

For Lease



Professional Office Suites

SILVER SQUARE IN DOWNTOWN ALBUQUERQUE



±1,034 - 31,964 SF
Available

625 Silver Ave. SW | Albuquerque, NM 87102

Kelly Schmidt SIOR

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DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

625 Silver Ave. SW | Albuquerque, NM 87102



PROPERTY

LEASE RATE

\$15.50/SF Full Service

AVAILABLE

1st Floor

Suite 195: ±3,884 SF

Suite 130: ±2,148 SF

TOTAL: ±6,032 SF

3rd Floor

Suite 310: ±2,712 SF

Suite 320: ±8,368 SF

Suite 323: ±1,034 SF

4th Floor

Suite 400: ±11,162 SF

Suite 410: ±5,718 SF

Suite 414: ±6,507 SF

Suite 420: ±8,577 SF

TOTAL: ±31,964 SF

HIGHLIGHTS

- Meticulously-maintained property
- Non-profit hub
- Secure parking
- 2.9:1000 parking ratio
- Fitness facility
- State-of-the-art shared conference room
- Bathrooms recently remodeled
- On-site security
- Quick freeway access
- Close proximity to courthouses and amenities

ZONING [MX-FB-UD](#)

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,223	91,517	243,748
Average HH Income	\$71,437	\$77,589	\$79,491
Daytime Employment	33,546	87,122	160,729

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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DOWNTOWN



NAISunVista

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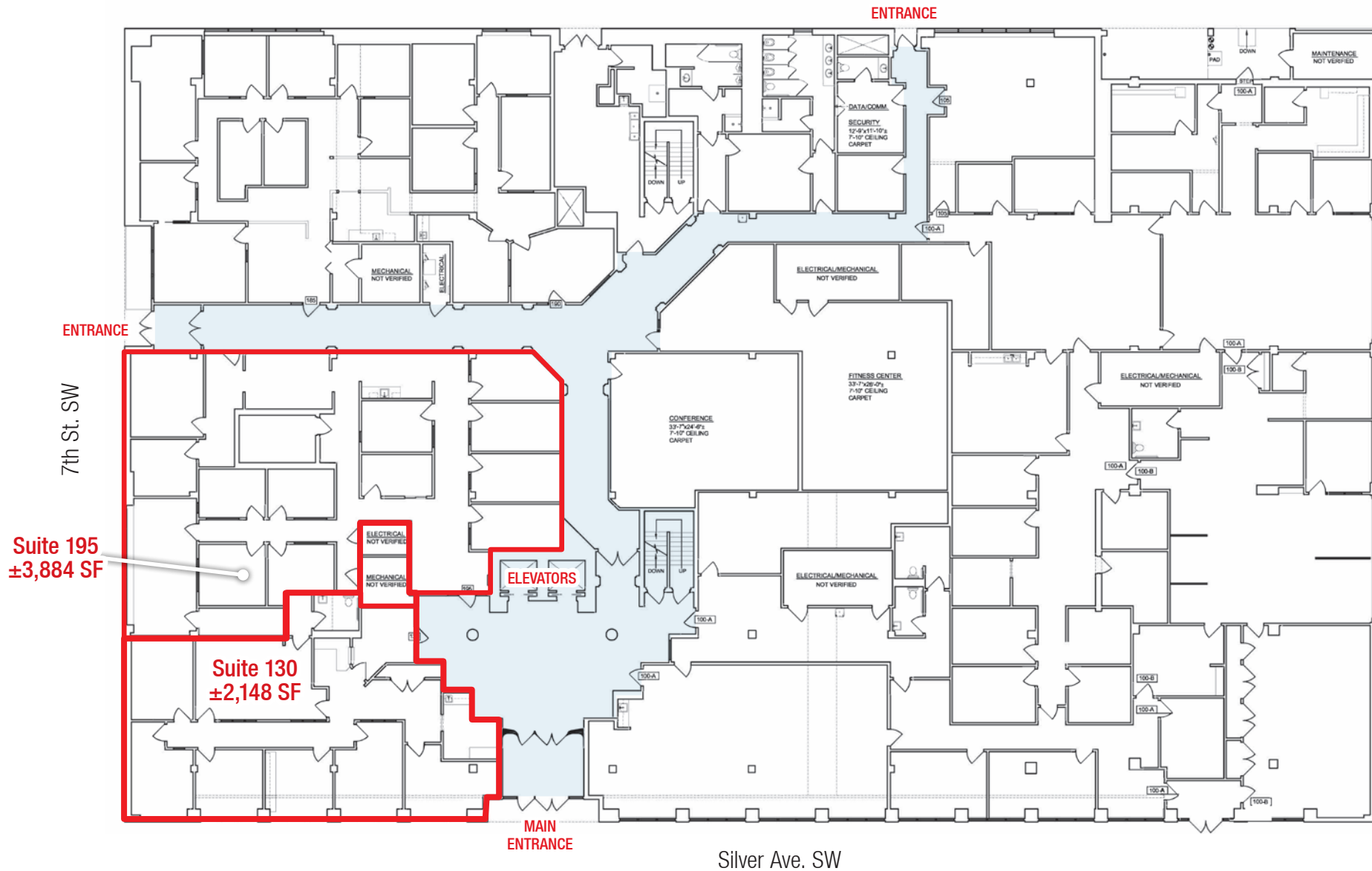
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1ST FLOOR

Available Leased Common Area

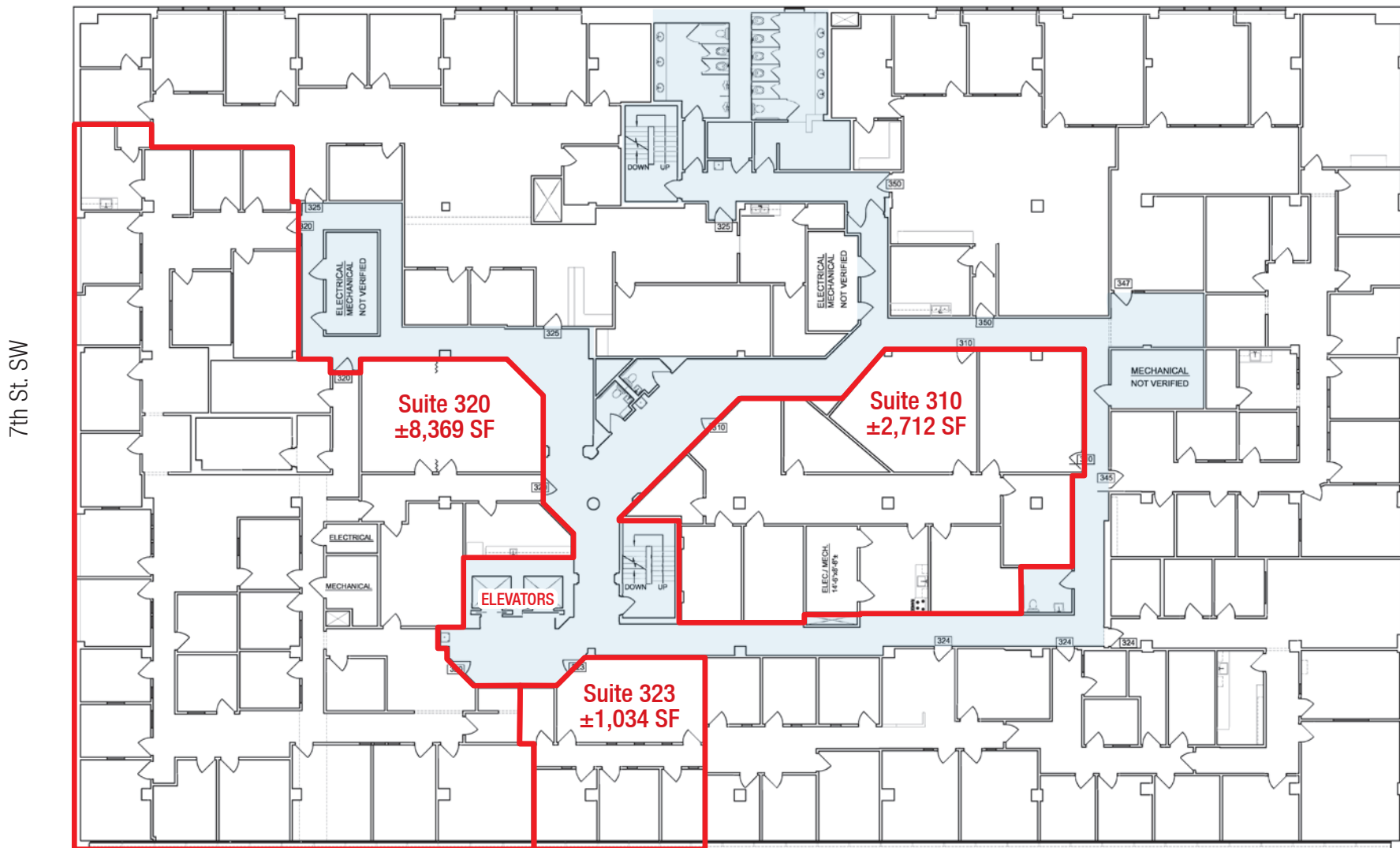


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3RD FLOOR

Available Leased Common Area



7th St. SW

Silver Ave. SW



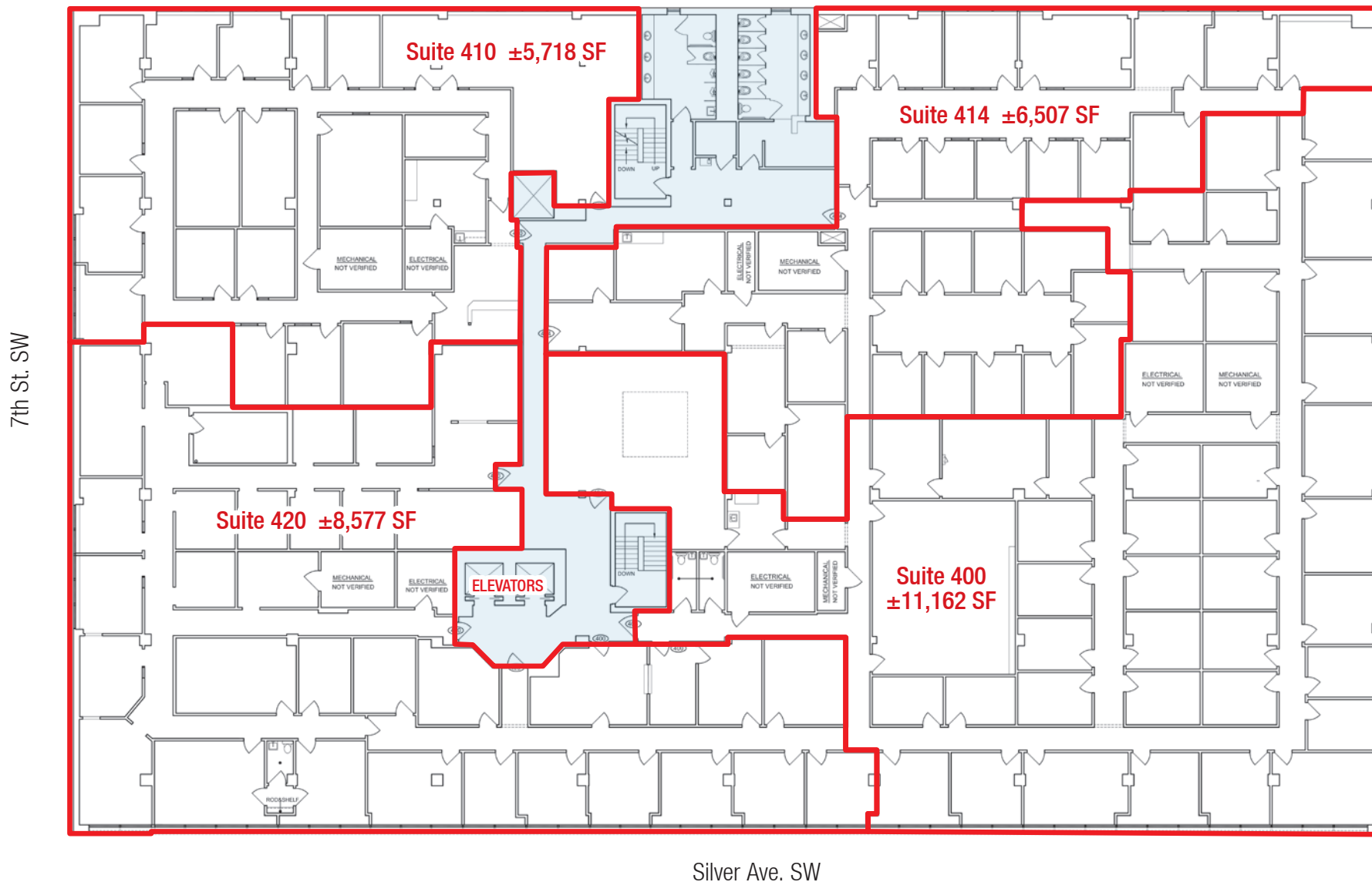
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4TH FLOOR

Available Leased Common Area

Entire Floor ±31,964 SF



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.



932,477
Albuquerque Metro Population



1
The Largest City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



566,057
City Population



241,738
Households



\$95,396
Avg. Household Income



\$56,388
Md. Disposable Income



21,751
Total Businesses



277,887
Total Employees

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)

