Premium Executive Suites

PREMIUM AMENITIES IN A VIBRANT URBAN COMMUNITY

For Lease



the FRANZ

±100 - 500 SF Available

1716 Central Ave. SW | Albuquerque, NM 87104

Lisa Mercer CCIM
lisa@sunvista.com | 505 235 8503

Martha Carpenter
martha@sunvista.com | 505 228 0154

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

1716 Central Ave. SW | Albuquerque, NM 87104



PROPERTY

AVAILABLE

Suite A: ±500 SF $1,600/Mo.
- Available 12/1/2026

Suite B: ±110 SF $750/Mo.
Suite G: ±107 SF $750/Mo.
Suite H: ±100 SF $750/Mo.
Suite I: ±154 SF $850/Mo.
- All Rates are Full Service

HIGHLIGHTS

- "The Franz" is a professional environment where entrepreneurs, small businesses, and professionals can work, collaborate, and grow
- Move-in ready NOW!
- Shared conference room
- Printing and copying services available
- High-speed internet included
- Short-term leases available
- Access to Franz amenities such as fitness center, community room & private patio
- Walk or bike to nearby river trails, parks, restaurants, breweries & museums
- Minutes to Old Town, Downtown and interstates

ZONING MX-M

LOCATION

NWQ Central Ave. & Laguna Blvd. SW

NAI SunVista
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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Shared Community Room


Shared Community Room


Shared Break Area

the FRANZ

The Franz is an urban, luxury live/work building located in West Downtown, with amenities from a community lounge with a fireplace, a rooftop deck, private gym, storage, and a patio with outdoor grilling area. The Franz is located at Country Club Plaza where some of the city's best restaurants are steps away from your front door. Vinaigrette, The Pickleballer, Garcia's Kitchen, Smothered Brunch, Duran's Central Pharmacy & Sunday Bagels are all located at the Country Club Plaza. Walk or bike to numerous outdoor trails, downtown events, farmer's markets and more!

More Information


Shared Conference Room


Executive Office


Fitness Center

NAI SunVista

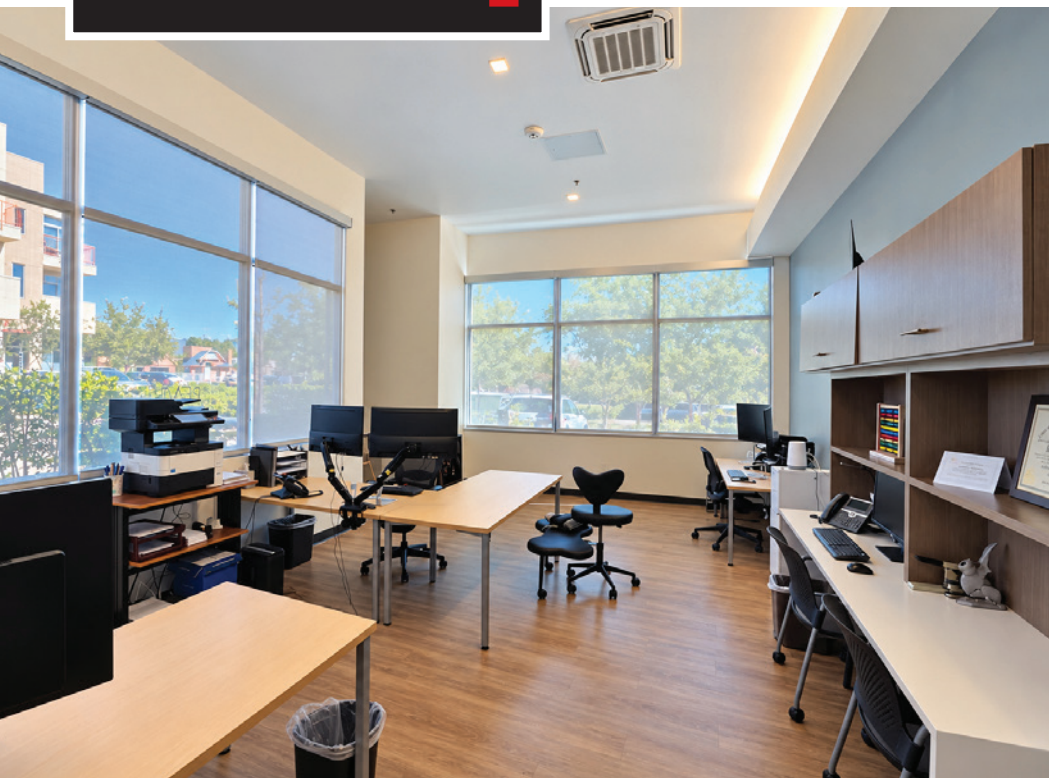
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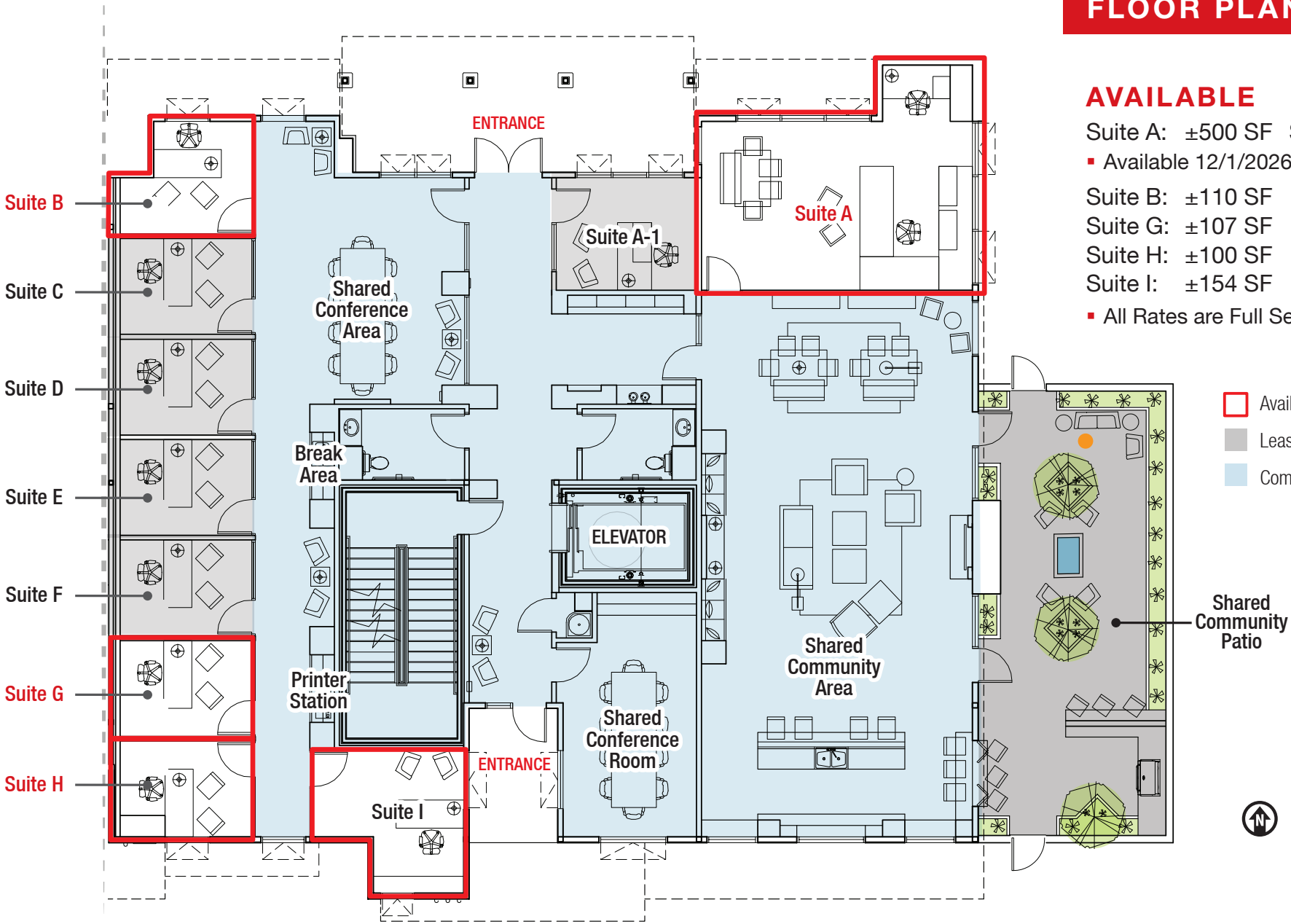
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FLOOR PLAN



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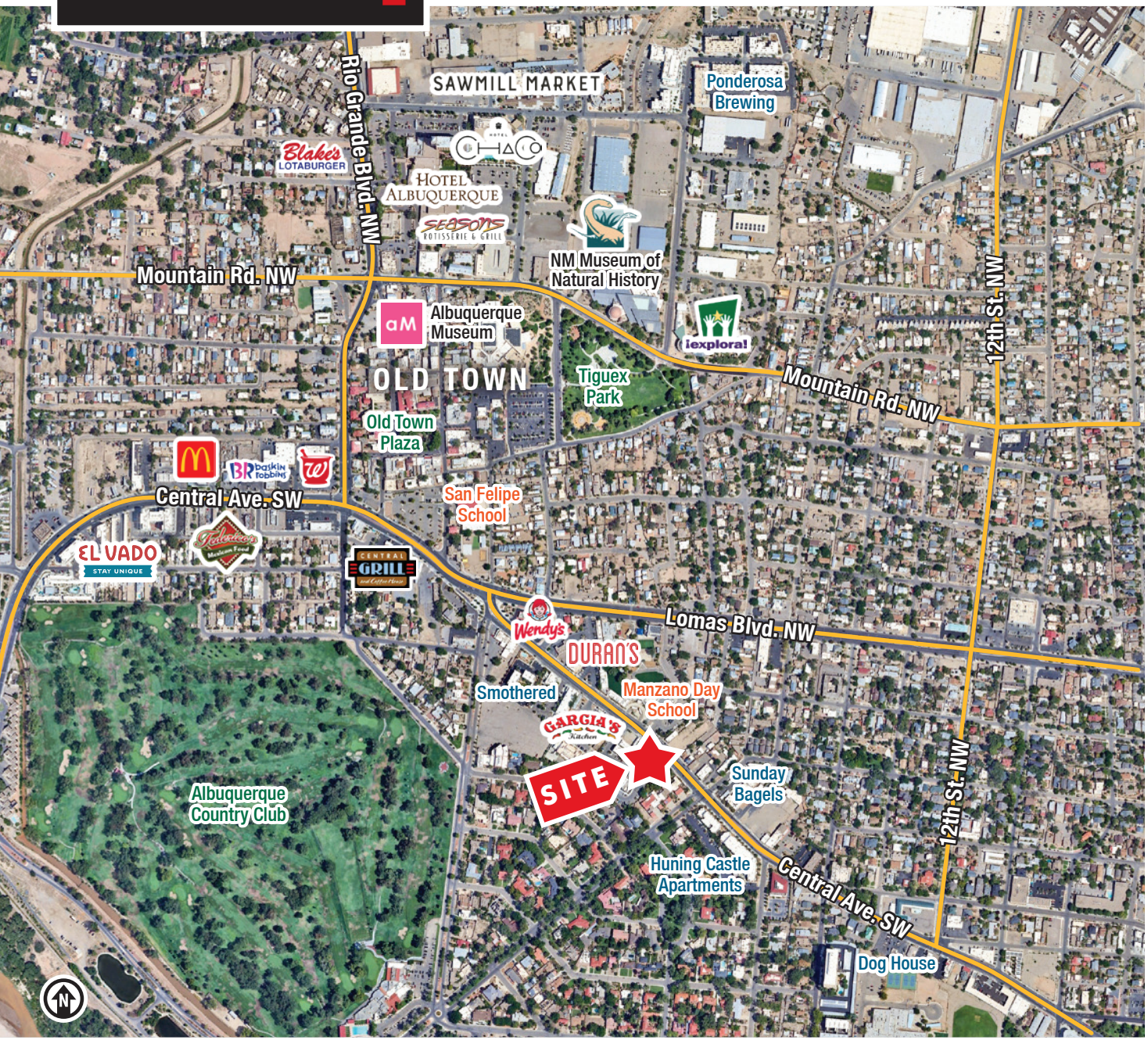
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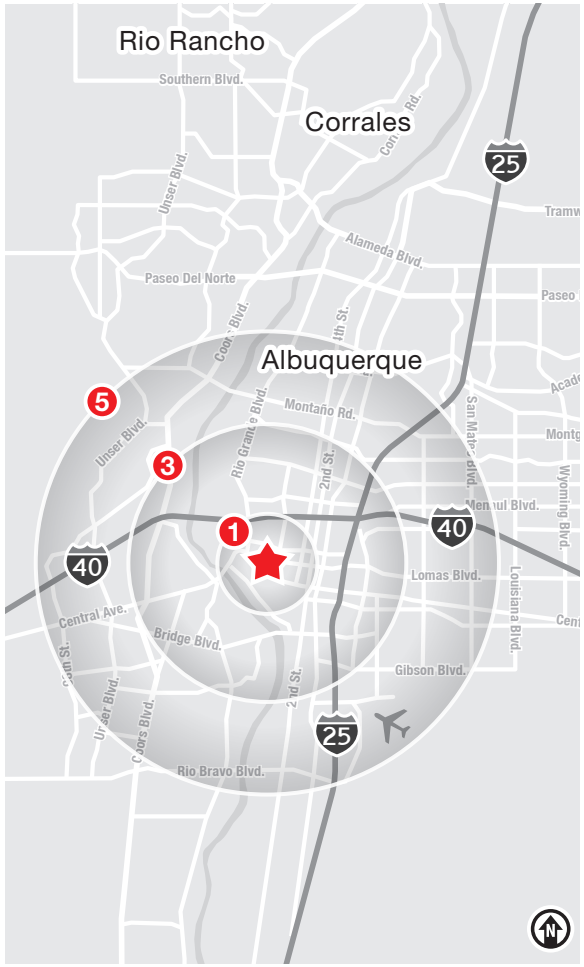
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,053	93,887	250,386
Average HH Income	$83,250	$75,089	$83,068
Daytime Employment	26,338	84,259	152,172

2025 Forecasted by Esri



NAI SunVista

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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