

# THE VERGE BUILDING

317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

FOR  
LEASE



## FOR LEASE

## FEATURES

## CONTACT

### 1st Floor

**Rate:** \$25.00/SF Full Service  
**Suite 101:** 2,075 ±RSF

### 3rd Floor

Shared workspace available  
**See floor plan for pricing  
& details**

- » Located in Albuquerque's innovation corridor
- » **Free** on-site parking
- » Building conference rooms available at **no additional charge**
- » Contemporary buildout
- » Excellent **high-speed internet included** in rent

### STACEY NENNINGER, CCIM

✉ [stacey@argusinvestmentrealty.com](mailto:stacey@argusinvestmentrealty.com)  
☎ 505.855.7608

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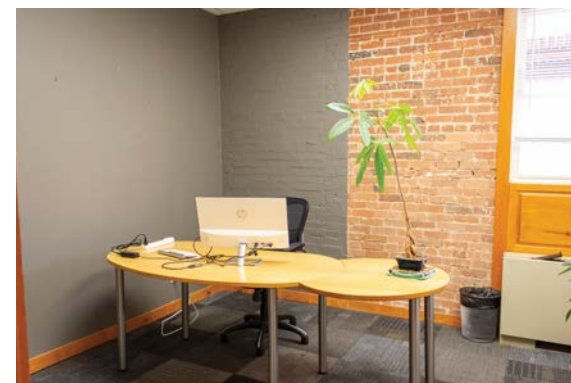
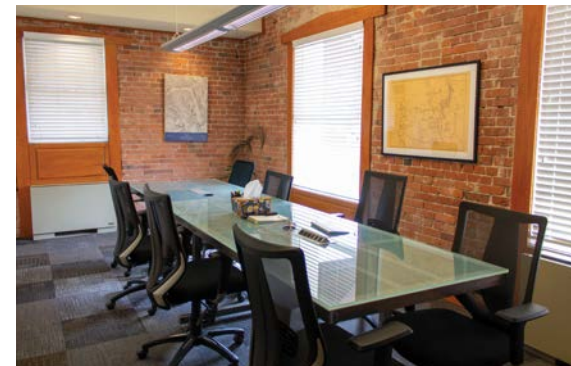
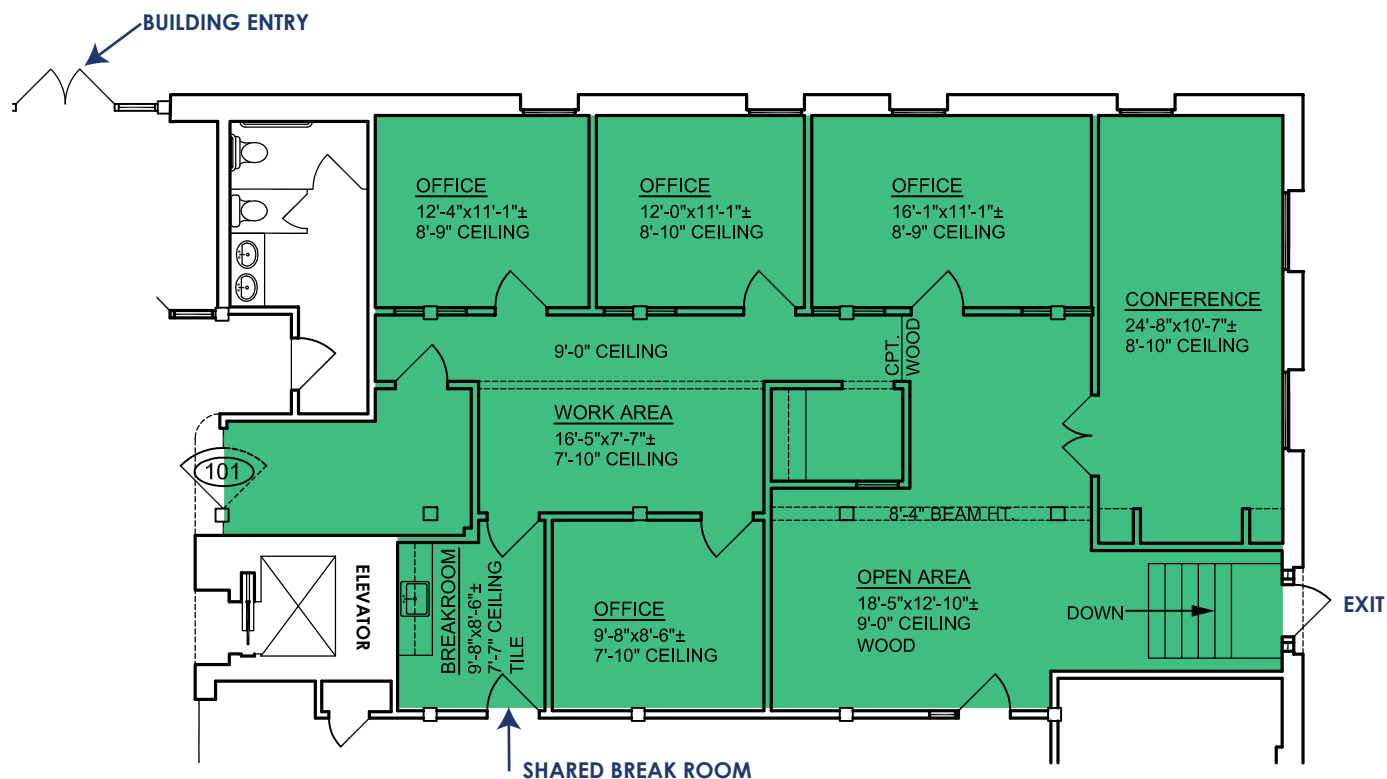


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FIRST FLOOR

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SUITE 101 - 2,075 ±RSF - FURNITURE INCLUDED



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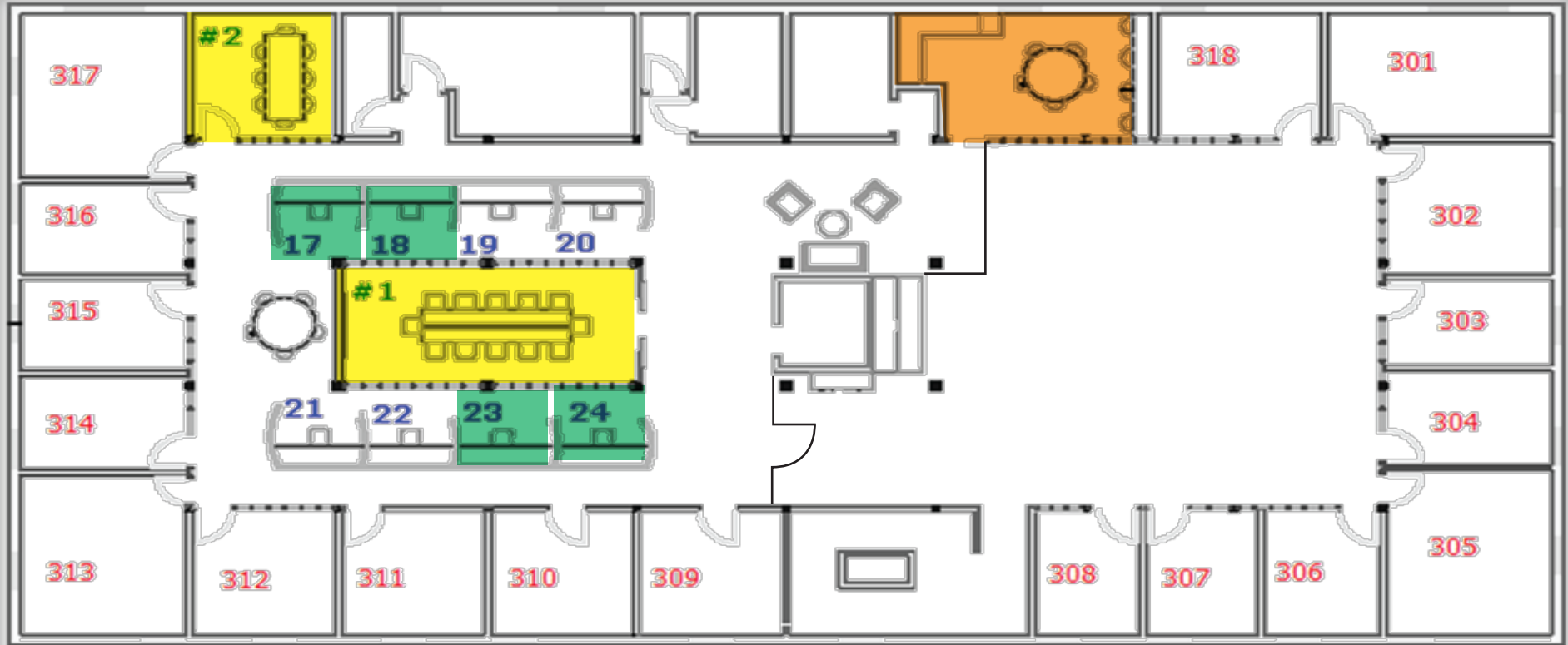


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THIRD FLOOR

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OFFICE CUBICAL - \$150/MONTH



SHARED CONFERENCE ROOM

SHARED BREAK ROOM

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AREA OVERVIEW

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# THE VERGE BUILDING

DOWNTOWN PARKING & TRANSPORTATION

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 City Parking Facilities

 ART Stops

 NM Rail Runner Station

## Albuquerque Rapid Transit Project

**A** Transit can help customers get to local businesses; expanding market area by providing more accessibility.

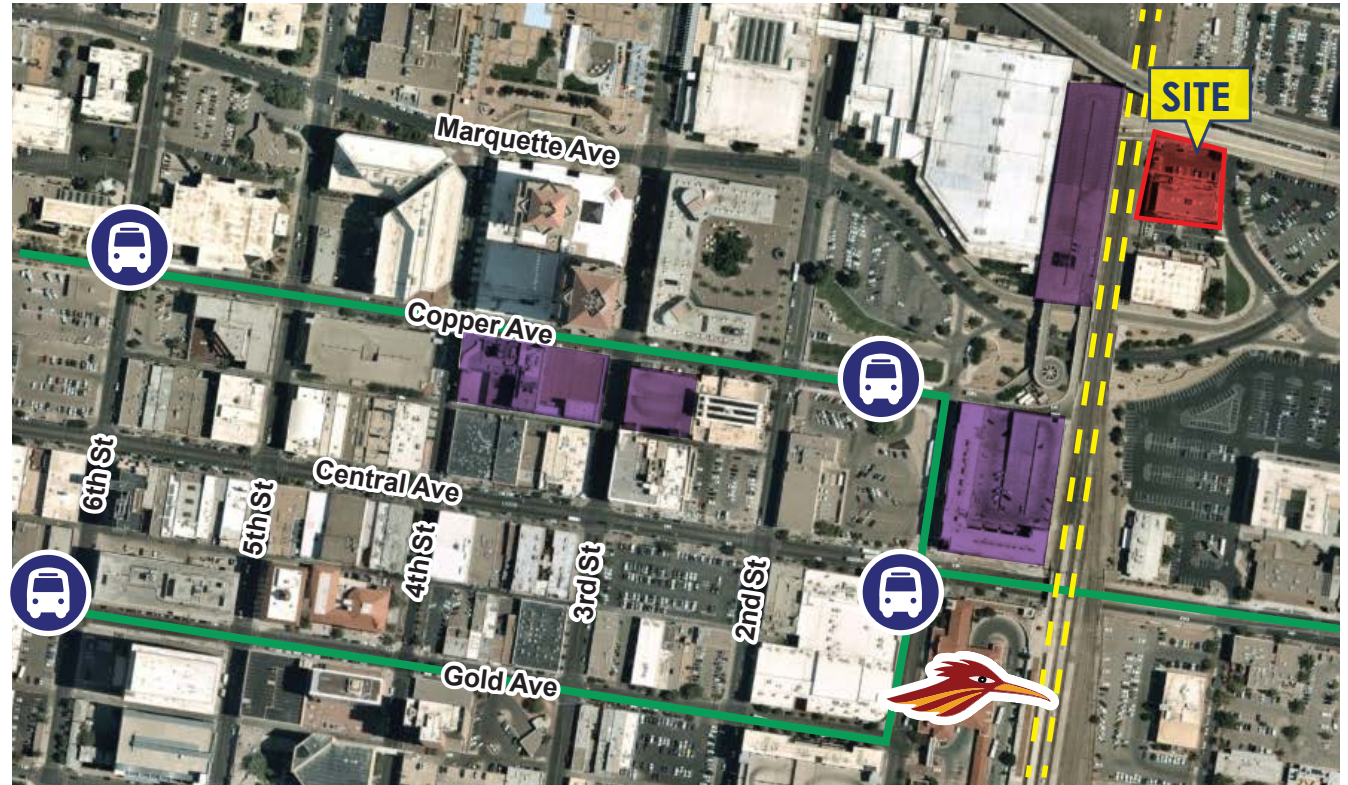
**R** Increasing the ability for employees to take transit to work, freeing up on-site parking space and providing convenient access for visiting tourists to shops, restaurants and museums.

**T**

ART runs along Central between Unser Blvd. & Tramway Blvd.

A bus will arrive every 7 to 8 minutes between 6:30 a.m. and 6:30 p.m

A bus will arrive every 15 minutes before 6:30 a.m. and after 6:30 p.m.



ART Route and Stops



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## DRIVE TIME DEMOGRAPHICS

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**5 MINUTE DRIVE TIME**



**Population - 78,432**



**Avg HH Income - \$53,416**



**10 MINUTE DRIVE TIME**



**Population - 338,499**



**Avg HH Income - \$61,257**



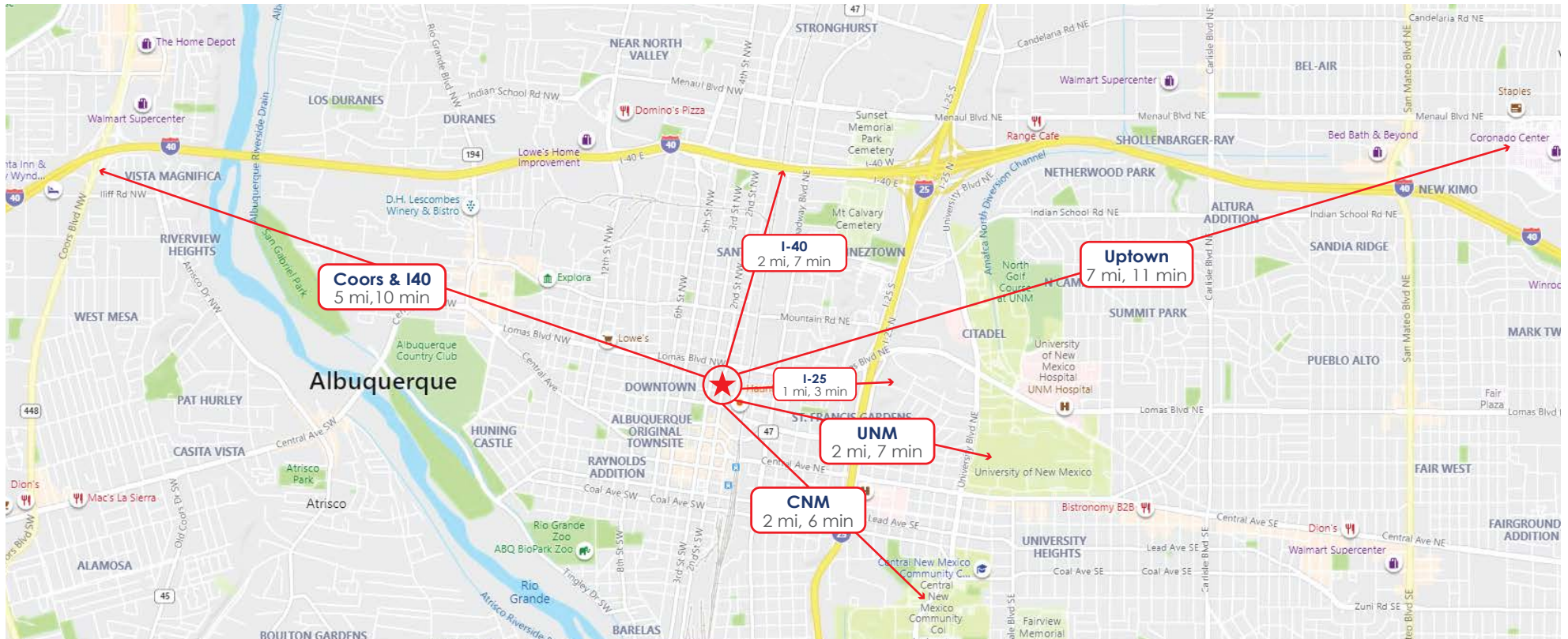
**15 MINUTE DRIVE TIME**



**Population - 587,943**



**Avg HH Income - \$68,974**



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