

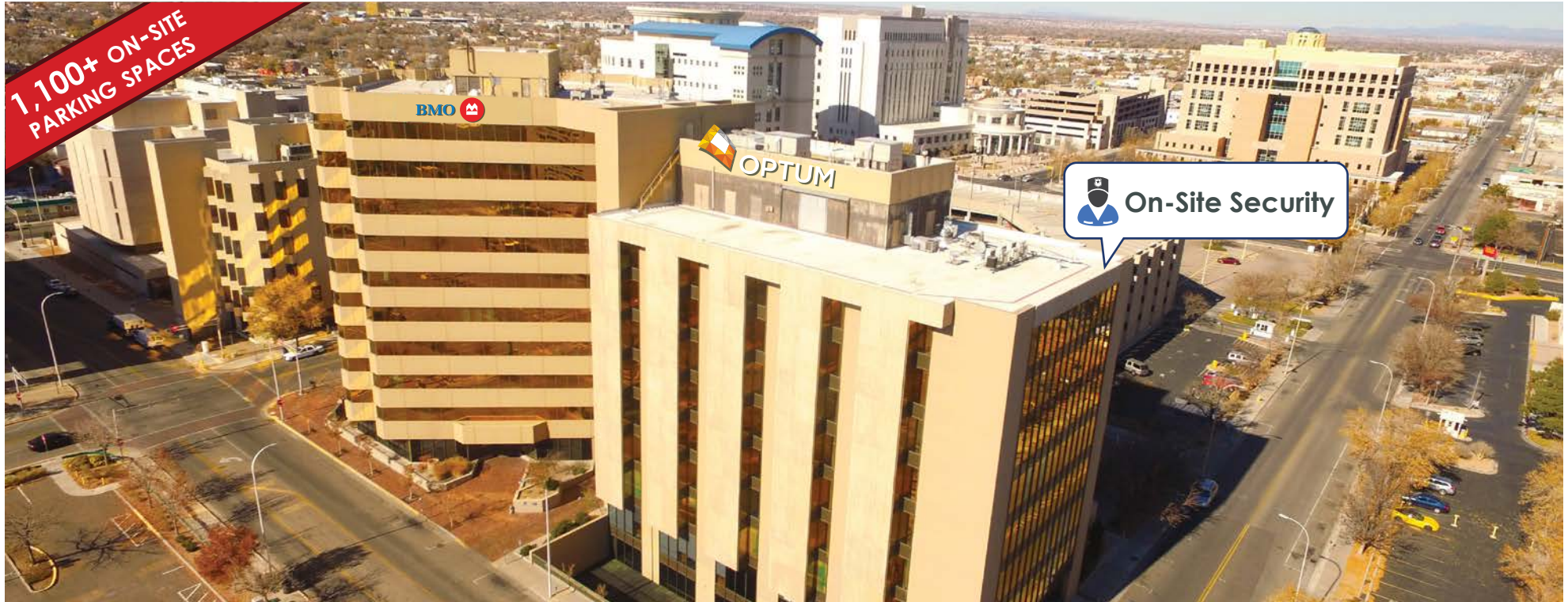
ARGUS TOWER

★★★ NEW NAME ★★★
SAME GREAT LOCATION!

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

FOR
LEASE

1,100+ ON-SITE
PARKING SPACES



LEASE

» \$23.50 Full Service

Space Available From

» 3,580 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
- » New On-Site Cafe **Opening Soon**
- » On-site Security

CONTACT

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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

**Spaces can be combined*

SPACE	LEASE RATE	LEASE TYPE	SIZE
6th Floor	\$23.50	Full Service	13,852 RSF

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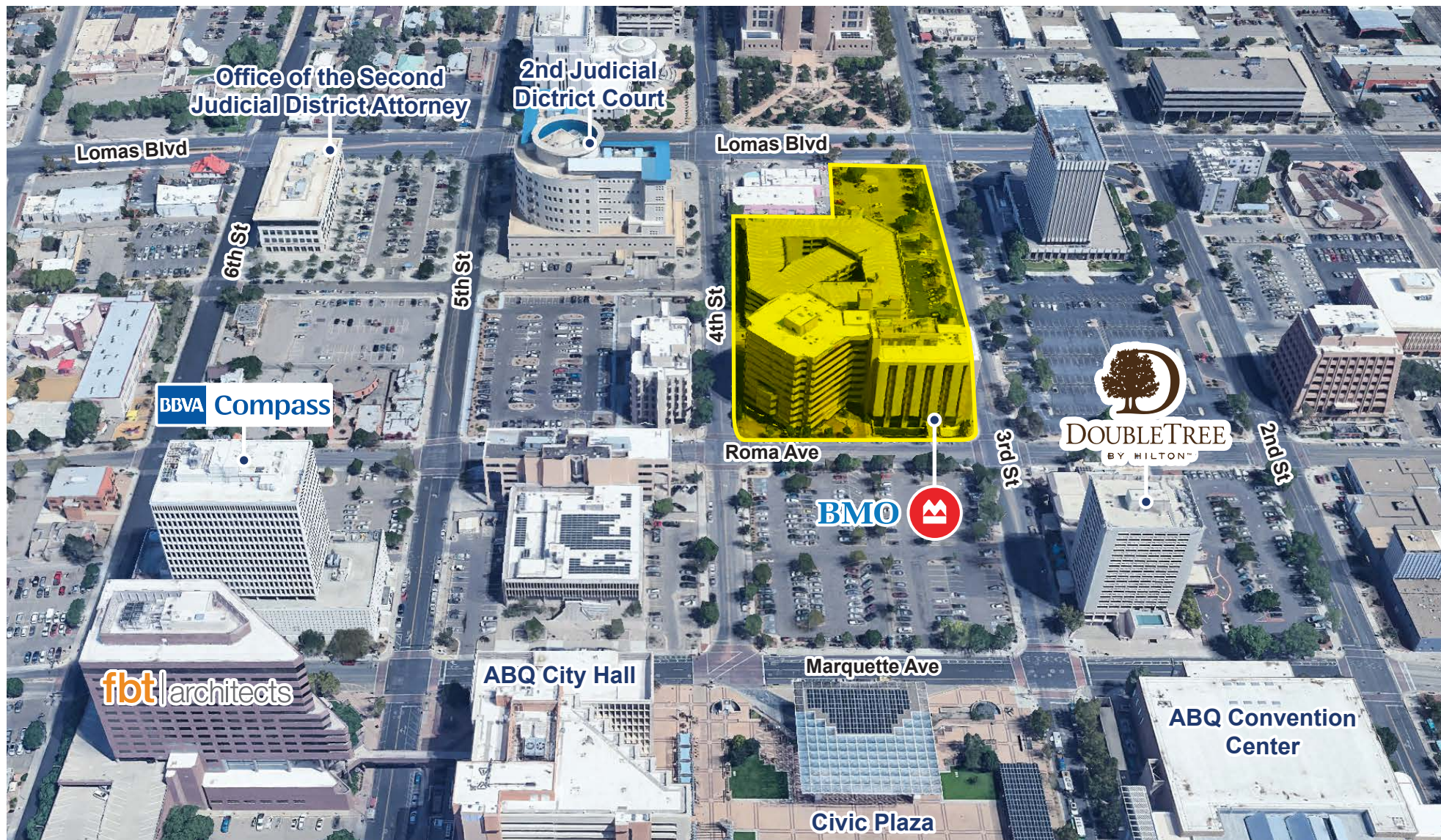
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SITE OVERVIEW

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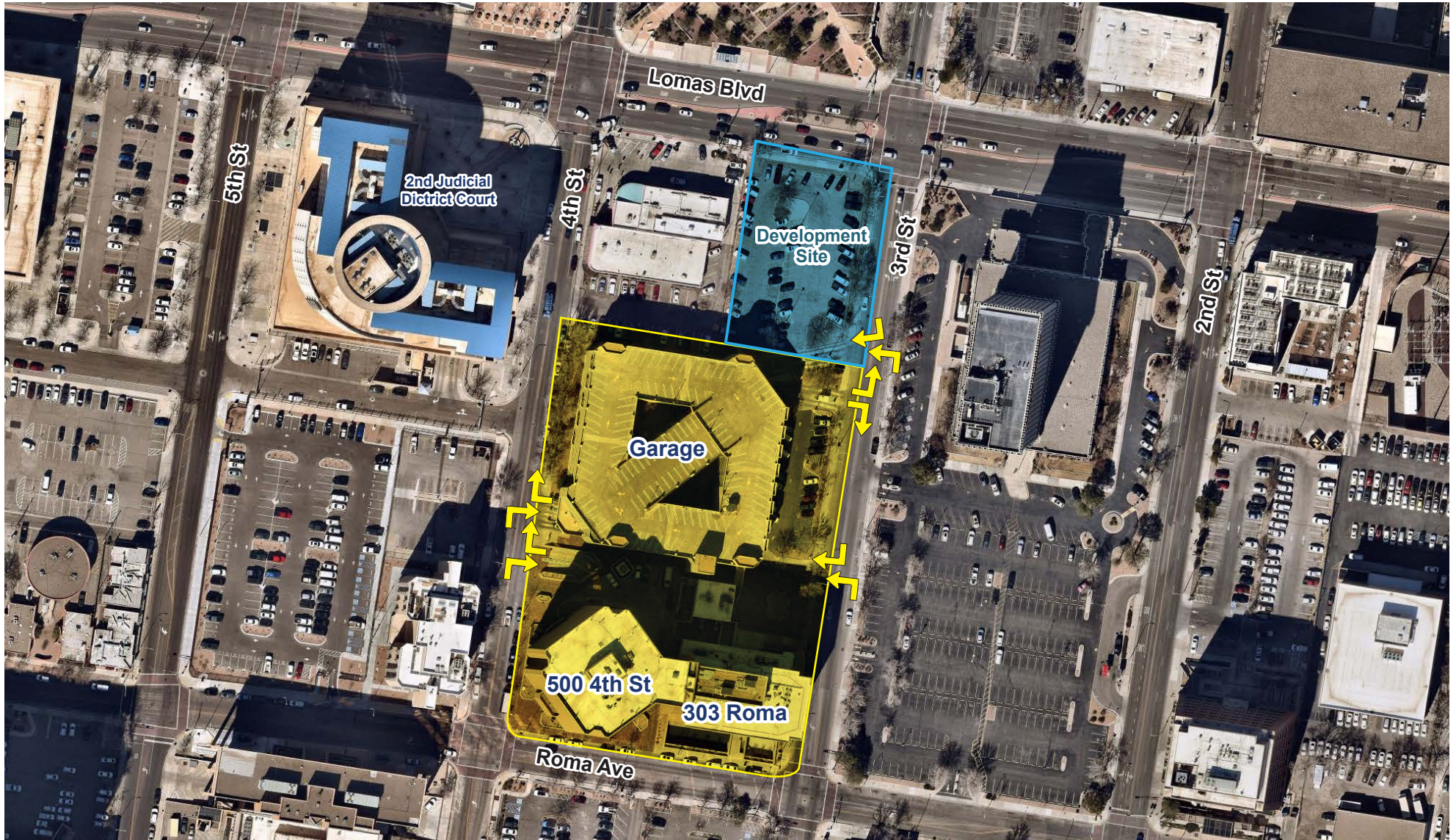
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SITE DEVELOPMENT

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AREA OVERVIEW

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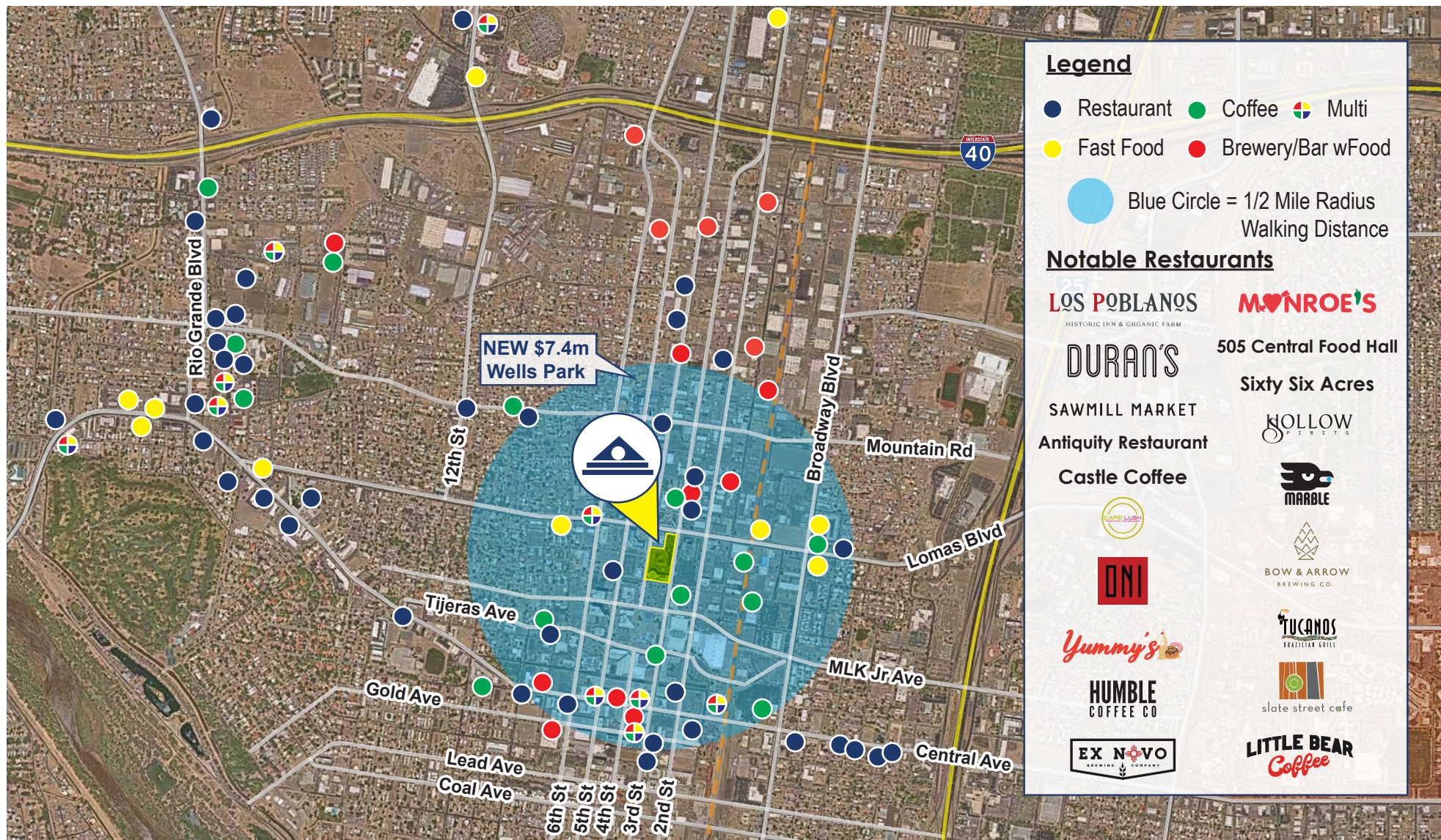
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AREA RESTAURANTS

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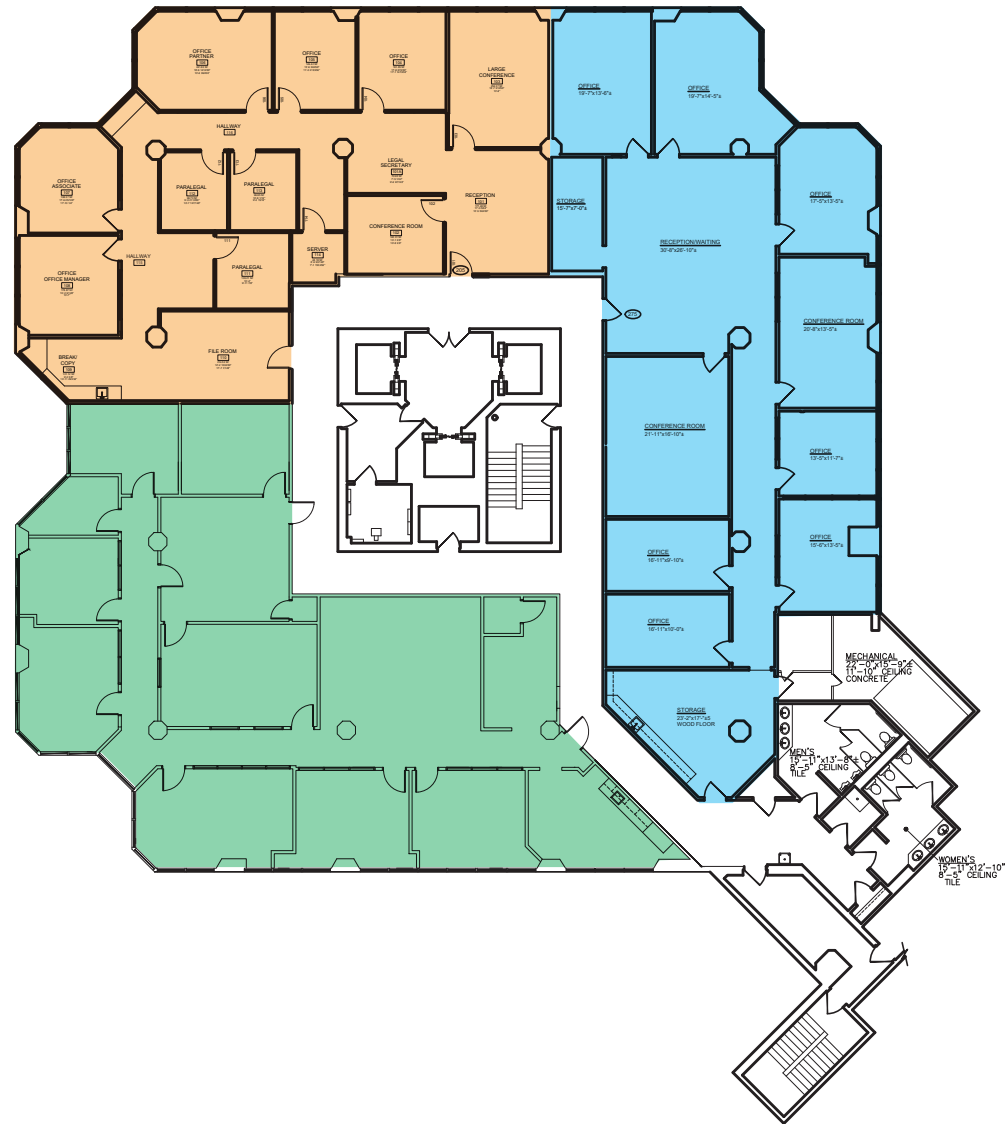
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500 4TH ST - 2ND FLOOR

13,852 FULL FLOOR
TOTAL RSF

SUITE 200
3,580 RSF

SUITE 250
4,258 RSF



SUITE 275
4,244 RSF

FOR
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500 4TH ST - 6TH FLOOR

FOR
LEASE

6TH FLOOR
13,852 RSF



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DRIVE TIME DEMOGRAPHICS

FOR
LEASE



5 MINUTE DRIVE TIME



Population - 34,242



Avg HH Income - \$51,987



10 MINUTE DRIVE TIME



Population - 131,176



Avg HH Income - \$60,967



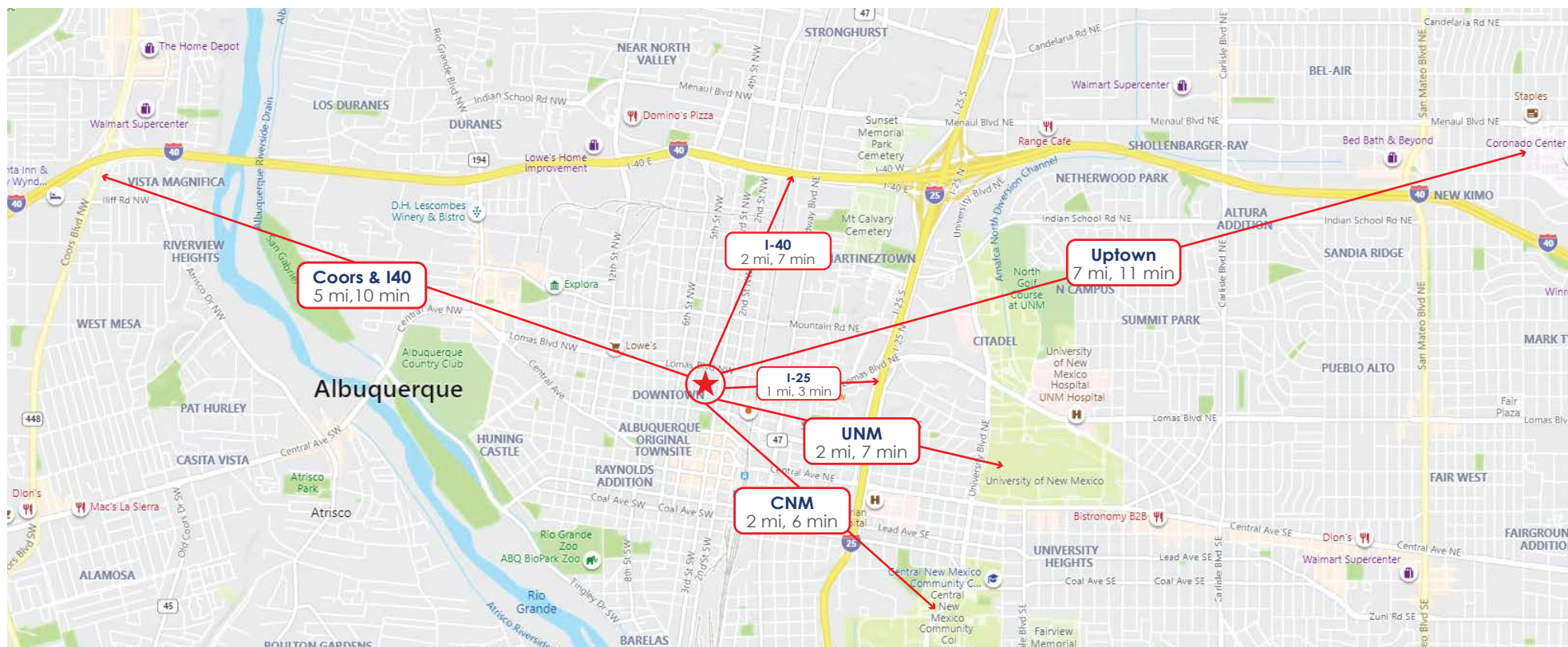
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



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