

# DOWNTOWN LUXURY

500 MARQUETTE AVE NW, ALBUQUERQUE, NM 87102

FOR  
LEASE

## FREE SPACE PLANNING!

Generous **Tenant Improvements** offered to modernize your space.

## BUILDING SIGNAGE OPPORTUNITY

Lease the 1st Floor and add your **MARQ** to this iconic building

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## LEASE

» \$24.50/RSF Full Service

### Available Space

» 1,548 ±RSF - 9,087 ±RSF

## FEATURES

- » Class A landmark building
- » Great downtown location
- » On-site security during business hours
- » On-site, **secured** parking garage for tenants and guests
- » Public Wi-Fi lounge on 1st & 2nd Floor
- » Cafe & common collaborative areas
- » Incredible views
- » Dozens of walkable restaurant destinations
- » Minutes to Rapid Ride and Rail Runner

## CONTACT

**SCOTT THROCKMORTON, SIOR**

Owner/Broker

✉ [scott@argusinvestmentrealty.com](mailto:scott@argusinvestmentrealty.com)

☎ 505.855.7602

**STACEY NENNINGER, CCIM**

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# DOWNTOWN LUXURY

STUNNING SHARED SPACES & UPCOMING BUILDING IMPROVEMENTS

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# DOWNTOWN LUXURY

MODERN INTERIOR DESIGN & UNIQUE TENANT SPACES

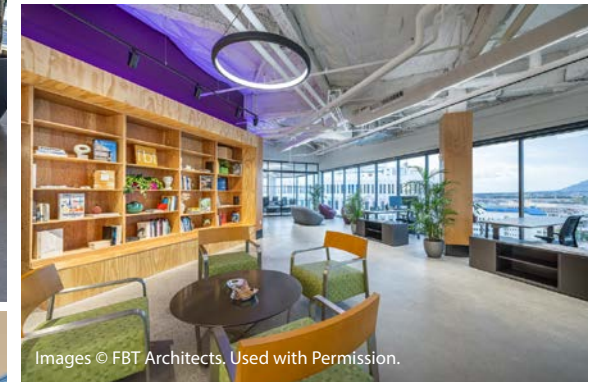
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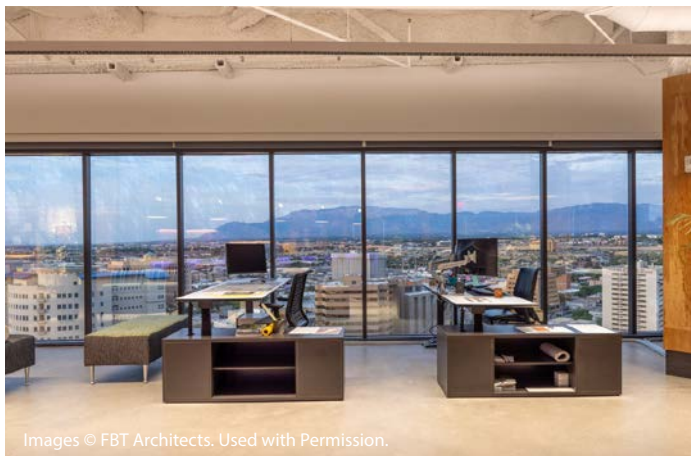
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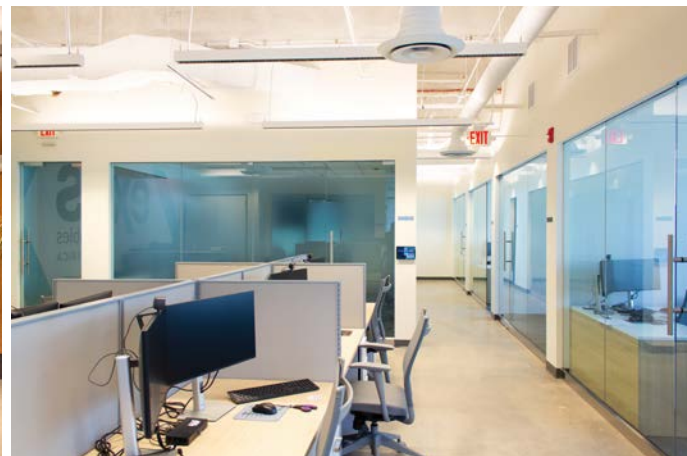
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# DOWNTOWN LUXURY

AREA OVERVIEW

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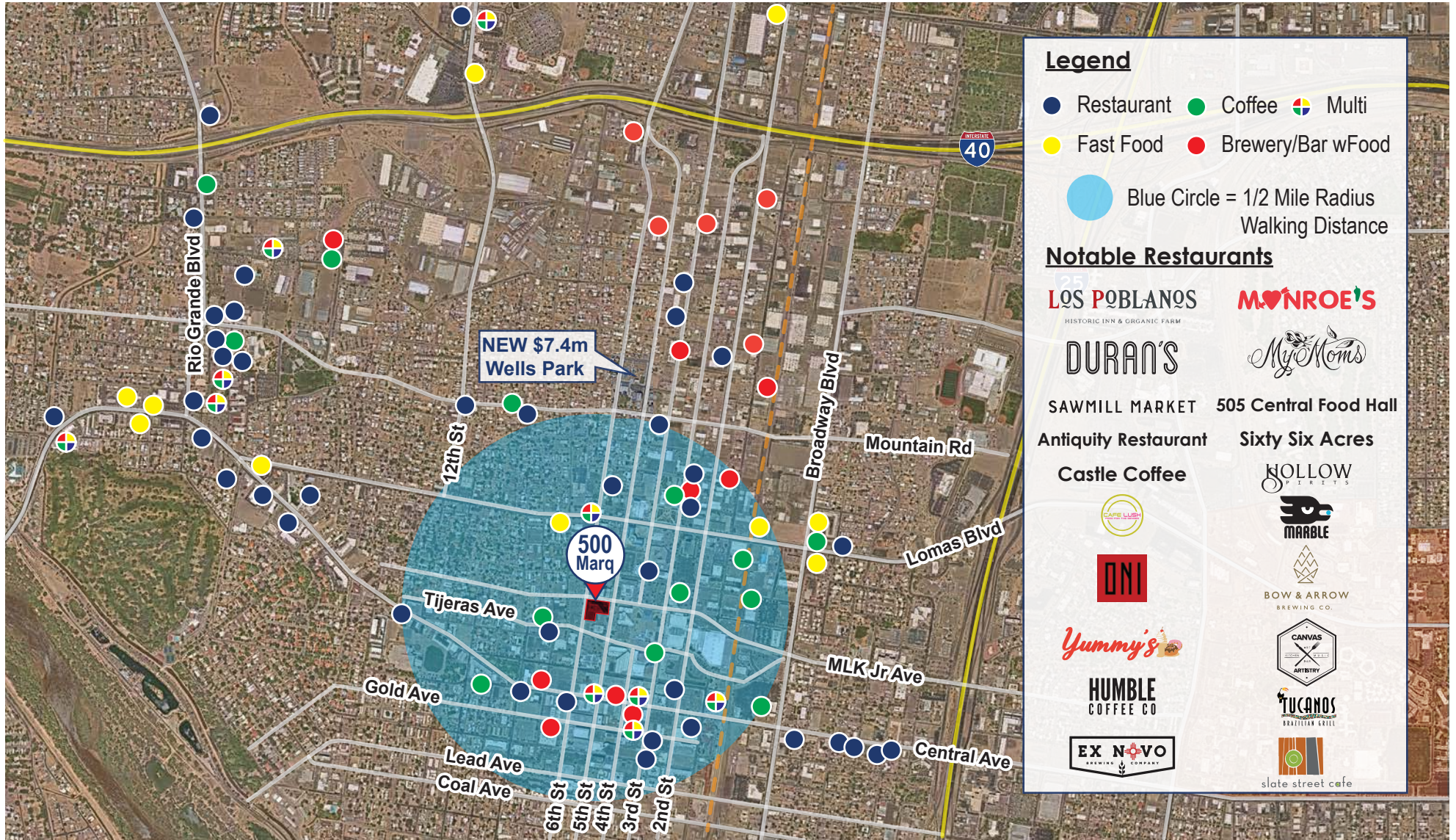
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# DOWNTOWN LUXURY

AREA RESTAURANTS

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### Legend

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

### Notable Restaurants

- |   |   |
|---|---|
| <b>LOS POBLANOS</b><br><small>HISTORIC INN &amp; ORGANIC FARM</small>               | <b>MONROE'S</b>   |
| <b>DURAN'S</b>  | <i>My Mom's</i>   |
| SAWMILL MARKET  | 505 Central Food Hall   |
| Antiquity Restaurant  | Sixty Six Acres   |
| Castle Coffee   | <b>HOLLOW</b><br>SWEETS   |
|  |    |
| <b>ONI</b>  |   |
| <i>Yummy's</i>  |  |
| <b>HUMBLE</b><br>COFFEE CO  | <b>TUCANOS</b><br>BRAZILIAN GRILL   |
| <b>EX N-VO</b><br>BREWING COMPANY   |  |

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# DOWNTOWN LUXURY

## 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**



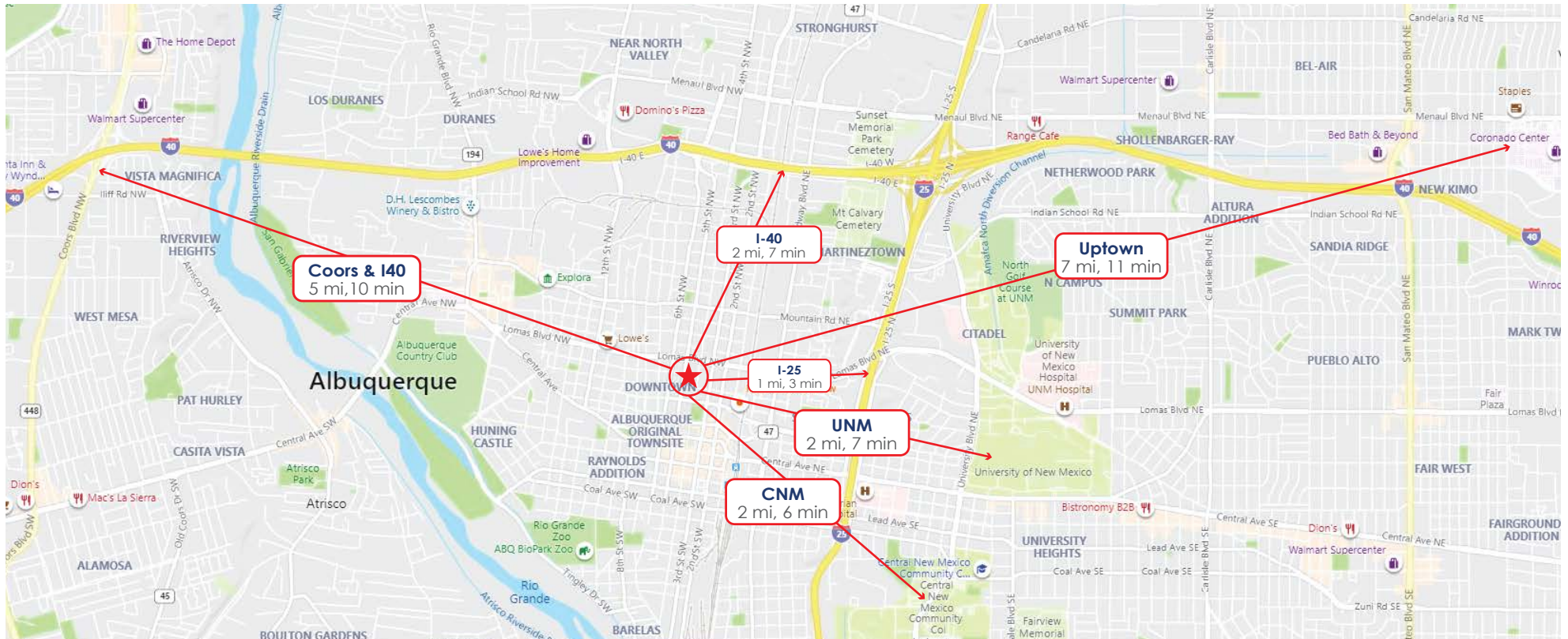
**15 MINUTE DRIVE TIME**



**Population - 322,341**



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



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# DOWNTOWN LUXURY

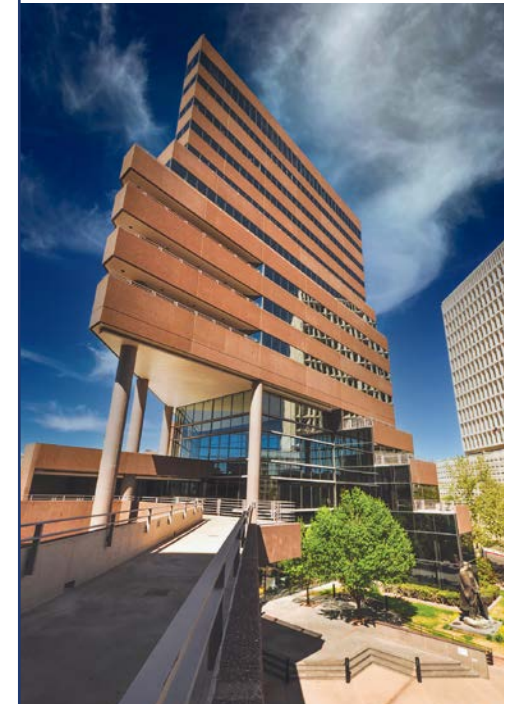
## AVAILABLE SPACE - BY FLOOR

**FOR  
LEASE**

Space	Size	Space	Size	Space	Size
<b>1st Floor</b>		<b>6th Floor</b>		<b>10th Floor</b>	
Suite 100	3,938 RSF	Suite 650	1,738 RSF	Suite 1000	4,598 RSF
<b>4th Floor</b>		<b>8th Floor</b>		<b>13th Floor</b>	
Suite 400	9,087 RSF	Suite 810	2,906 RSF	Suite 1360	3,340 RSF
<b>5th Floor</b>		<b>9th Floor</b>		<b>14th Floor</b>	
Suite 500	4,318 RSF	Suite 920	2,007 RSF	Suite 1420	6,056 RSF*
				Suite 1410	1,548 RSF*
				*Can Be Combined 7,604 RSF	

### Lease Pricing

**\$24.50/RSF Full Service**



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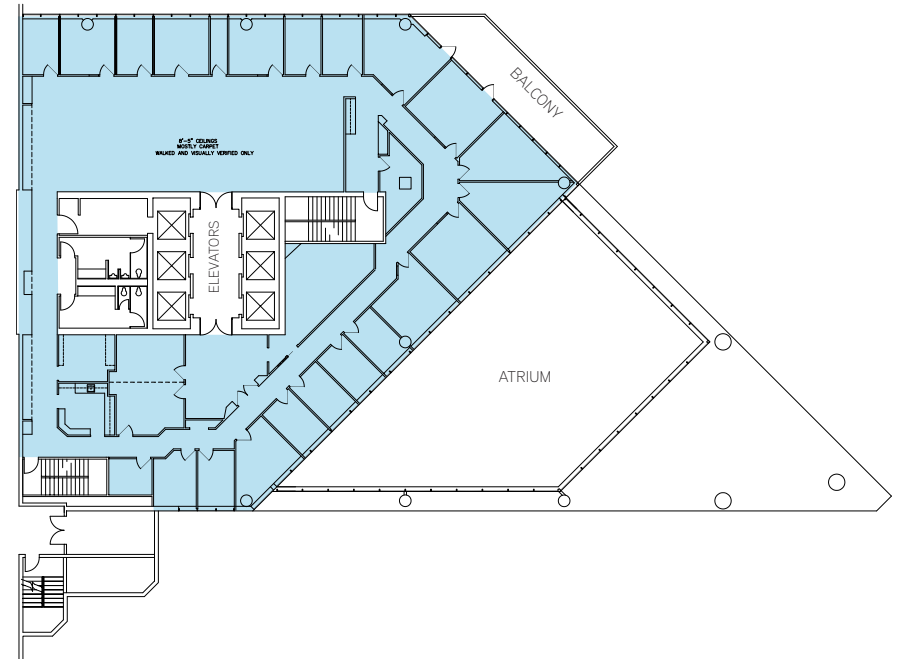
# DOWNTOWN LUXURY

AVAILABLE SPACE - BY SIZE

FOR  
LEASE

Space	Size
4th Floor	9,087 RSF
Suite 1420	6,056 RSF
Suite 1000	4,598 RSF
Suite 500	4,318 RSF
Suite 100	3,938 RSF
Suite 1360	3,340 RSF
Suite 810	2,906 RSF
Suite 920	2,007 RSF
Suite 650	1,738 RSF
Suite 1410	1,548 RSF

1 Full Floor Available - 4th Floor - 9,807 RSF



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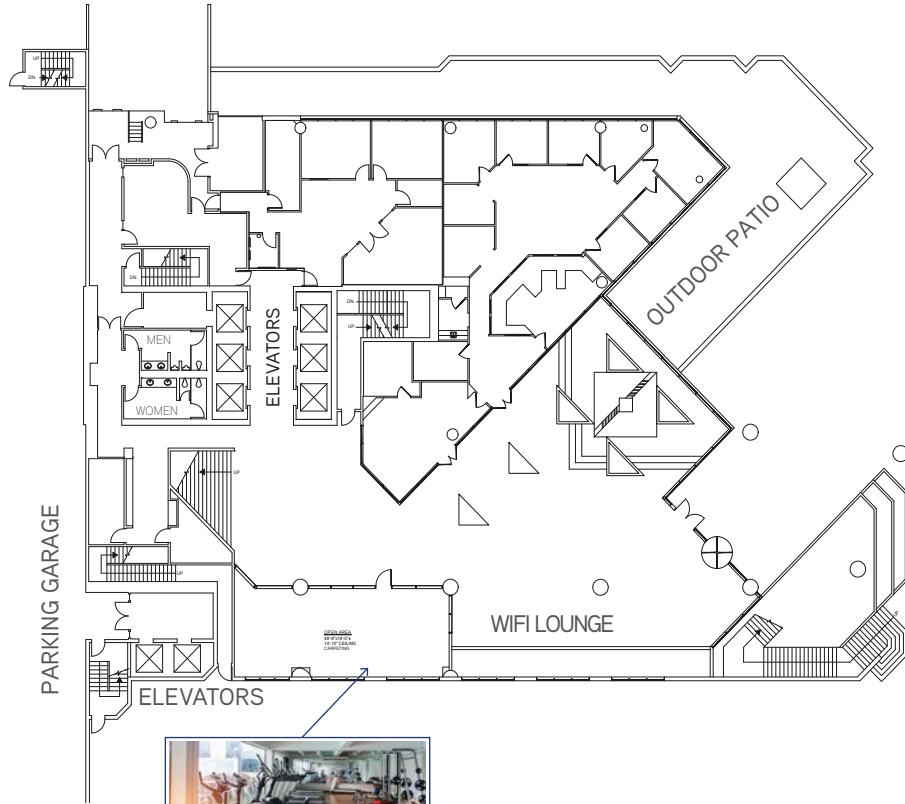


# DOWNTOWN LUXURY

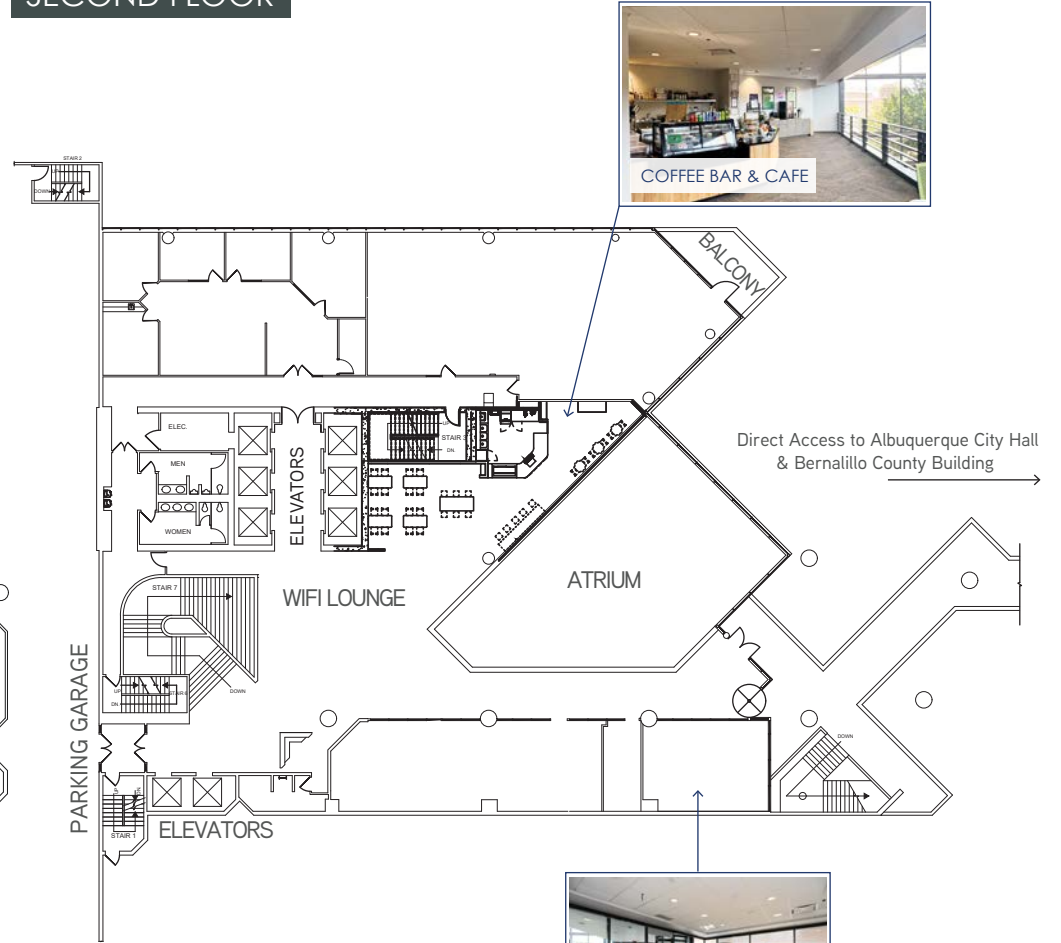
## BUILDING AMENITIES

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### FIRST FLOOR



### SECOND FLOOR



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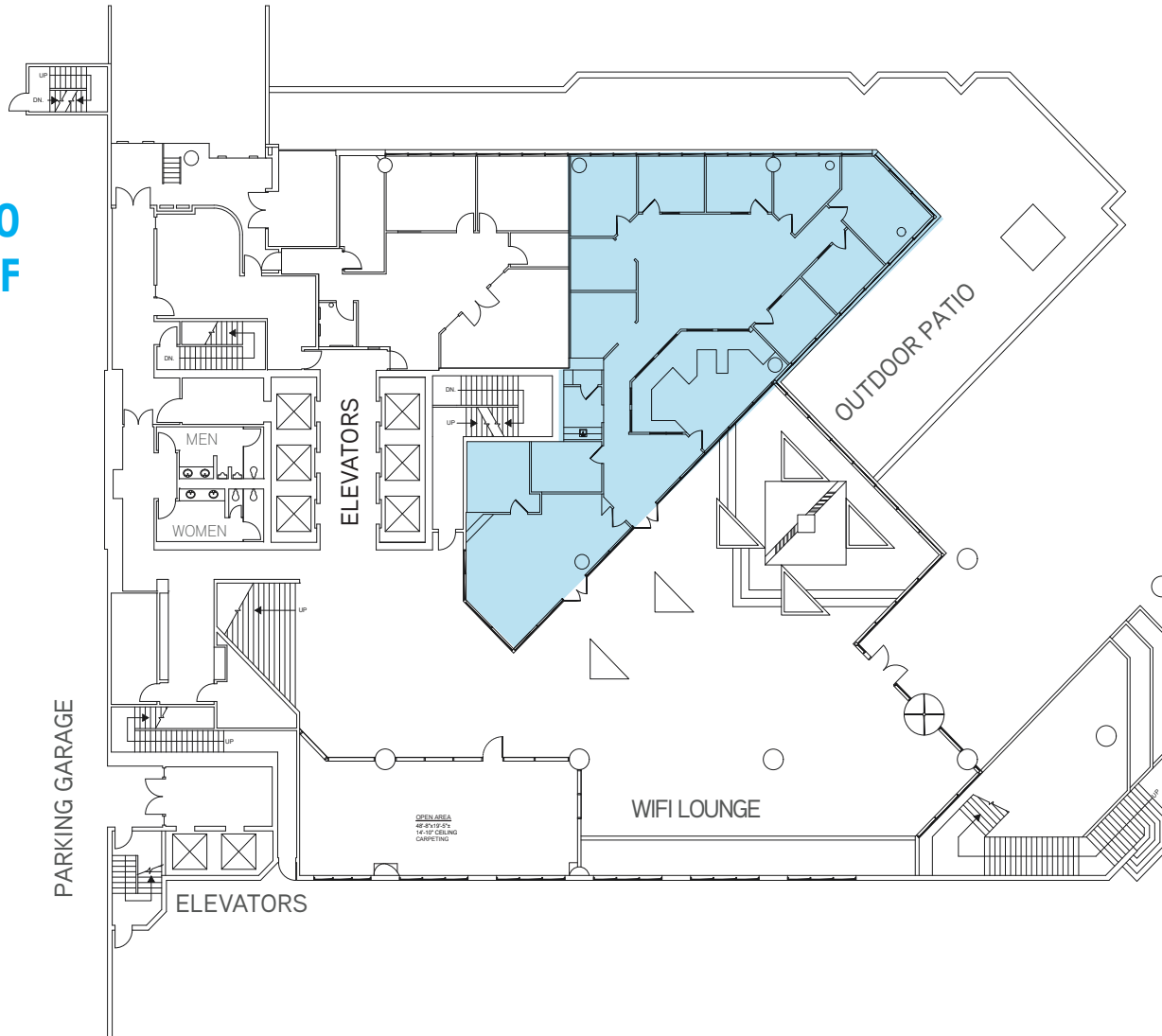


# DOWNTOWN LUXURY

FIRST FLOOR - GROUND FLOOR

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SUITE 100  
3,938 RSF



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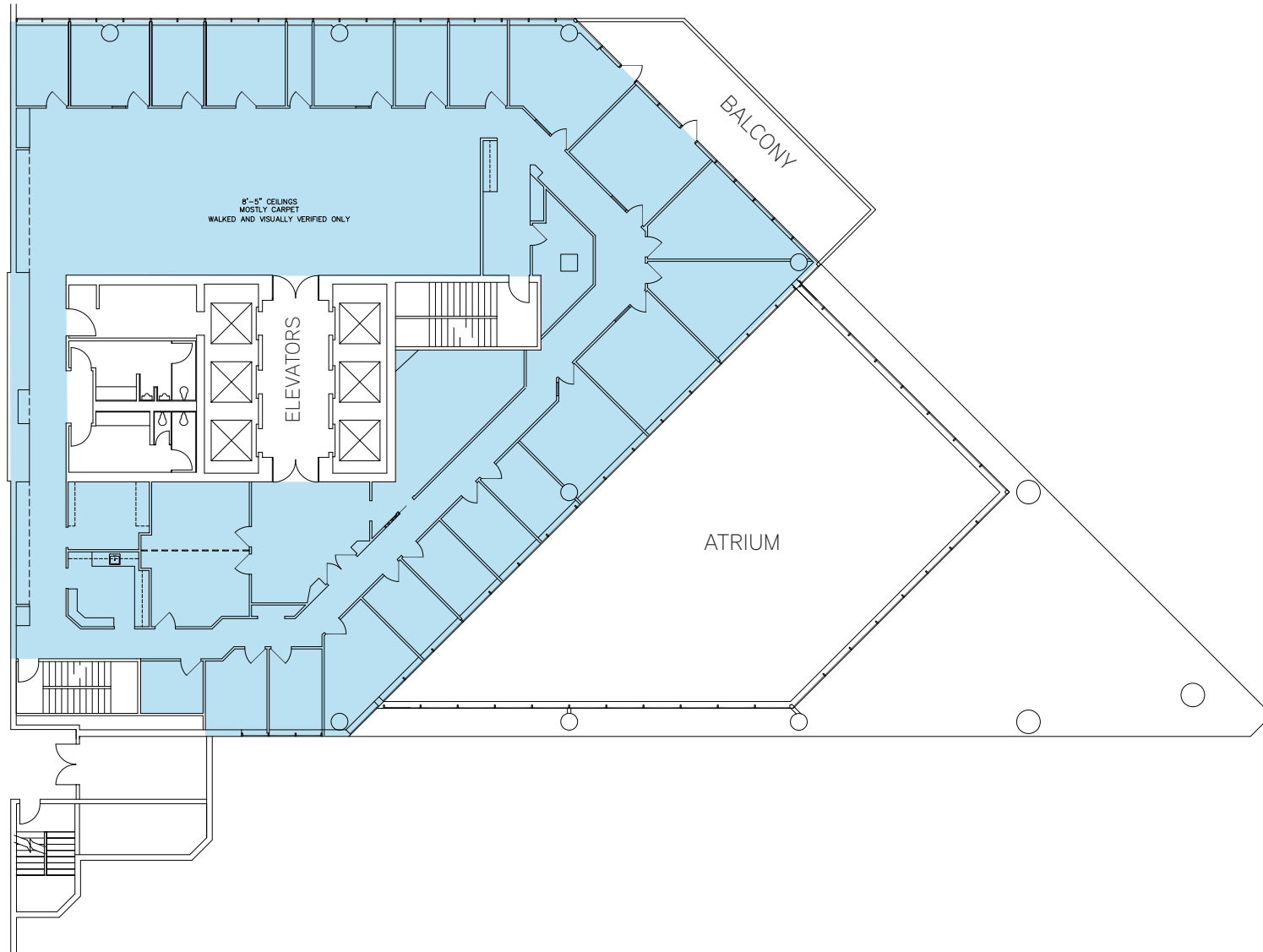


# DOWNTOWN LUXURY

FOURTH FLOOR

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SUITE 400  
9,087 RSF



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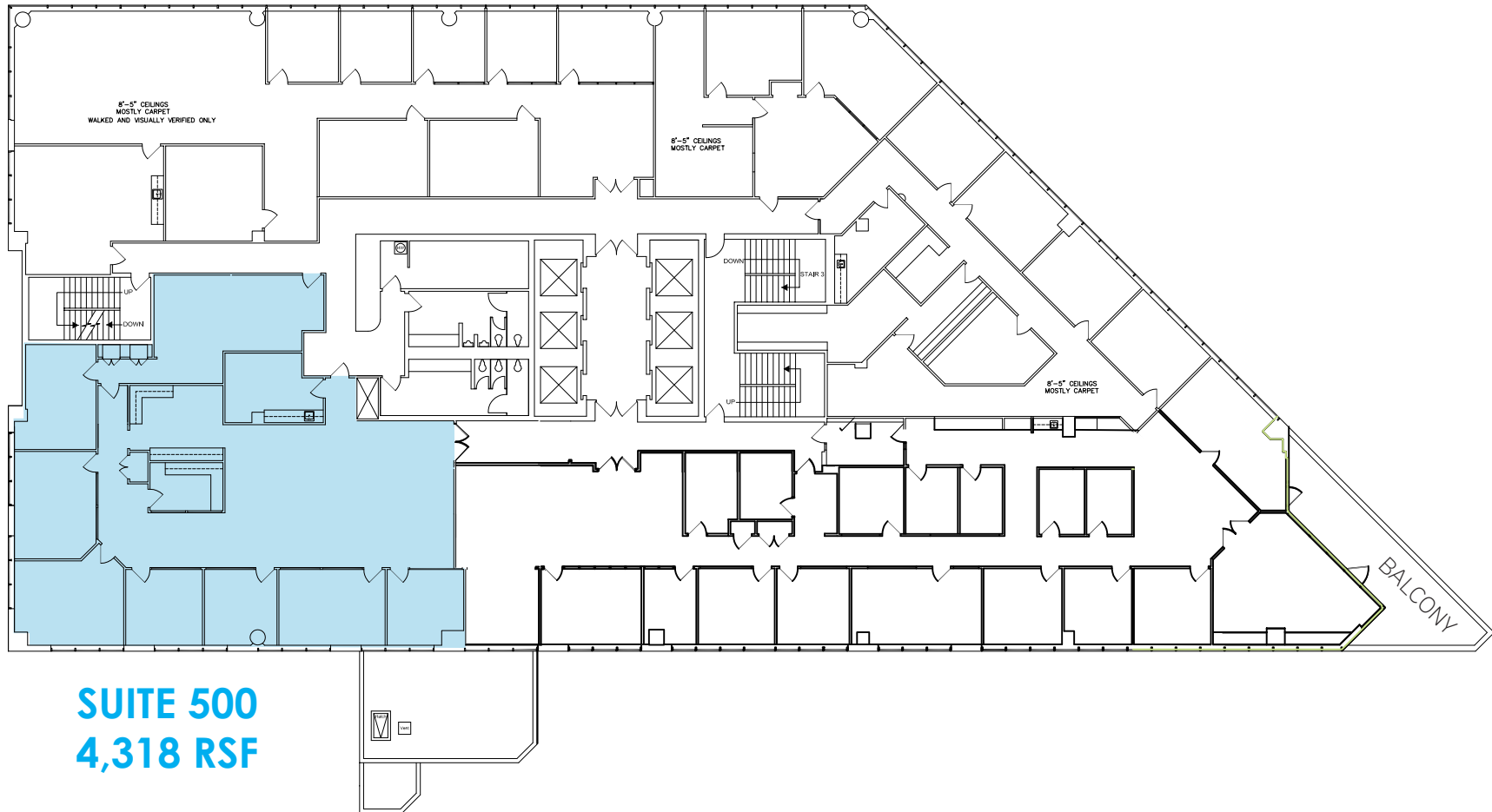
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# DOWNTOWN LUXURY

FIFTH FLOOR

FOR  
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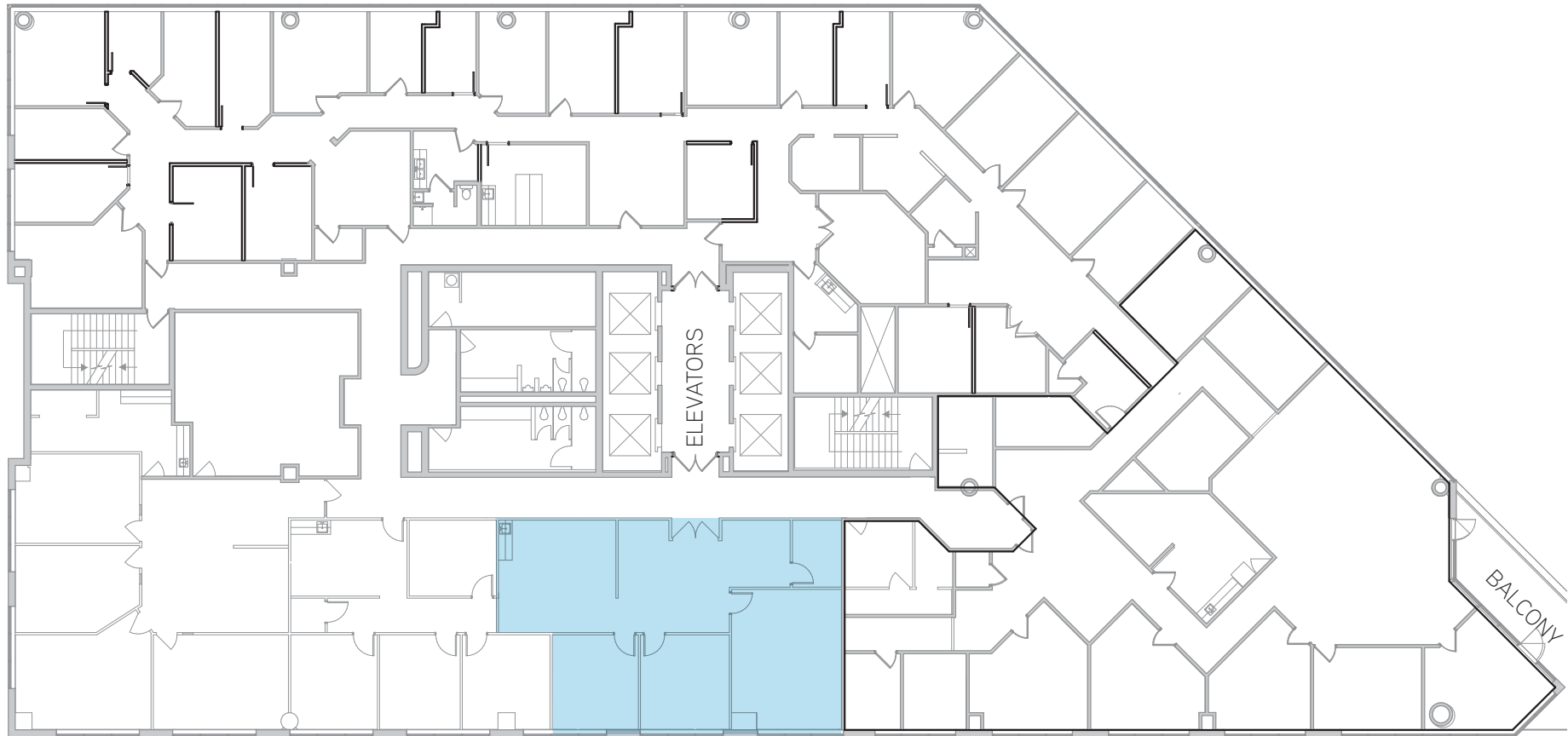
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# DOWNTOWN LUXURY

SIXTH FLOOR

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**SUITE 650**  
**1,738 RSF**

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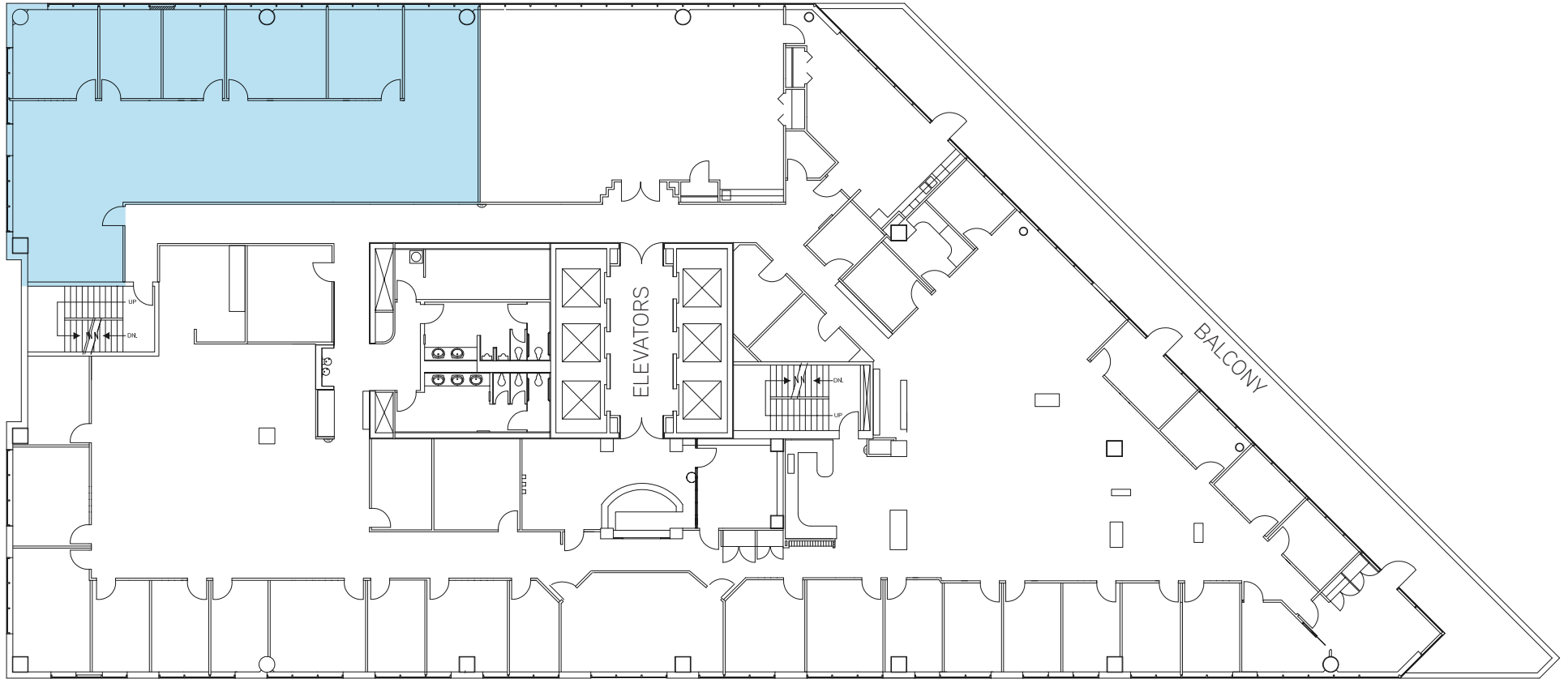


# DOWNTOWN LUXURY

EIGHTH FLOOR

FOR  
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SUITE 810  
2,906 RSF



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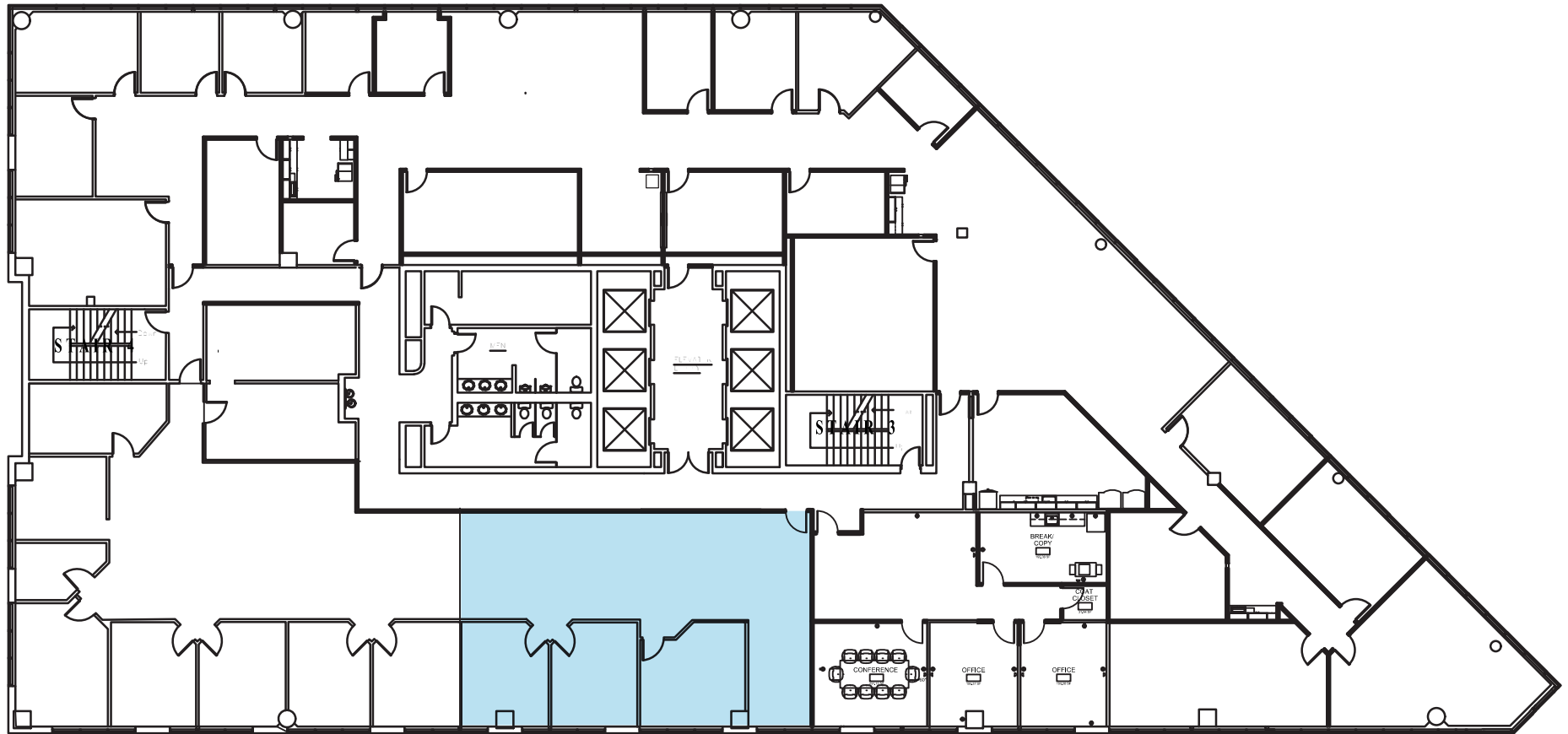
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# DOWNTOWN LUXURY

NINTH FLOOR

FOR  
LEASE



**SUITE 920**  
**2,007 RSF**

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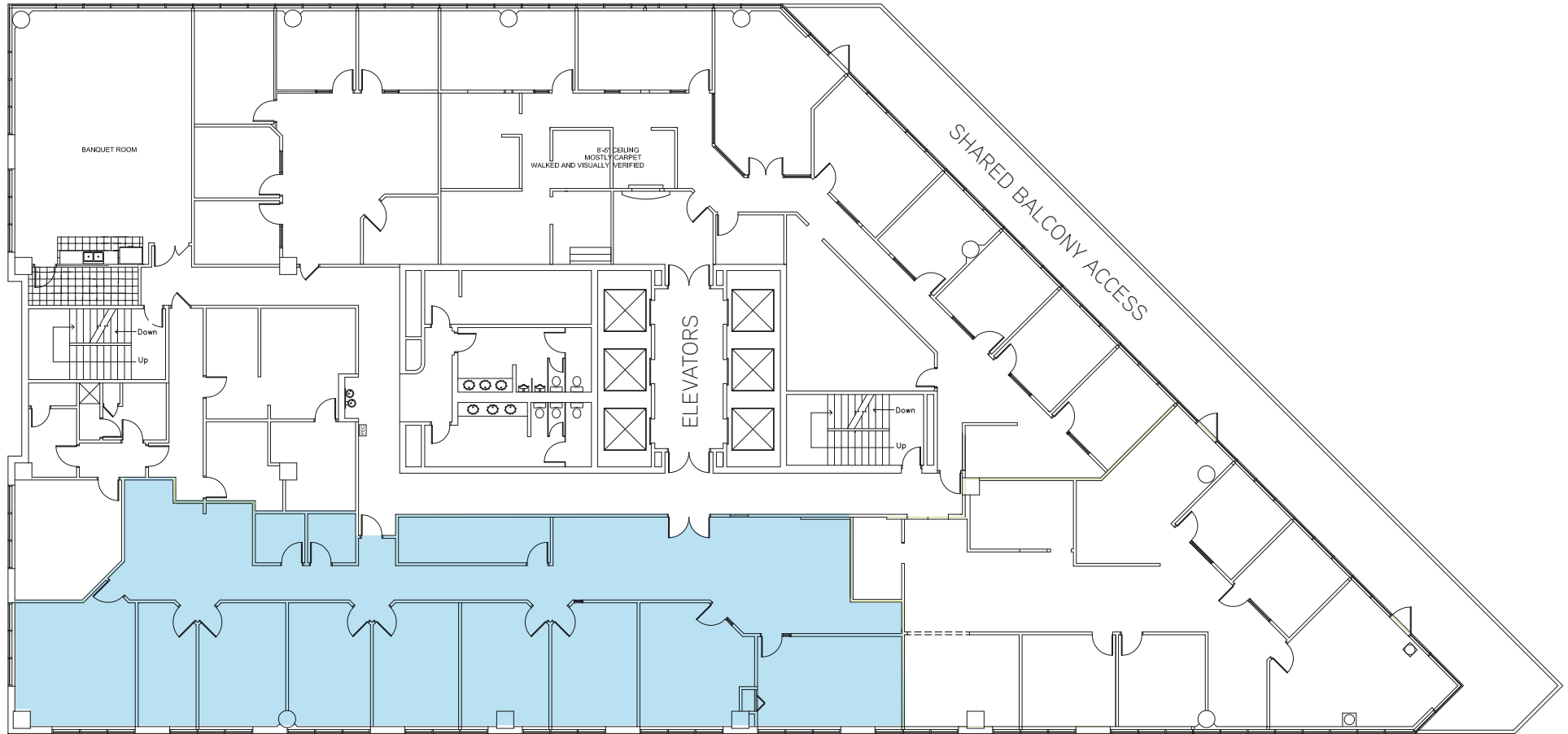
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# DOWNTOWN LUXURY

TENTH FLOOR

FOR  
LEASE



**SUITE 1000**  
**4,598 RSF**

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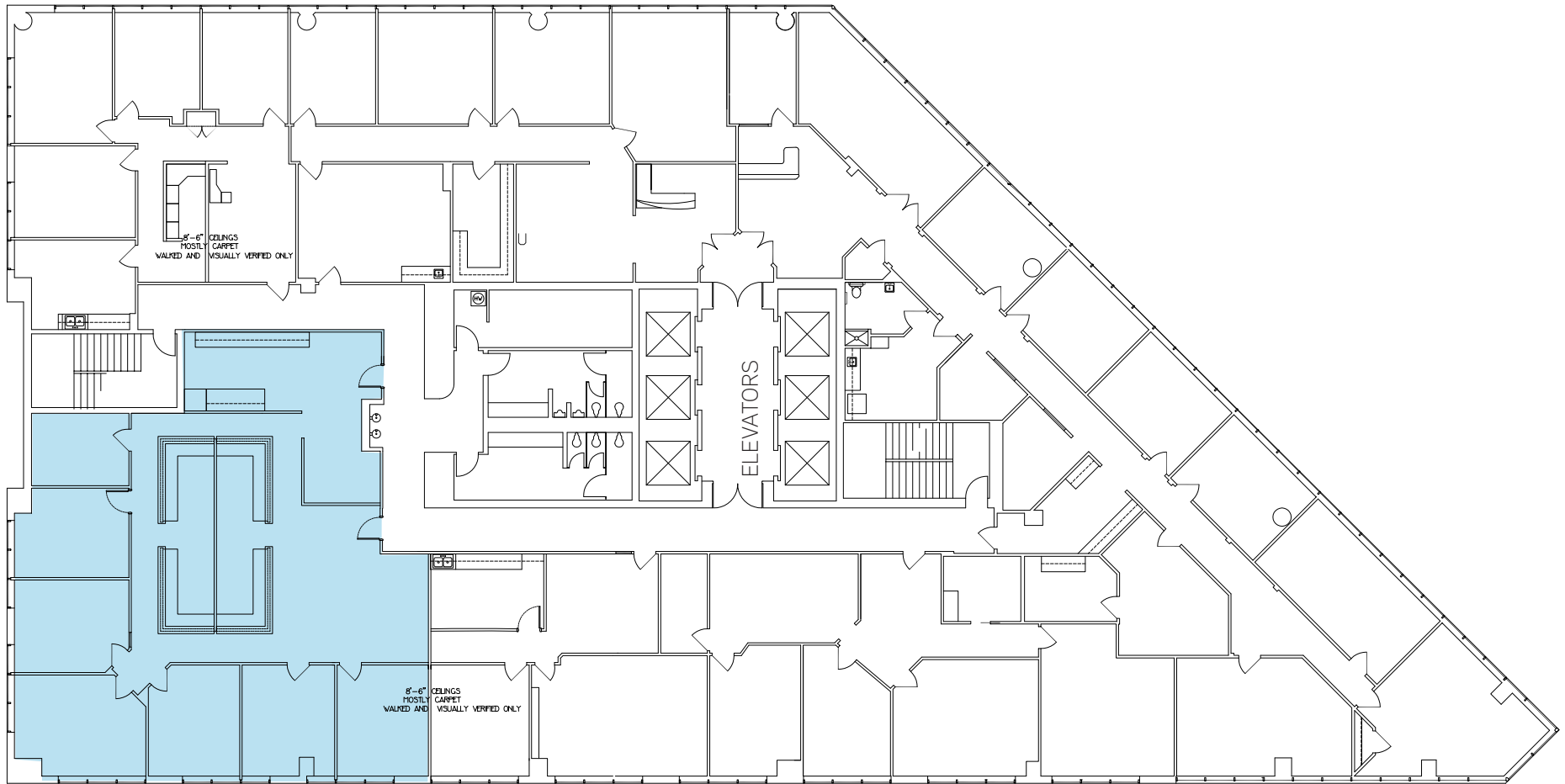
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# DOWNTOWN LUXURY

THIRTEENTH FLOOR

FOR  
LEASE



**SUITE 1360**  
**3,340 RSF**

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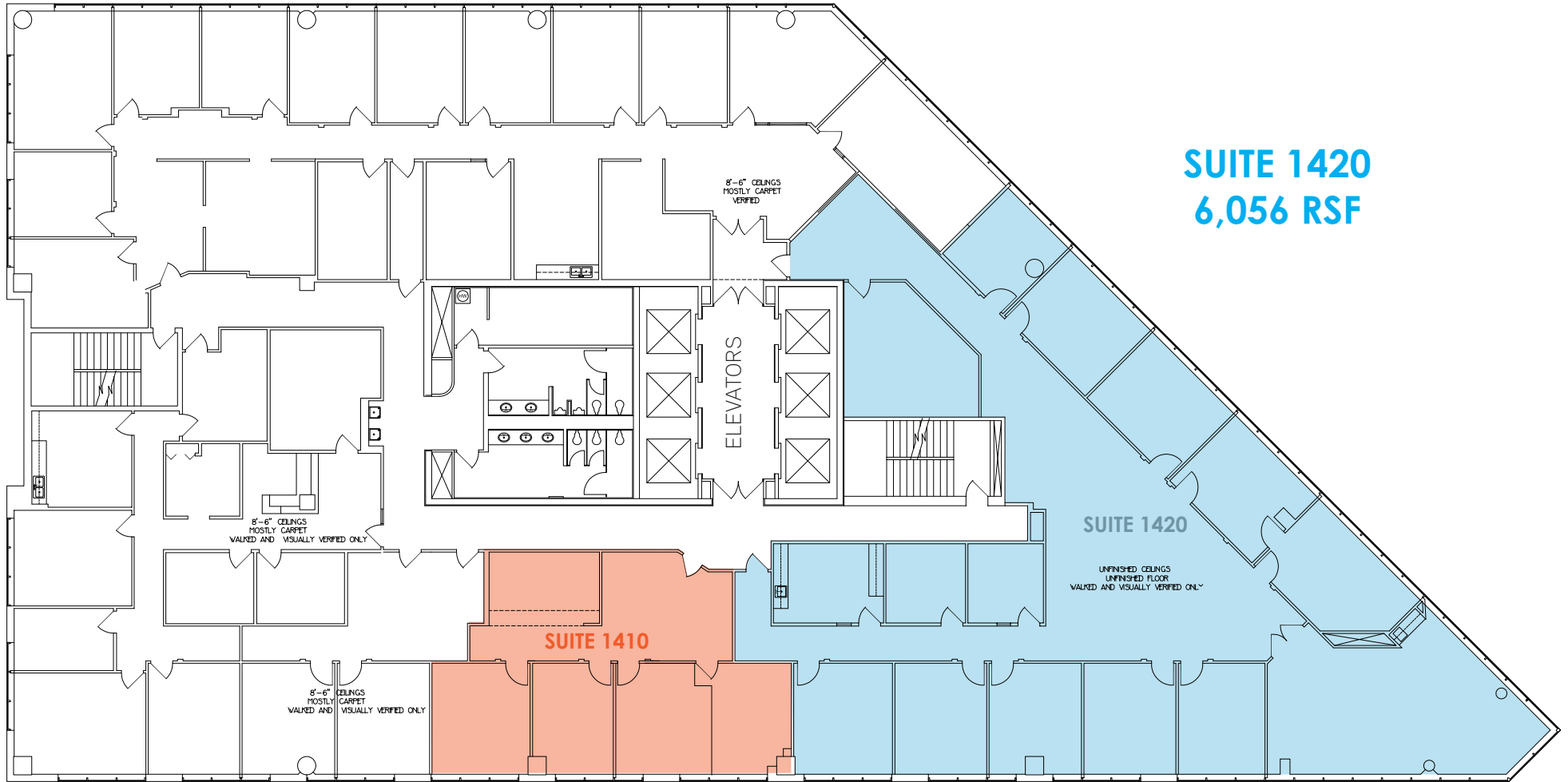
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# DOWNTOWN LUXURY

FOURTEENTH FLOOR

FOR  
LEASE



**SUITE 1420**  
**6,056 RSF**

**SUITE 1410**  
**1,548 RSF**

*\*Combined Total*  
*7,604 RSF*

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