

Downtown Office Space

BEAUTIFUL COURTYARD SETTING

For Lease



300 Central Ave. SW | Albuquerque, NM 87102

**±195 - 1,536 RSF
Available**

NAI SunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

For Lease

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Courtyard



Courtyard Fountain



Reception Area



Shared Conference Room

PROPERTY

OFFICE SUITES

- Suite 1200: $\pm 1,536$ RSF
\$2,000/Mo. Full Service
 - 4 offices
 - Beautiful hardwood floors
 - Open work area
- Suite 2200: $\pm 1,350$ RSF
\$2,000/Mo. Full Service
 - 3 windowed offices
 - Beautiful hardwood floors
 - Open work area

EXECUTIVE SUITES

- Suite A: ± 210 RSF \$500/Mo.
- Suite C: ± 210 RSF \$200/Mo.
- Suite D: ± 195 RSF \$500/Mo.
- Suite F: ± 210 RSF \$250/Mo.
- Suites furnished as seen on site

HIGHLIGHTS

- Windowed and interior spaces available
- Access to shared conference rooms and reception area
- Keypad secure entry
- Professional office users welcome
- Walking distance to the courthouses

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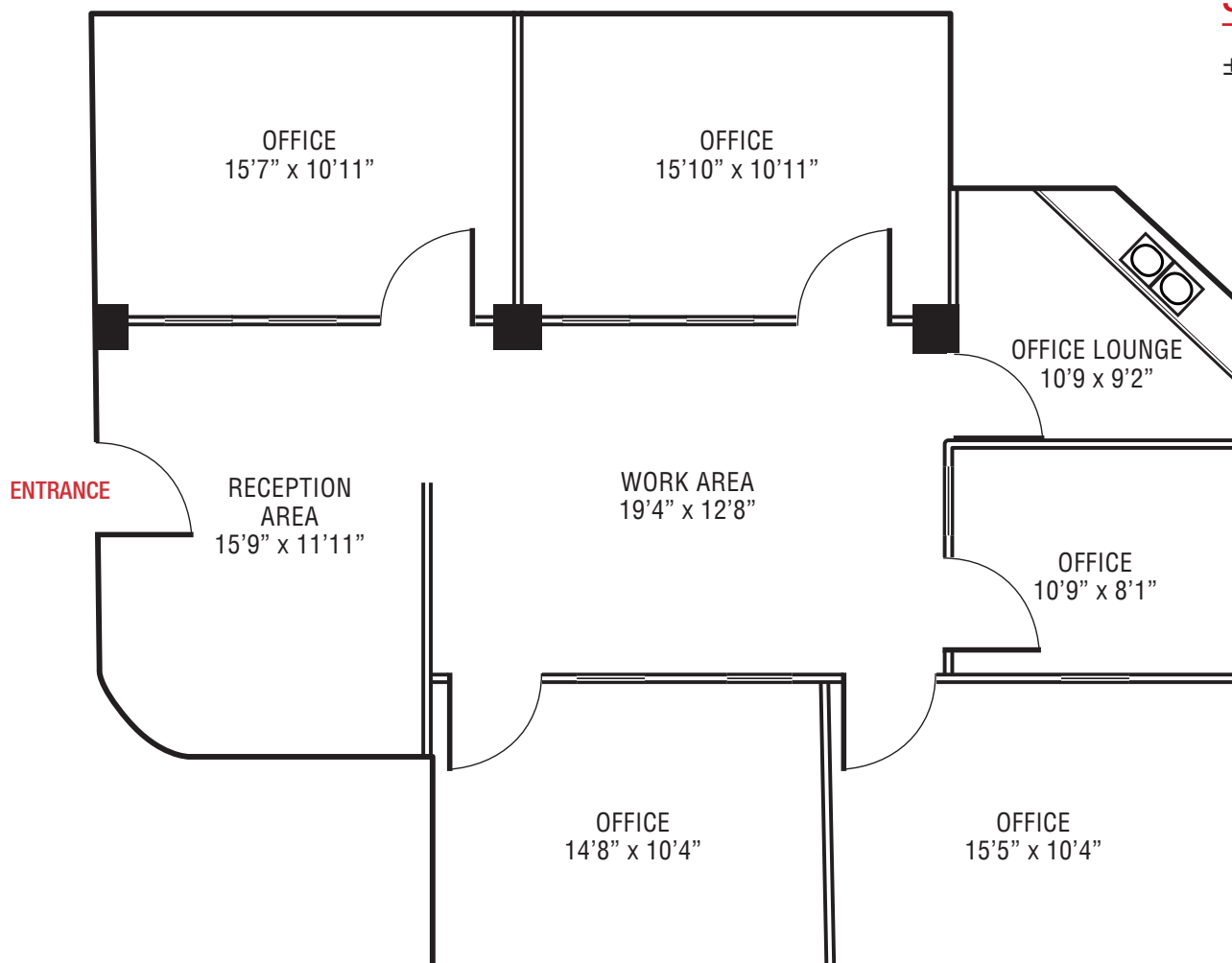
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FLOOR PLAN

SUITE 1200

±1,536 RSF



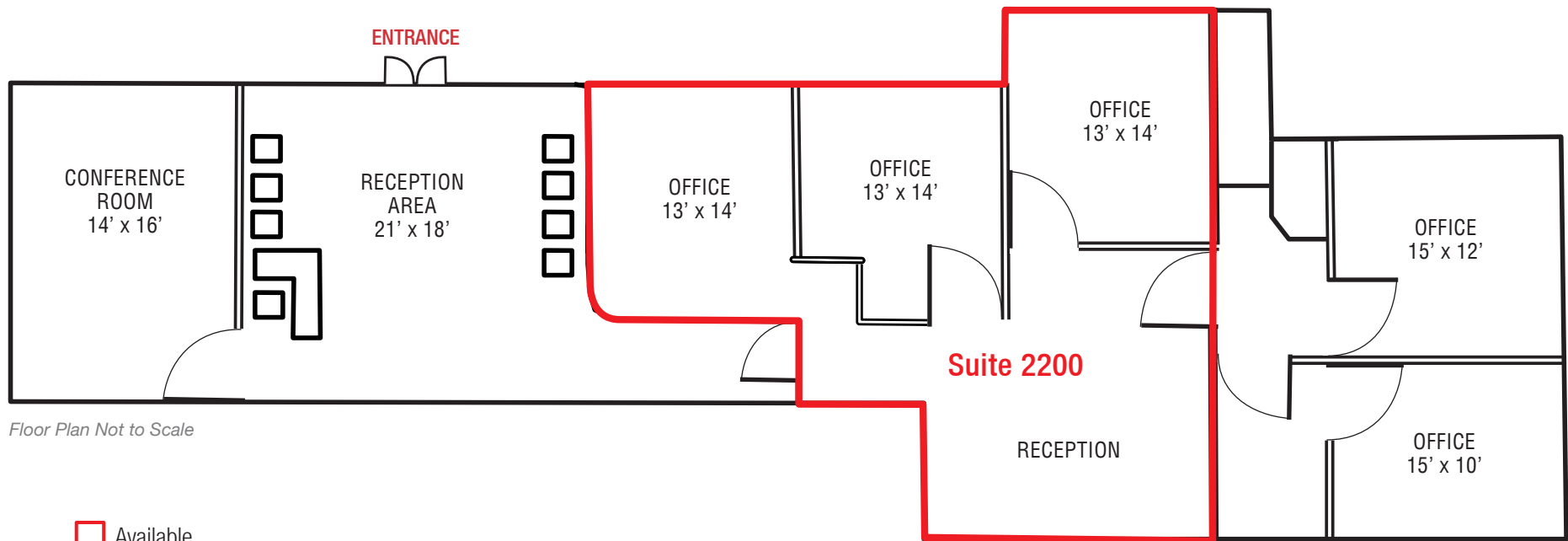
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FLOOR PLAN

SUITE 2200

±1,350 RSF



Floor Plan Not to Scale

For Lease

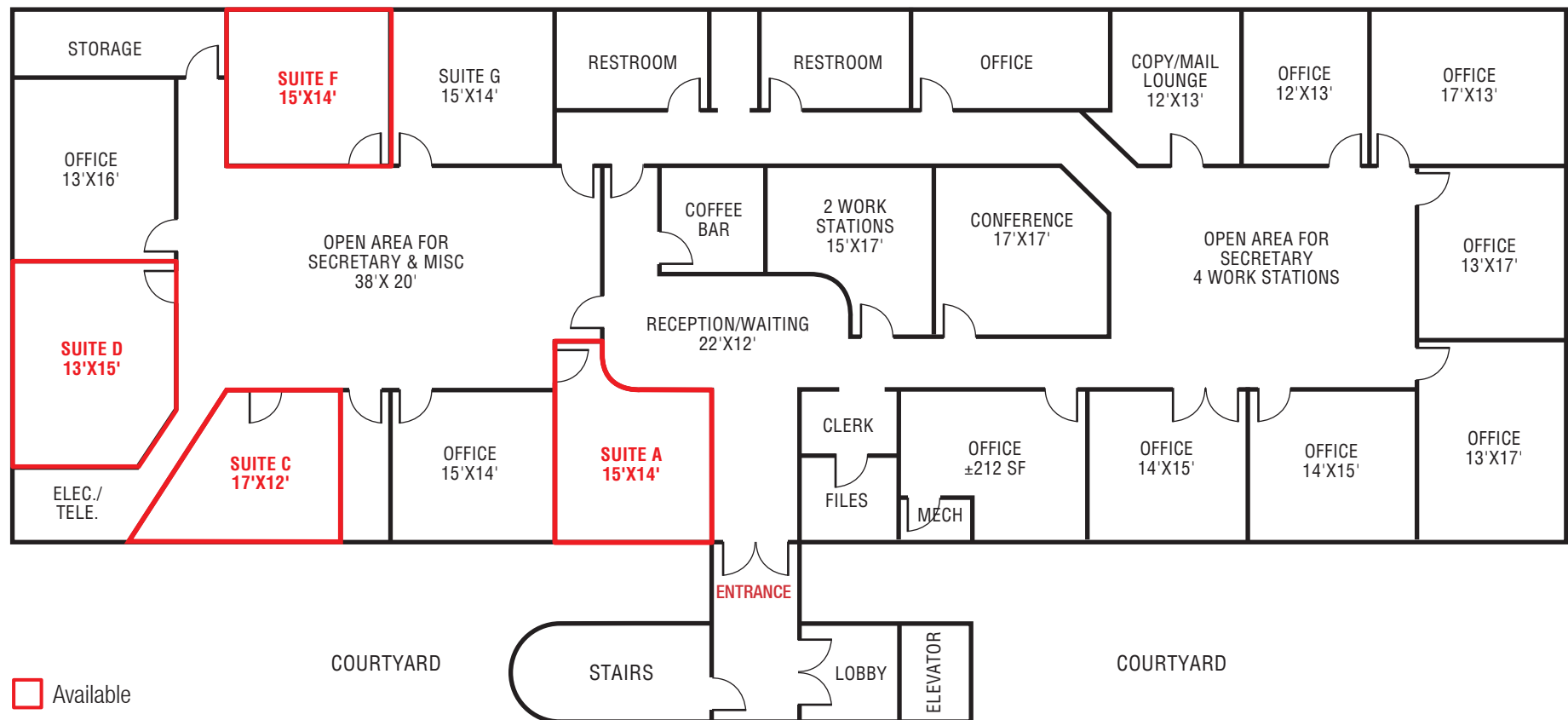
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FLOOR PLAN

EXECUTIVE SUITES - 2ND FLOOR

Suite A: ±210 RSF \$500/Mo.
Suite C: ±210 RSF \$200/Mo.
Suite D: ±195 RSF \$500/Mo.
Suite F: ±210 RSF \$250/Mo.

Floor Plan Not to Scale



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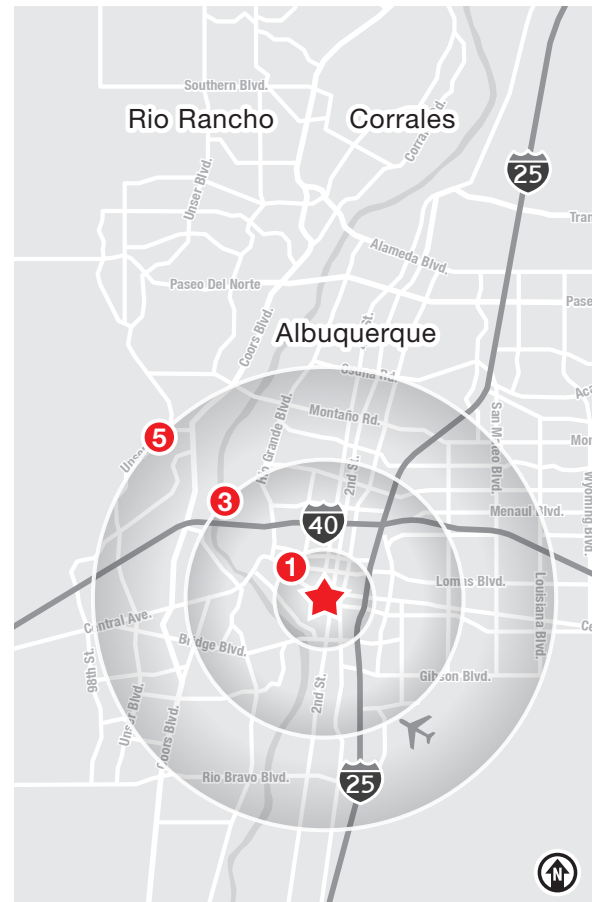


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,991	90,635	236,009
Average HH Income	\$70,254	\$79,583	\$78,888
Daytime Employment	37,761	89,984	171,485

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro
Population



**The
Largest**
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment for
Revitalization Projects
Downtown

\$36M

Investment for the
Downtown
Rail Trail Project

\$94M

Total (Committed and
Pending) Non-City Public
and Private Funding



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

**THERE'S BEEN A
60%
Increase in
Downtown Residential
Population**
(Since October 2000)

