



Office Space For Lease

- Prime Downtown Office Space with Fabulous Views
- Telecommunications Hub
- Flexible Floor Plans with Full Floors
- Competitive Lease Rates
- Parking Garage On-Site

**±507 - 15,054 RSF
Available**

505 Marquette Ave. NW | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kelly Schmidt SIOR

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DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

For Lease

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PROPERTY

LEASE RATE

\$16.50/RSF Full Service

AVAILABLE

±507 - 15,054 RSF

HIGHLIGHTS

- Competitive lease rates
- On-site garage and surface parking
- On-site security
- Direct access to downtown bus route (stop at property)
- Energy-efficient building
- Fitness center
- Coffee/Café on-site
- Tenant storage
- On-site banking
- Close proximity to courthouses and amenities

ZONING [MX-FB-UD](#) 

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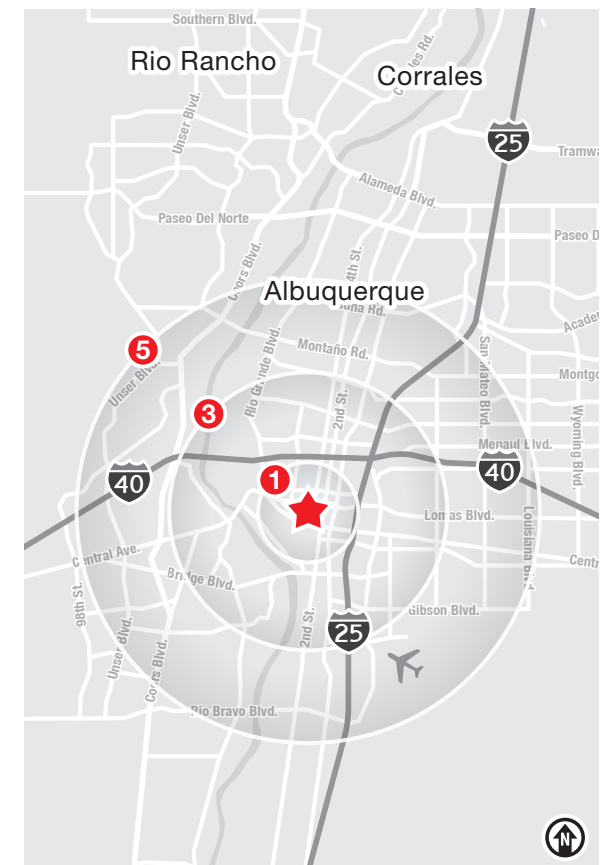
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,867	92,992	238,396
Average HH Income	\$74,007	\$80,354	\$80,417
Daytime Employment	36,422	89,863	169,973

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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DOWNTOWN



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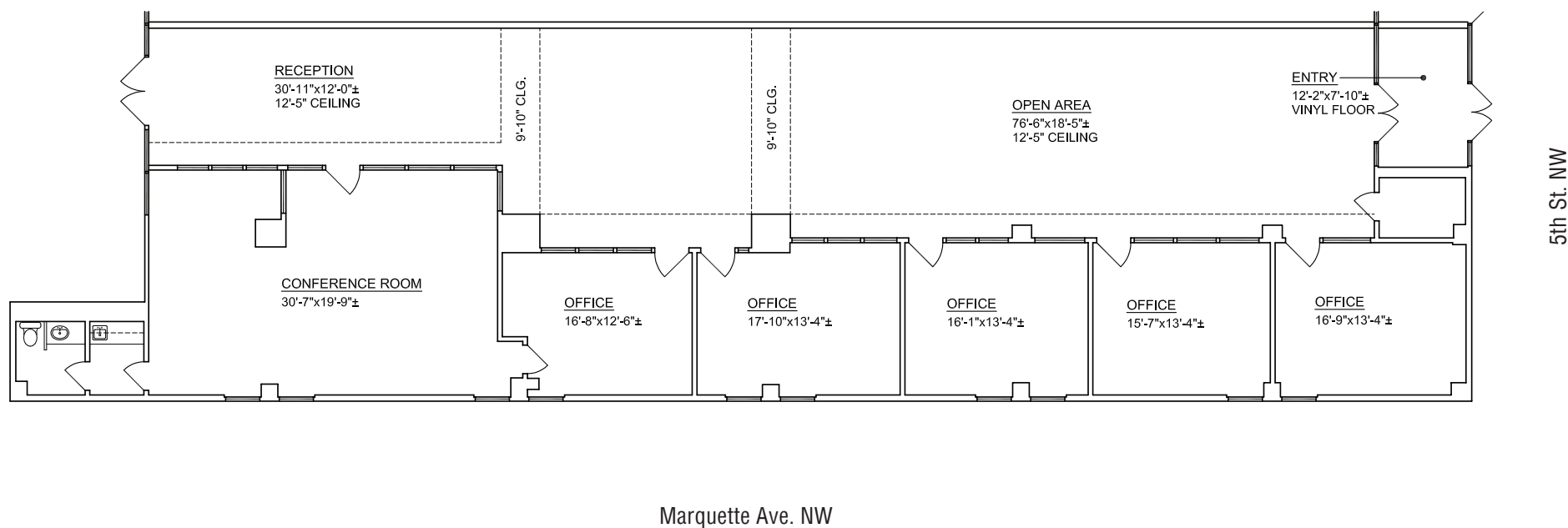
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1ST FLOOR

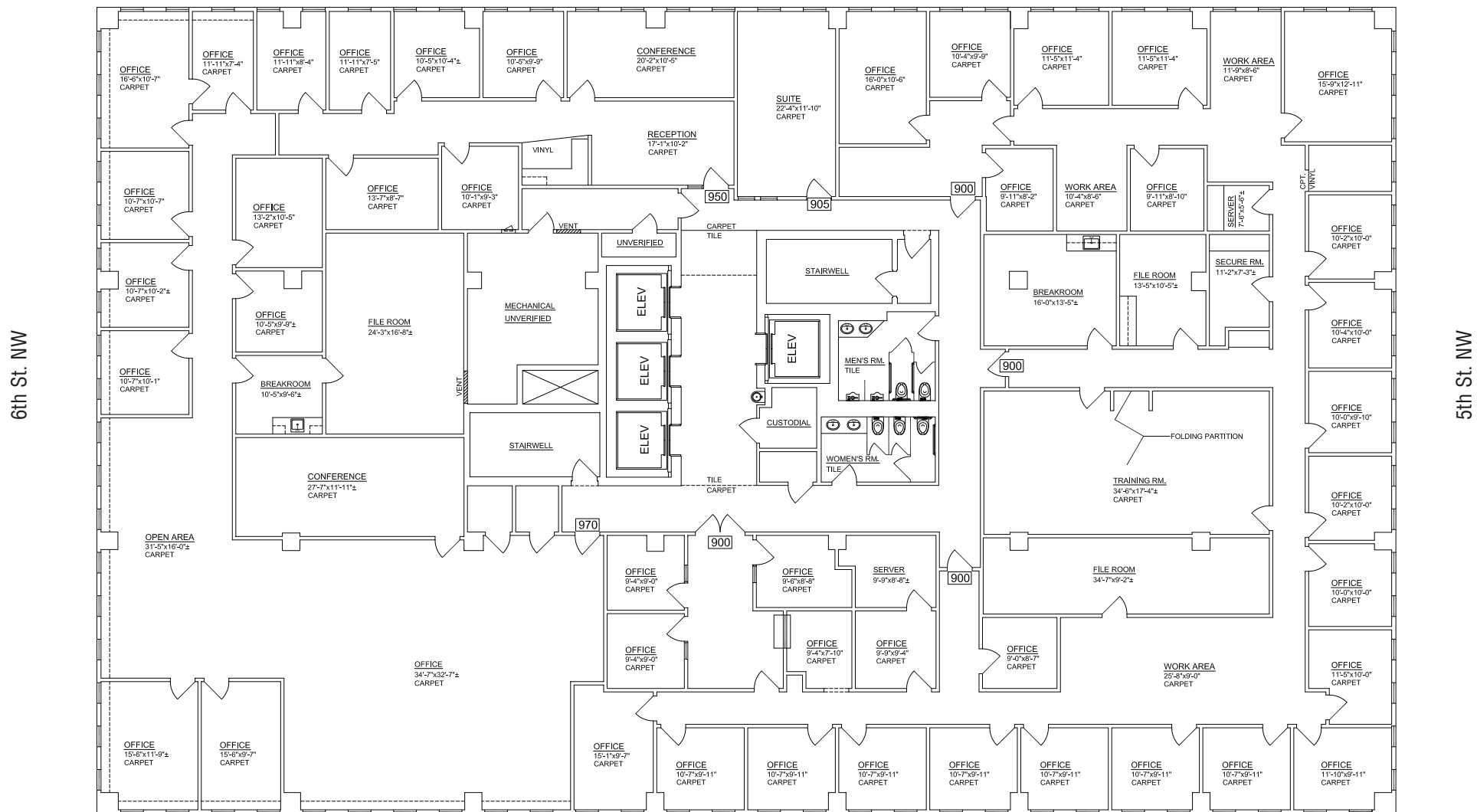
Suite 100-A: ±4,516 RSF



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9TH FLOOR

Suite 900 (Entire Floor): ±15,054 RSF



Marquette Ave. NW

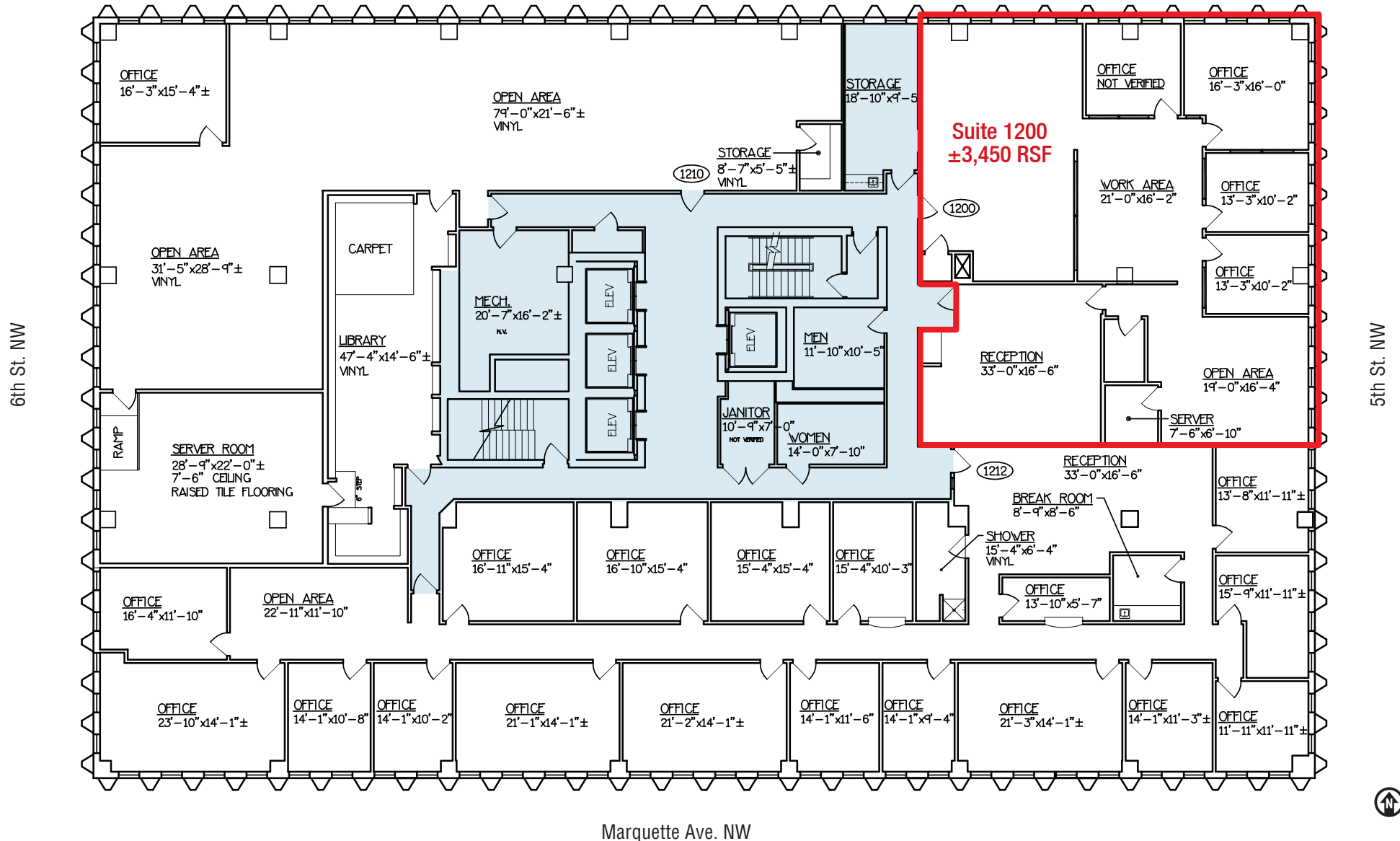


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12TH FLOOR

Available Leased Common Area

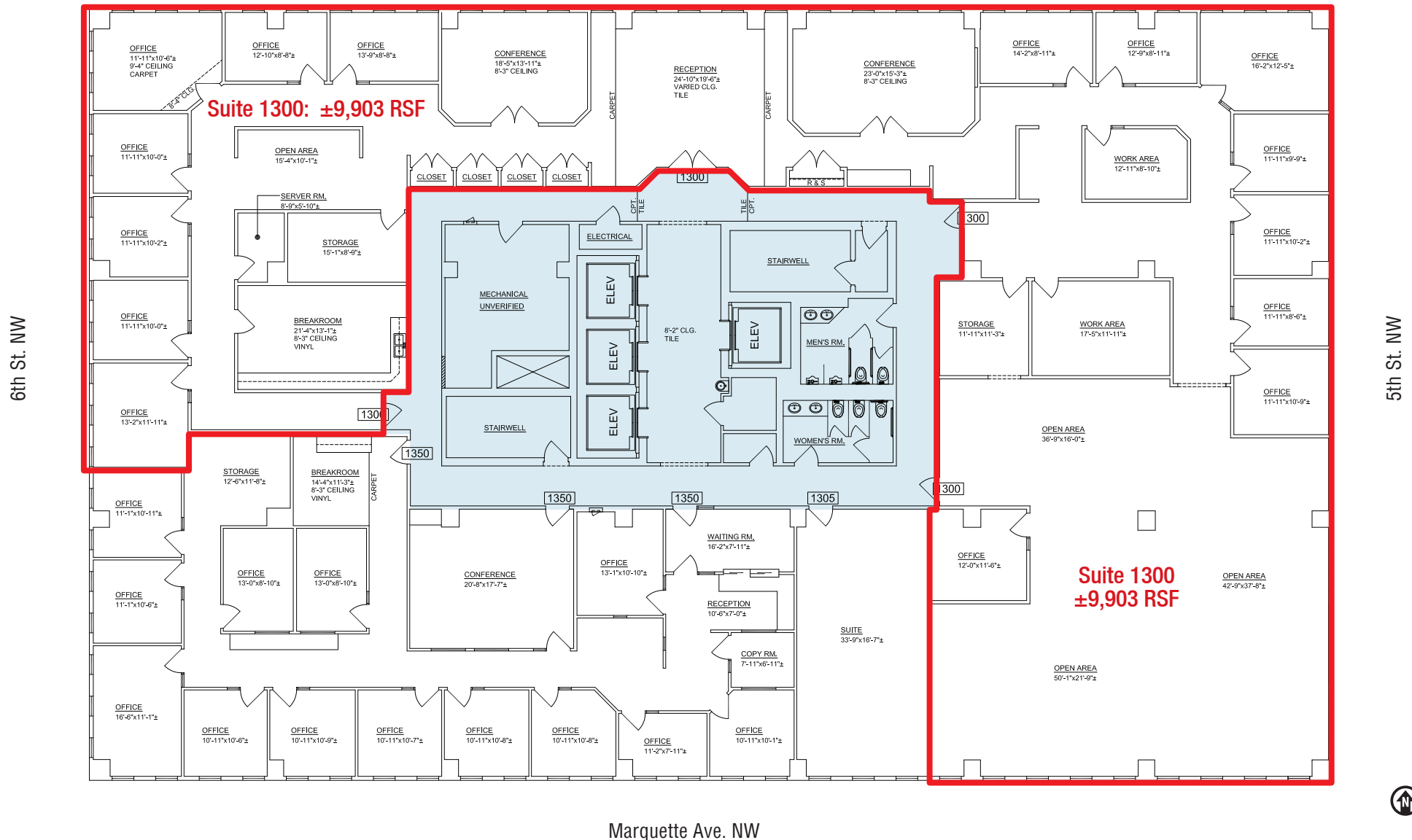


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13TH FLOOR

Available Leased Common Area



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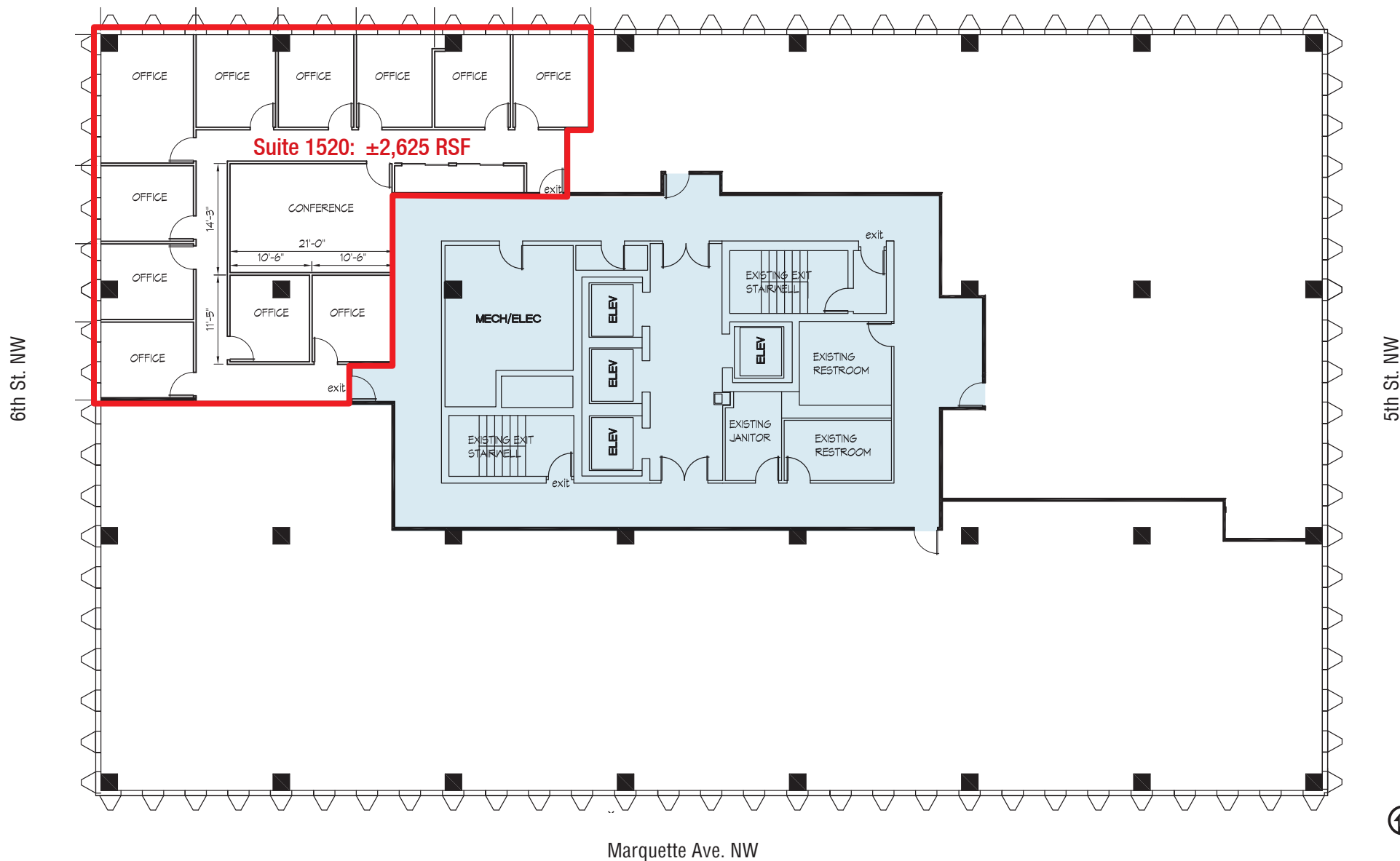
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15TH FLOOR

Available Leased Common Area



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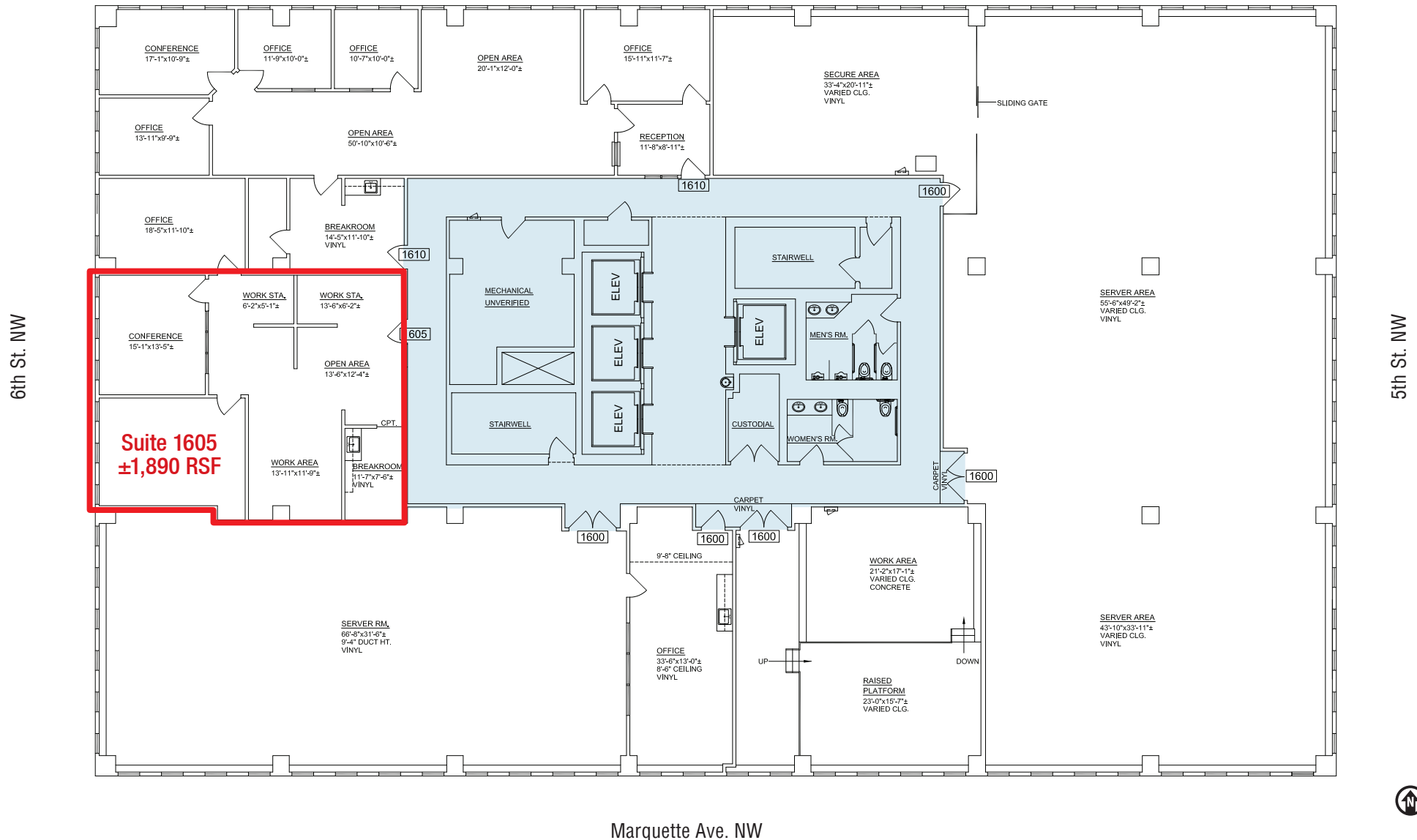
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16TH FLOOR

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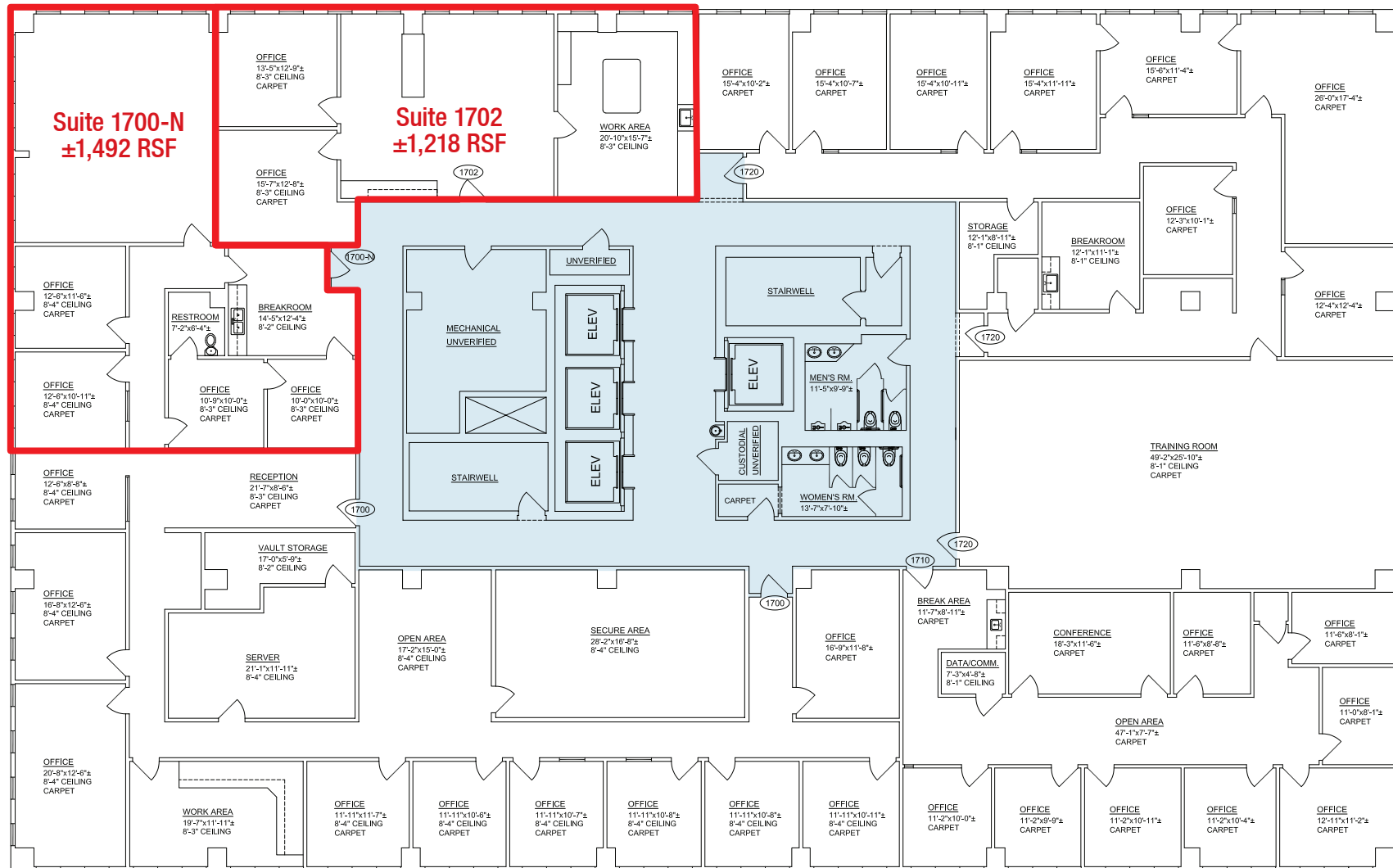
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17TH FLOOR

Available Leased Common Area

6th St. NW

5th St. NW



Marquette Ave. NW



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18TH FLOOR

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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.

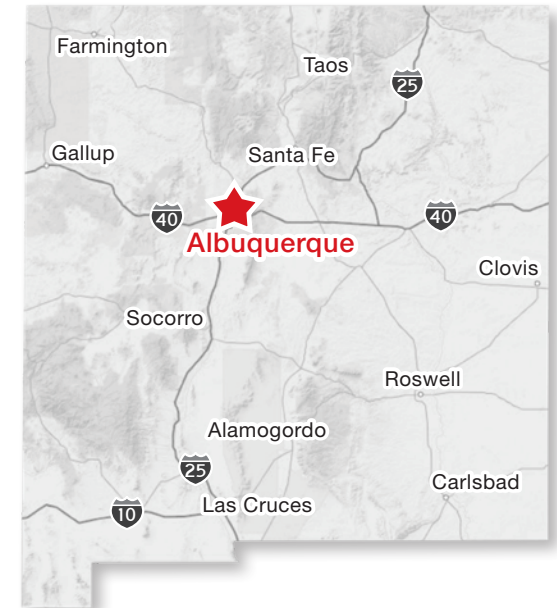
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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)

