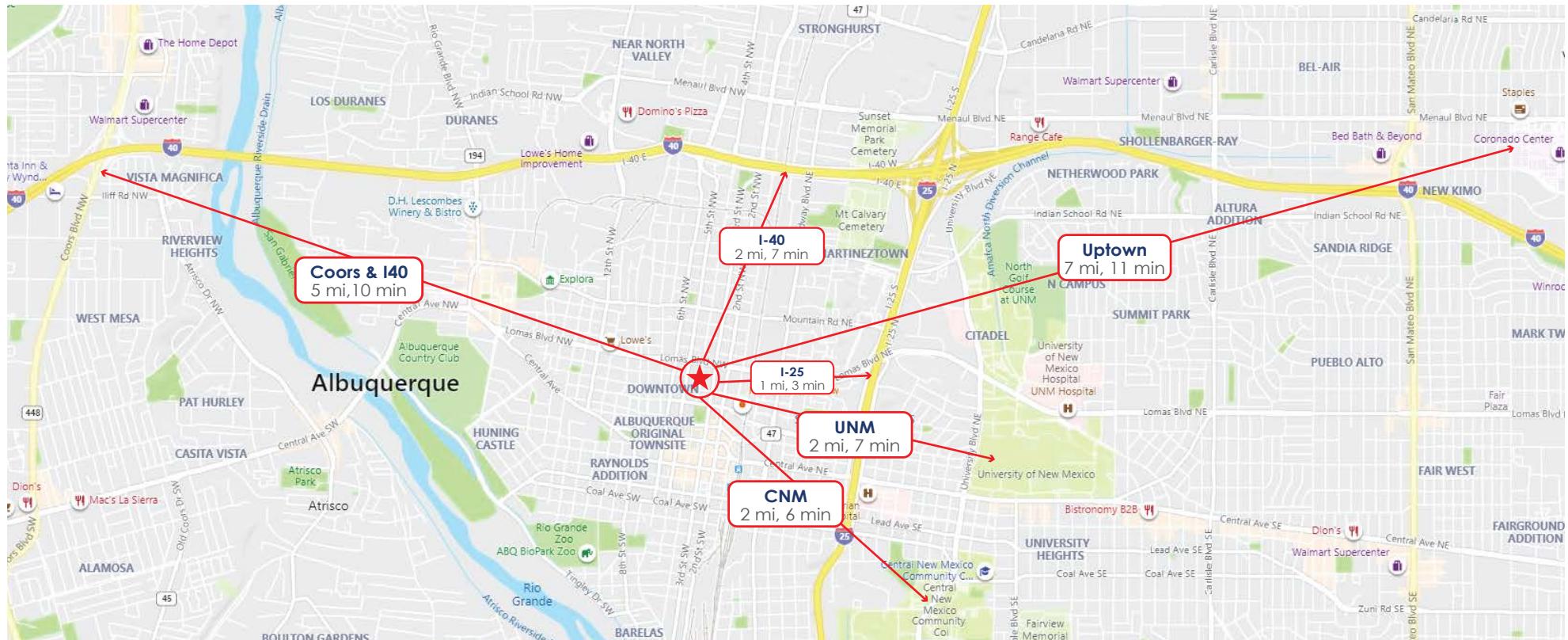
 **Population** - 131,176

 **Avg HH Income** - \$60,967

### 15 MINUTE DRIVE TIME

 **Population** - 322,341

 **Avg HH Income** - \$64,731



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