For Lease

Professional Office Suites

SILVER SQUARE IN DOWNTOWN ALBUQUERQUE



±2,148 - 31,964 SF Available

625 Silver Ave. SW | Albuquerque, NM 87102

Kelly Schmidt SIOR
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

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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

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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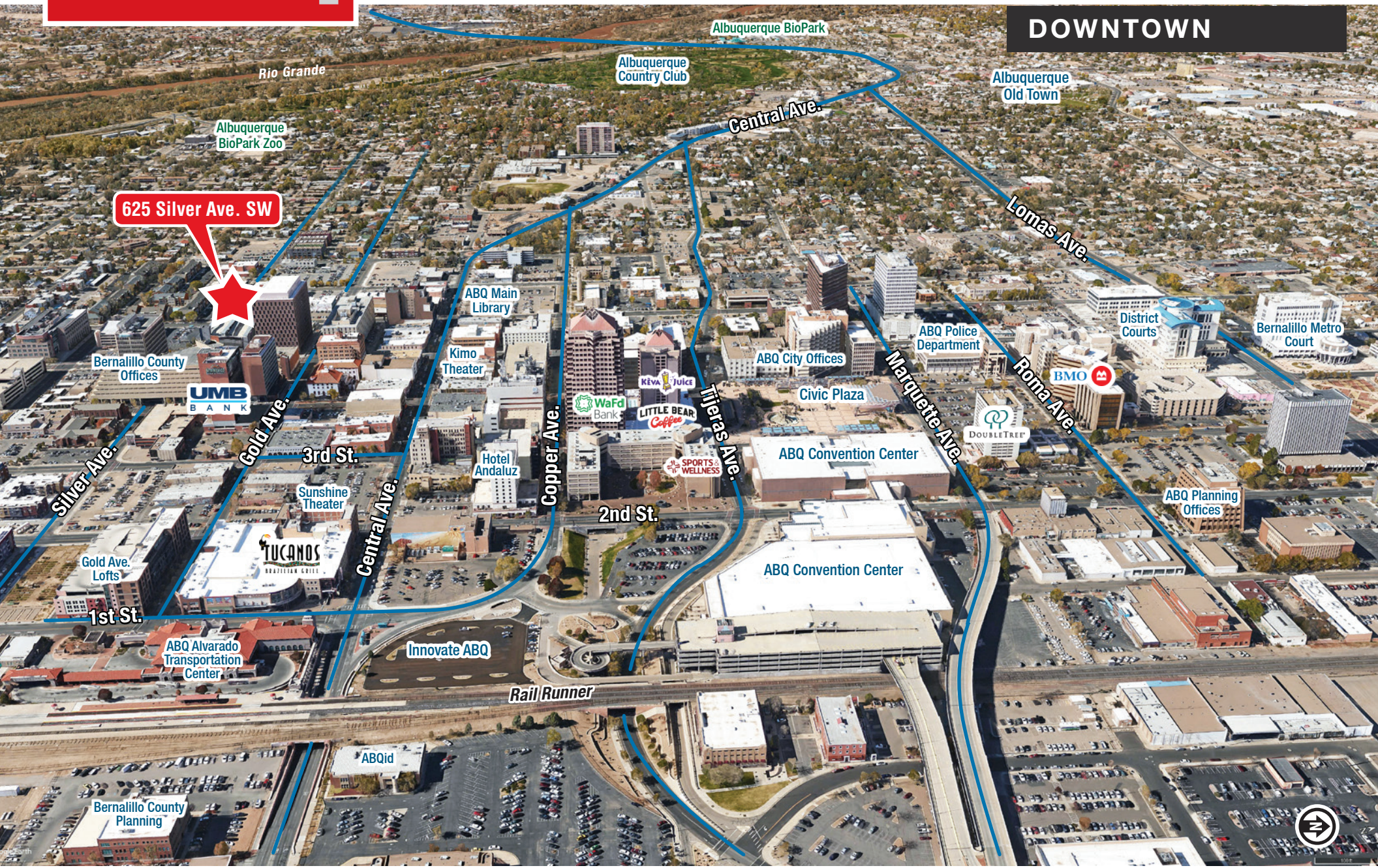

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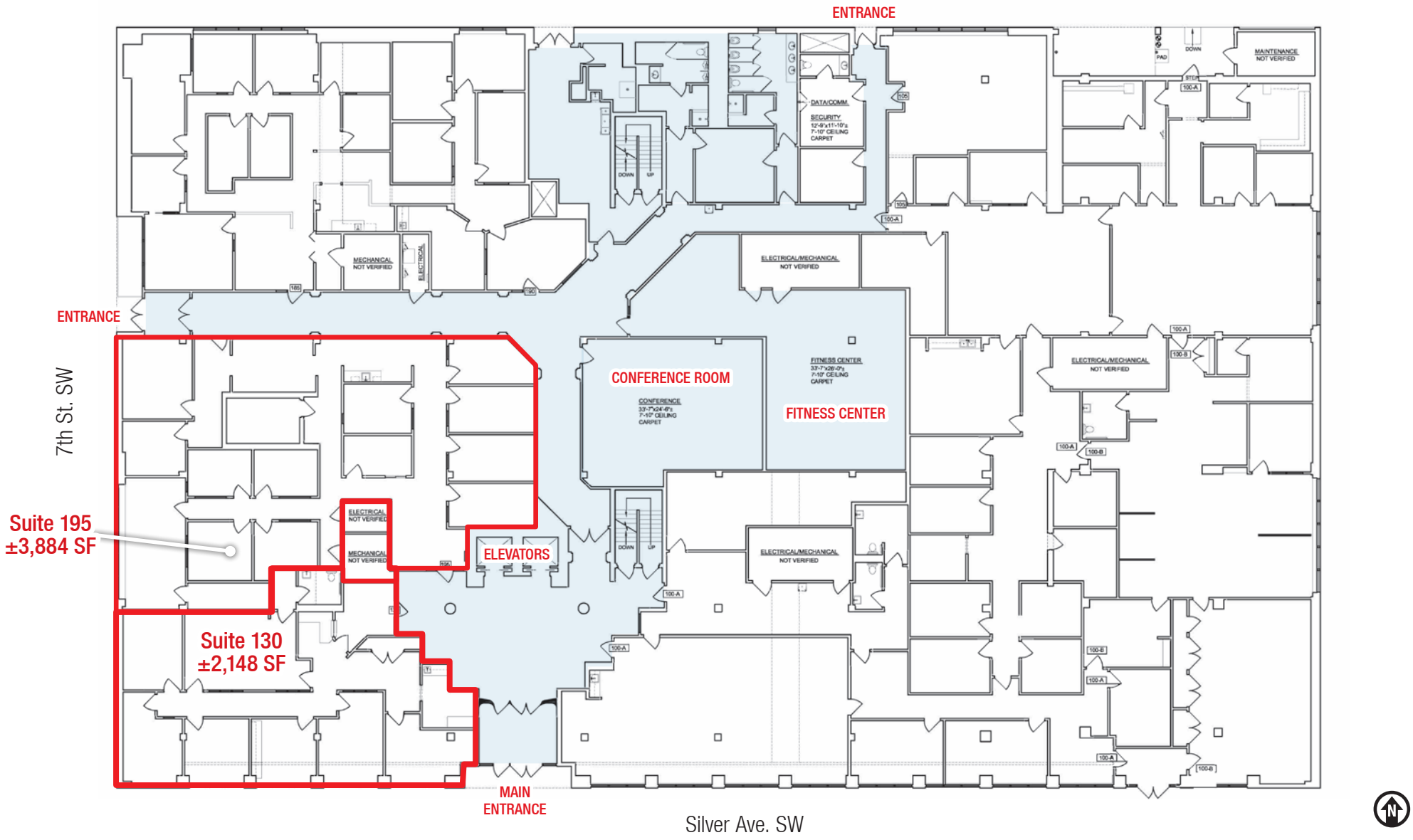
1ST FLOOR

Available Leased Common Area



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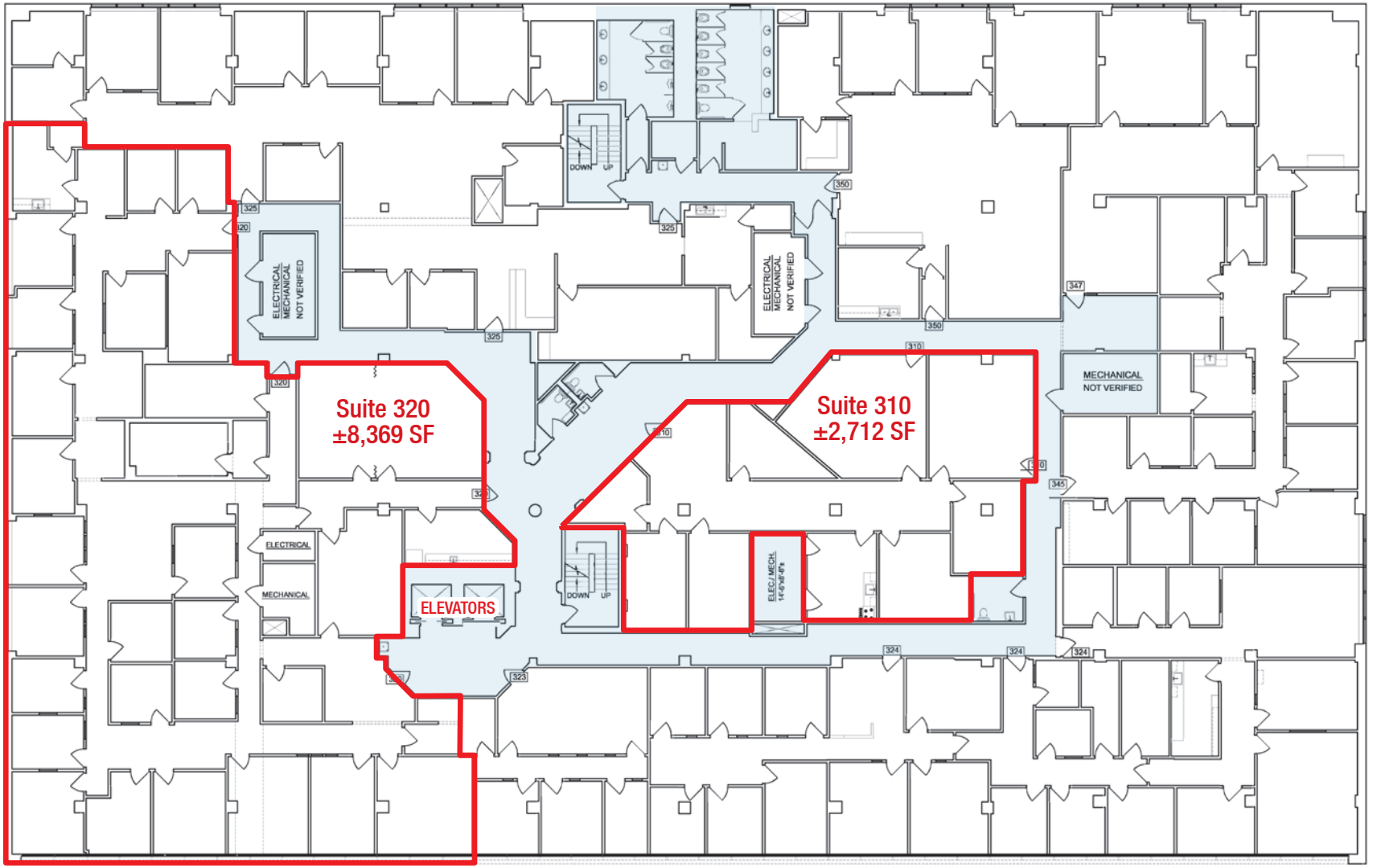
3RD FLOOR

Available Leased Common Area



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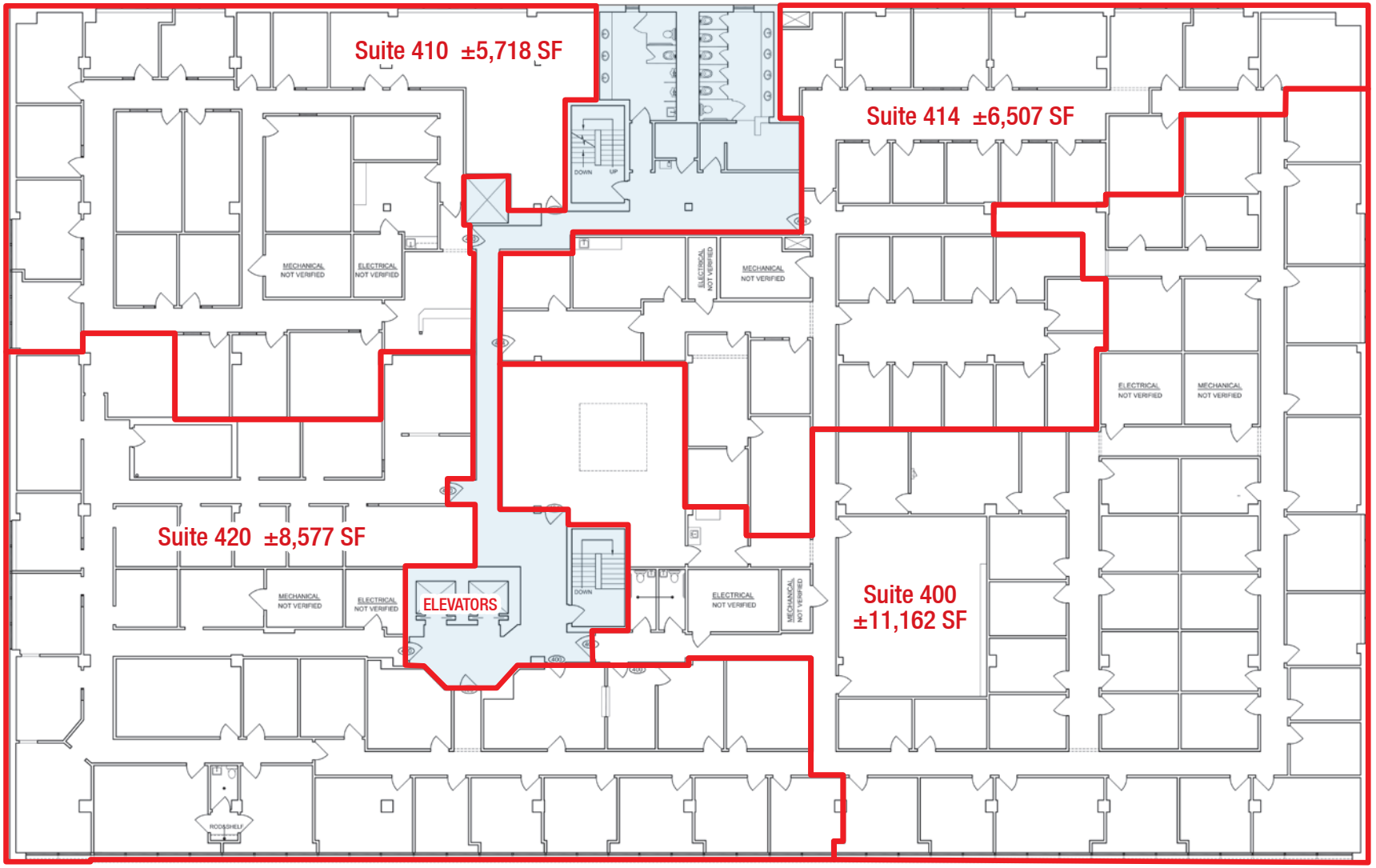
4TH FLOOR

Available Leased Common Area

Entire Floor ±31,964 SF



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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.

932,477
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2025 Demographics)*

566,057	241,738	$95,396	$56,388	21,751	277,887
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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

Dowtown 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 Dowtown 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)



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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