

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 102: 1,499 ±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

☎ 505.855.7608

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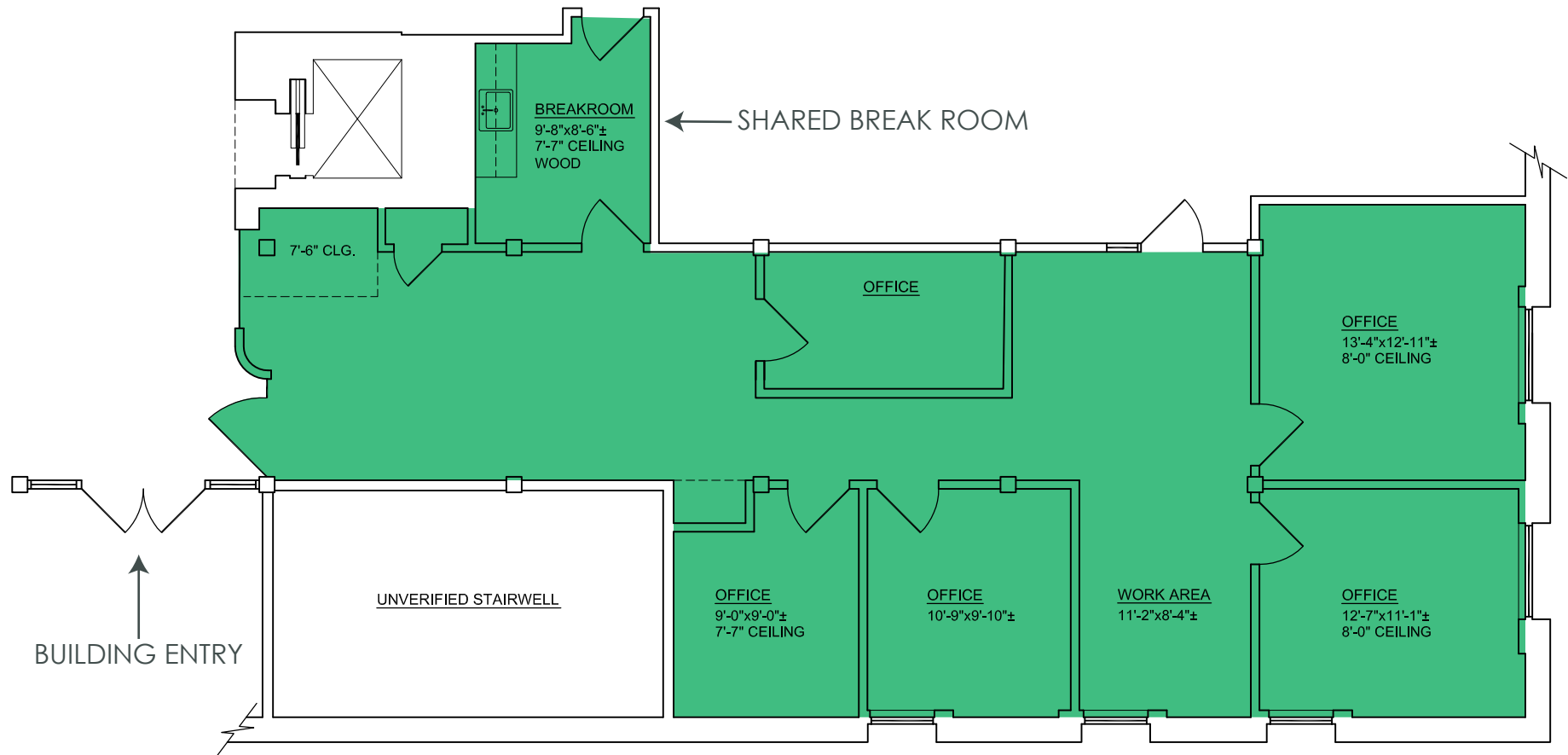
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SUITE 102 - 1,499 ±RSF

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THIRD FLOOR

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OFFICE CUBICAL - \$150/MONTH



SHARED CONFERENCE ROOM

SHARED BREAK ROOM

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THE VERGE BUILDING

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.

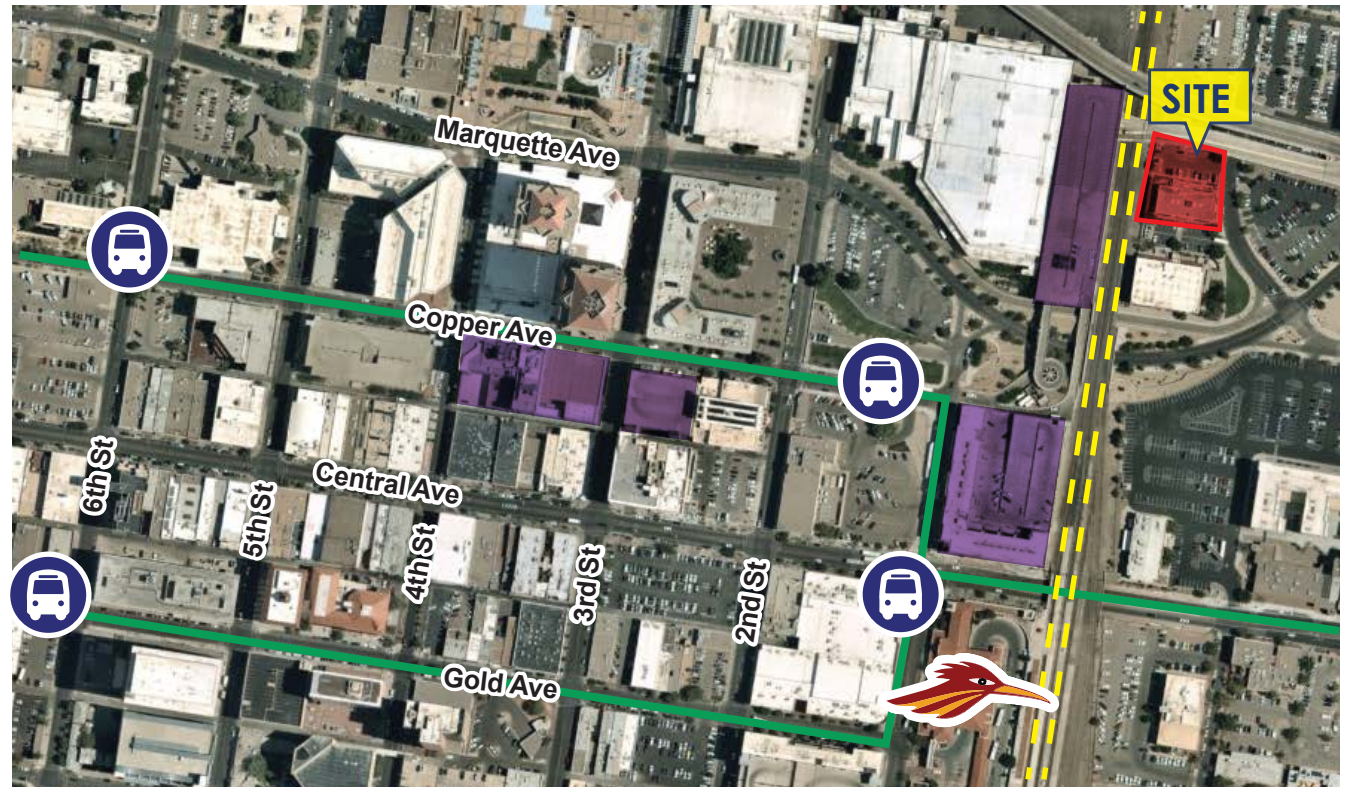
R Increasing the ability for employees to take transit to work, freeing up on-site parking space and providing convenient access for visiting tourists to shops, restaurants and museums.

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

FOR
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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



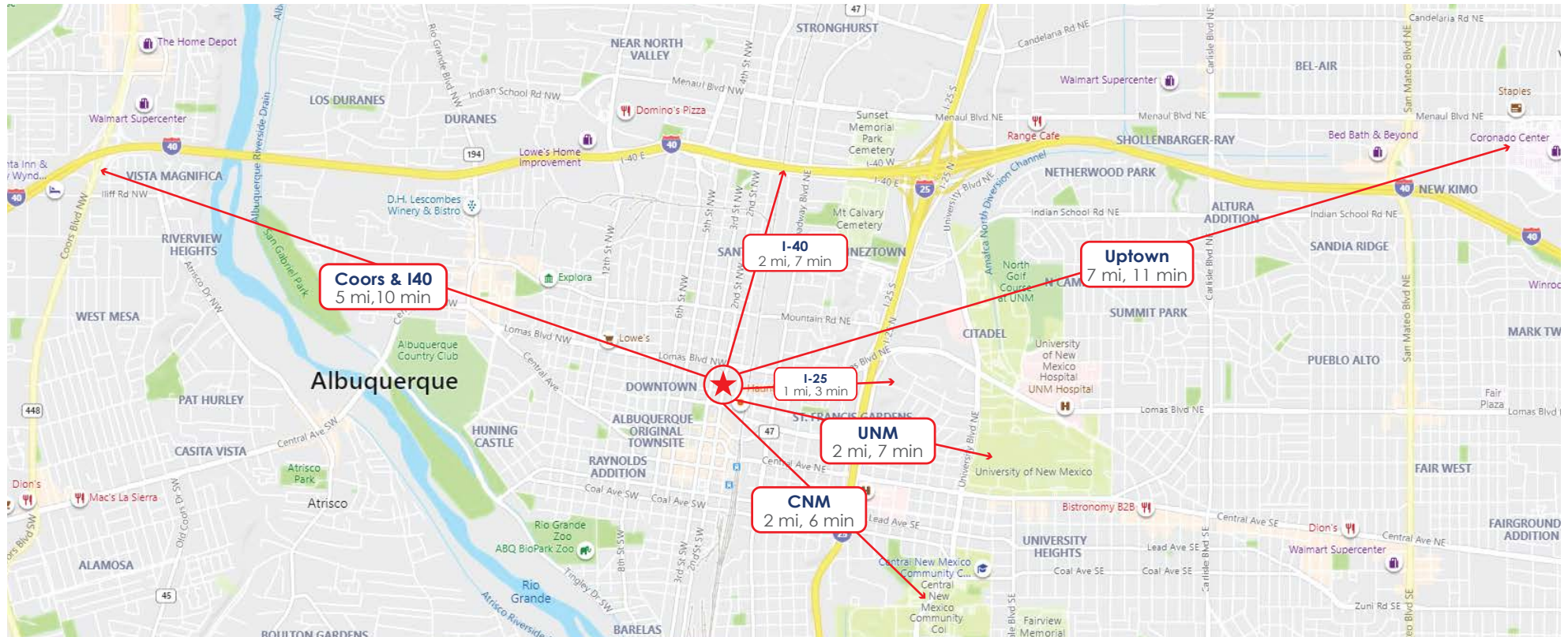
15 MINUTE DRIVE TIME



Population - 587,943



Avg HH Income - \$68,974



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