

# FOR LEASE | PREMIER OFFICE SPACE

500 Marquette Ave NW Albuquerque, NM 87102

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INTERNATIONAL

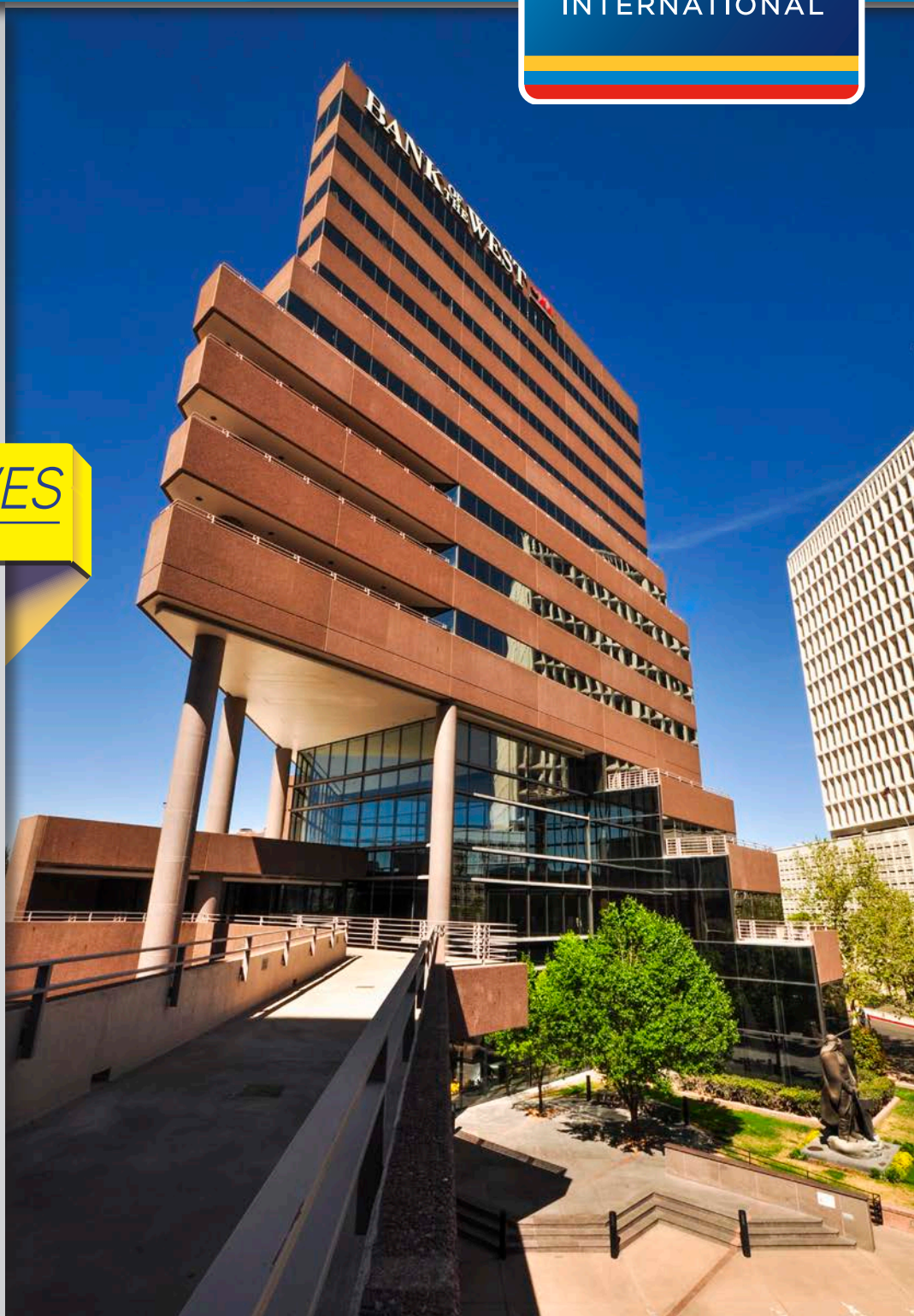
## Description:

- » Class A Landmark Building
- » Great downtown location
- » Landlord owned - on-site parking
- » Balcony suites available
- » Incredible views
- » Large Contiguous Space/  
Multiple Floors

## PARKING INCENTIVES

## Amenities:

- » Landlord owned/controlled,  
on-site Parking
- » Interstate 40 access to the  
North (1.4 Miles)
- » Interstate 25 access to the East  
(1.0 mile)
- » 10 minutes to the Albuquerque  
International Sunport
- » 1/3 of a mile to the Metropolitan,  
Second Judicial, and US District  
Court Houses
- » Neighborhood Charter, and  
Public Schools
- » Nearby Daycare
- » Dozens of Walkable Restaurant  
destinations
- » Minutes to Convention Center  
Rapid Ride/Rail Runner  
Civic Plaza
- » Hyatt, Doubletree, Hotel Andaluz  
all within walkable distance.



Presented by:

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Lomas Blvd NW

Metropolitan Court

2nd Judicial District Court

US District Court

Keleher Ave NW

8th St NW

7th St NW

Fruit Ave NW

Roma Ave NW

Daycare

City Planning

Marquette Ave NW

City County

Doubletree Hotel

500 Marquette Ave NW

Convention Center

Elementary School

Civic Plaza  
Building

Tijeras Ave NW

Hyatt

6th St NW

5th St NW

Copper Ave NW

Hotel Andaluz

2nd St NW

3rd St NW

Gold Ave SW

Amy Biehl Charter HS

Gold Ave SW

Central Ave SE

Silver Ave SW

ONE HUNDRED MARQUETTE



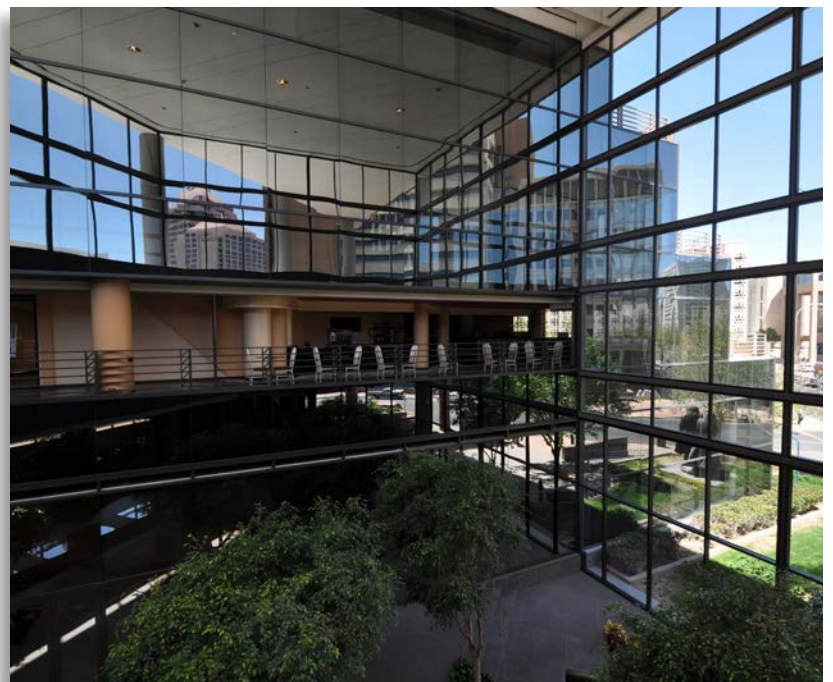
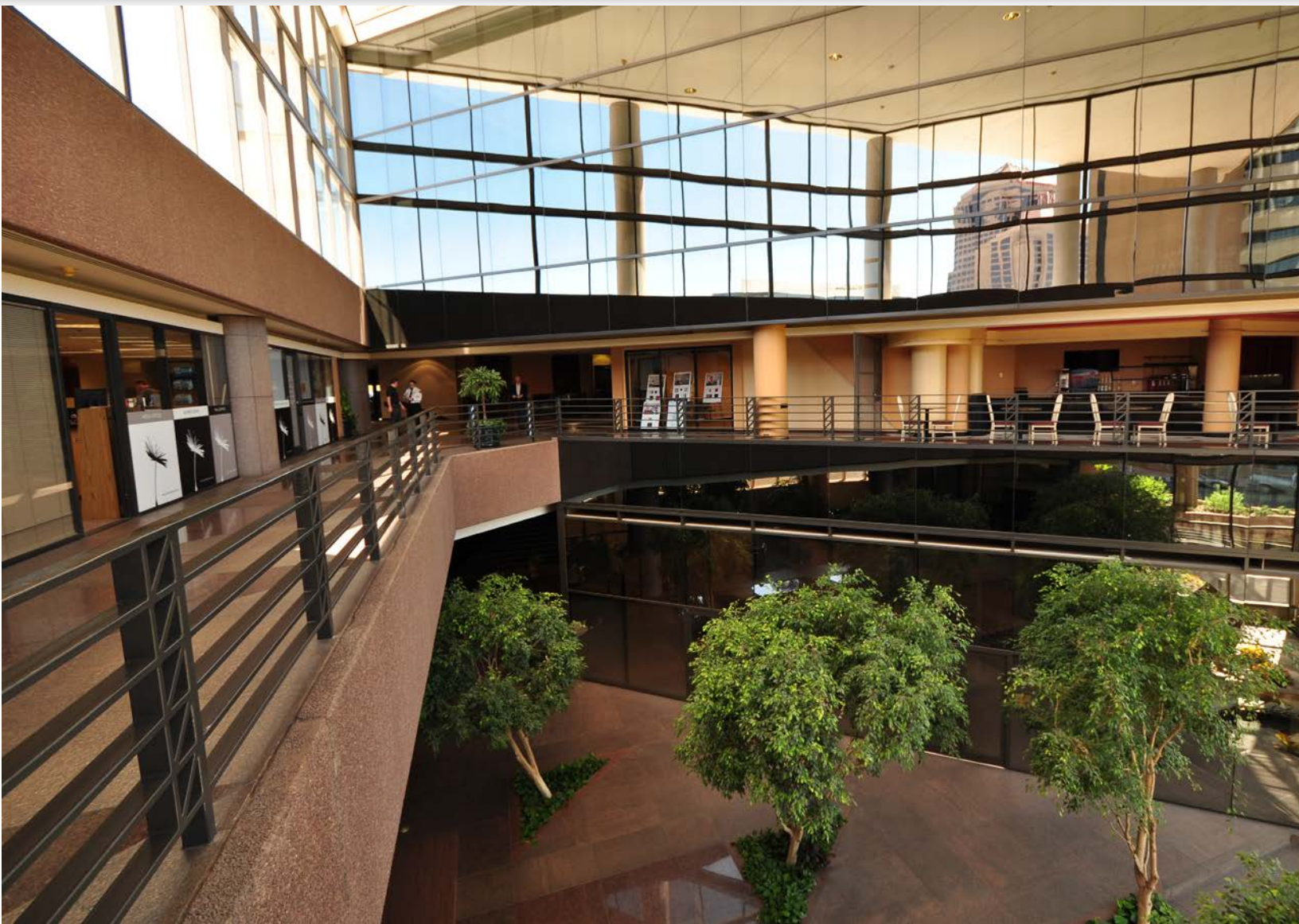
## 500 Marquette Ave NW Albuquerque, NM 87102

This 15-story Class "A" office building is located in the heart of Albuquerque's Central Business District. The floor plates in 500 Marquette range in size from 6,000 square feet on the lobby floor up to 18,700 square feet on the upper floors. Each floor lends itself well to either single tenant or multi-tenant use with incredible views to the Sandia Mountains and Albuquerque's West Mesa. On numerous floors, views of these majestic sites are observable from private terraced balconies, a distinctive feature of the building.

Located at the southwest corner of 5th Street and Marquette Avenue NW in the heart of the Downtown Albuquerque Business District.









Legend

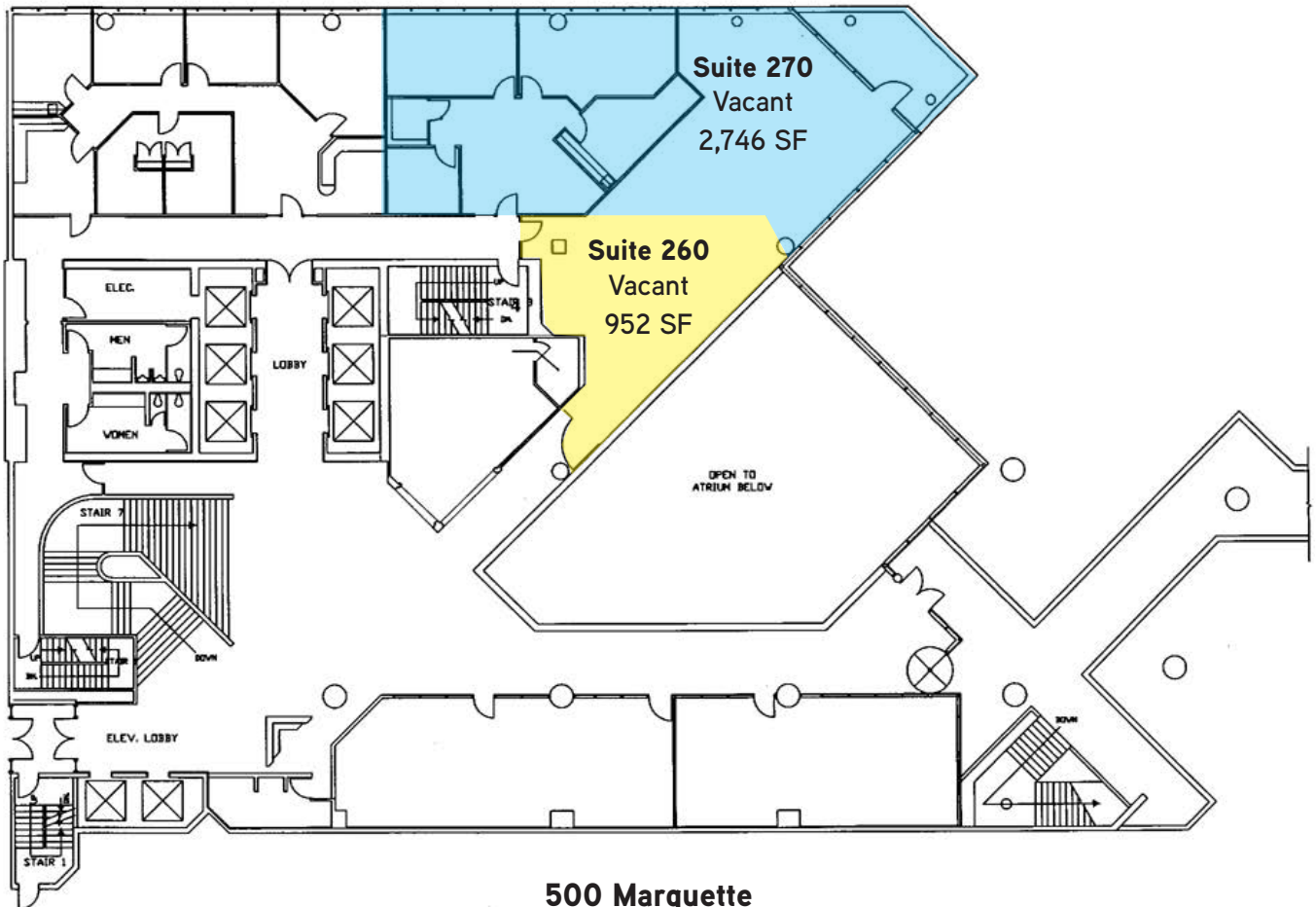
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500 Marquette  
2nd Floor



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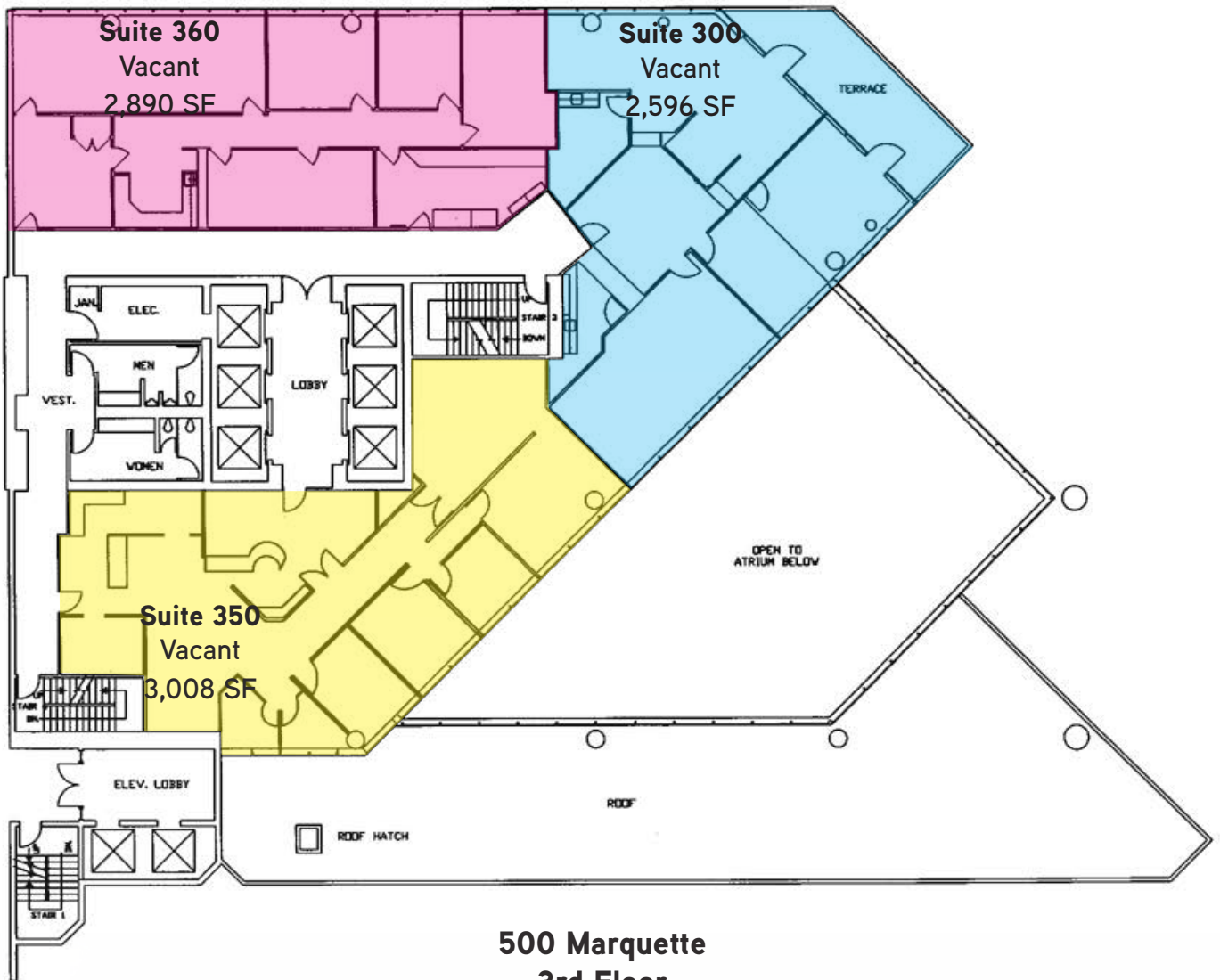
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**500 Marquette  
3rd Floor**





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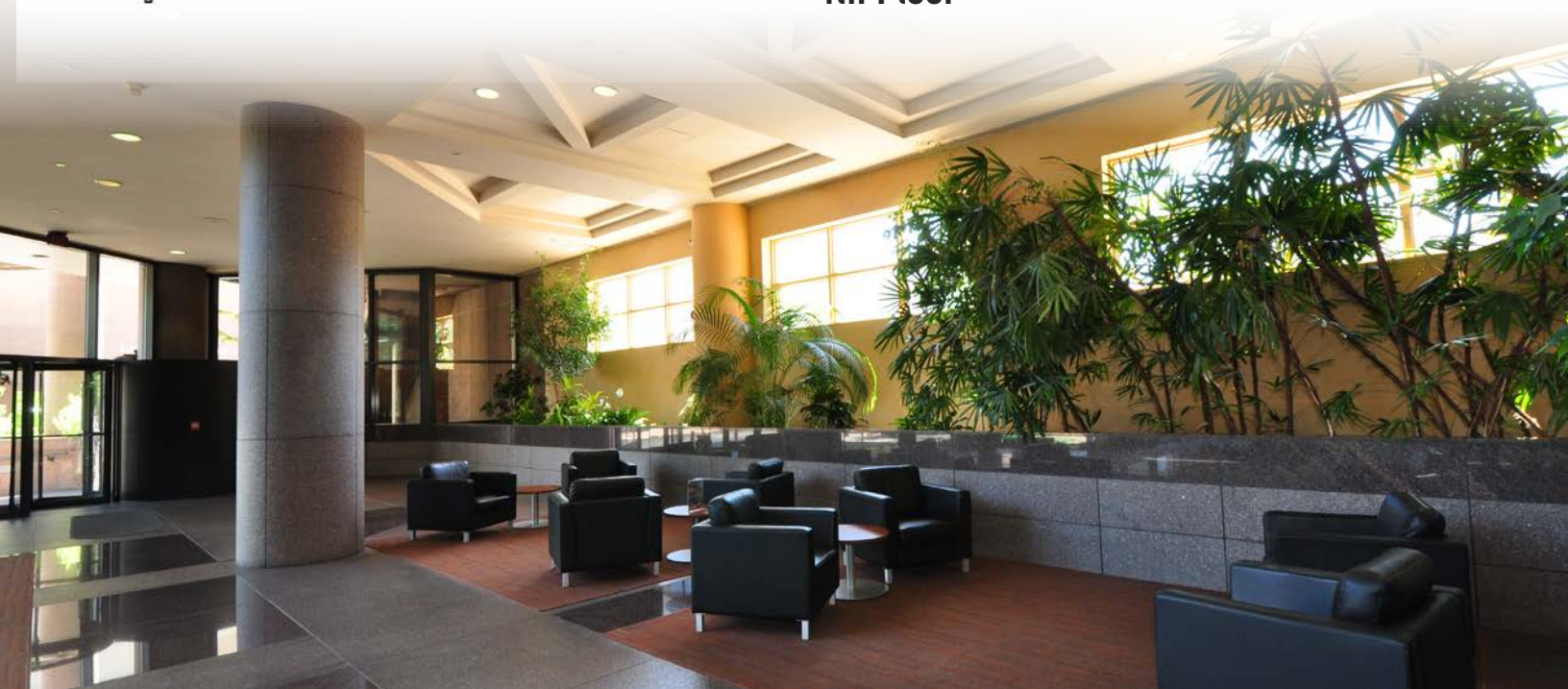
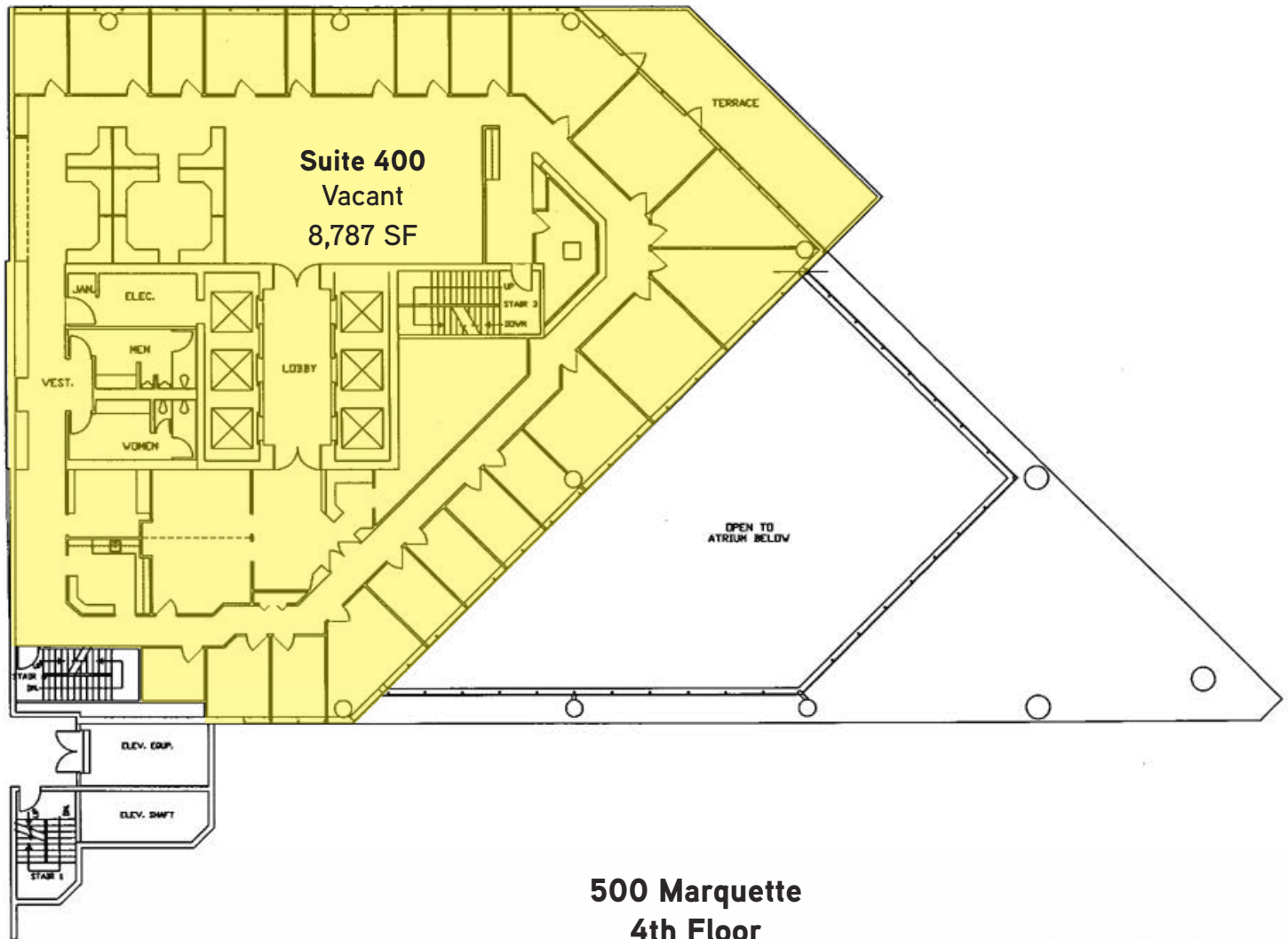
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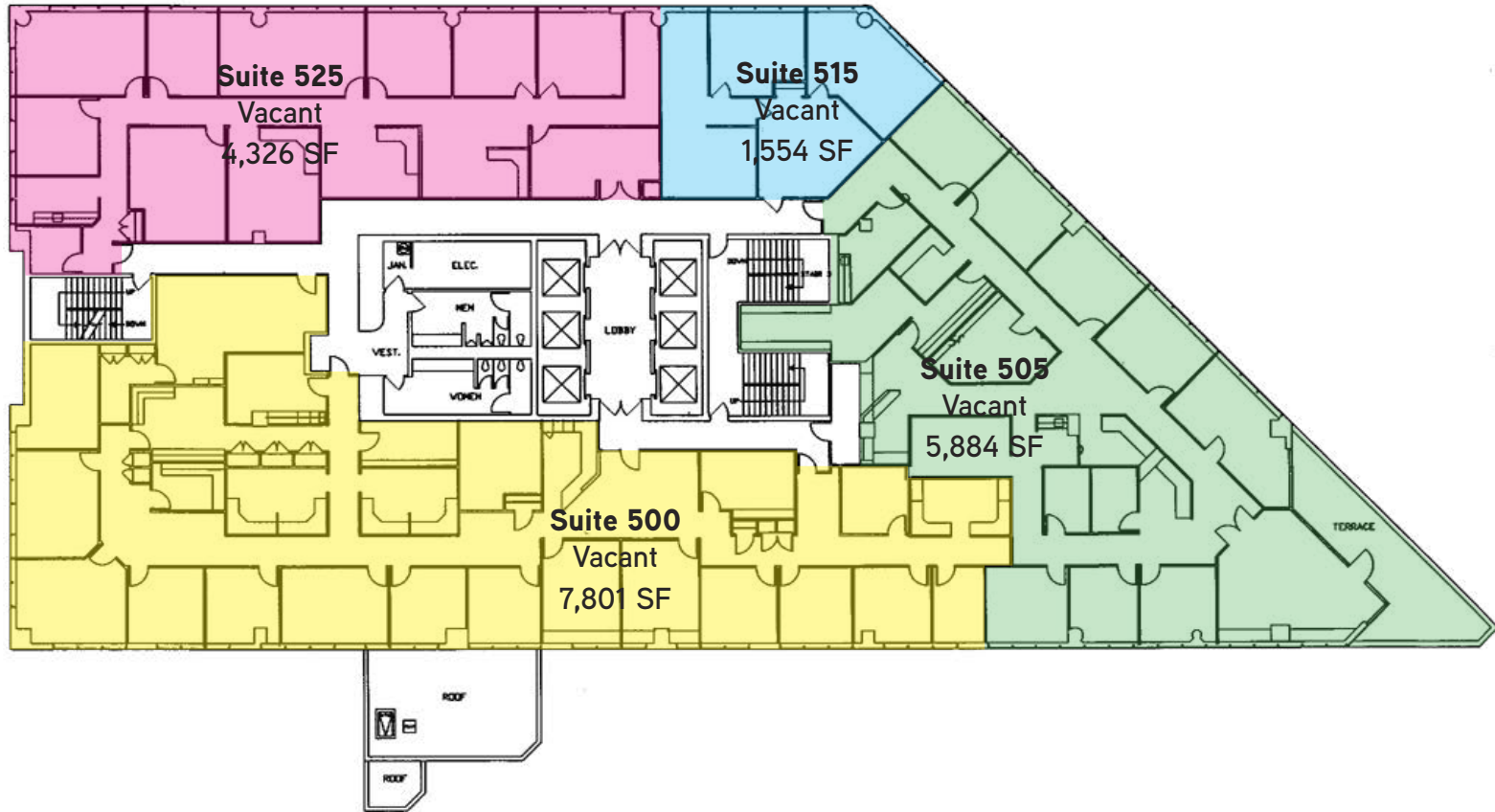
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\*Full floor can be combined for a total of 19,565 SF



500 Marquette  
5th Floor





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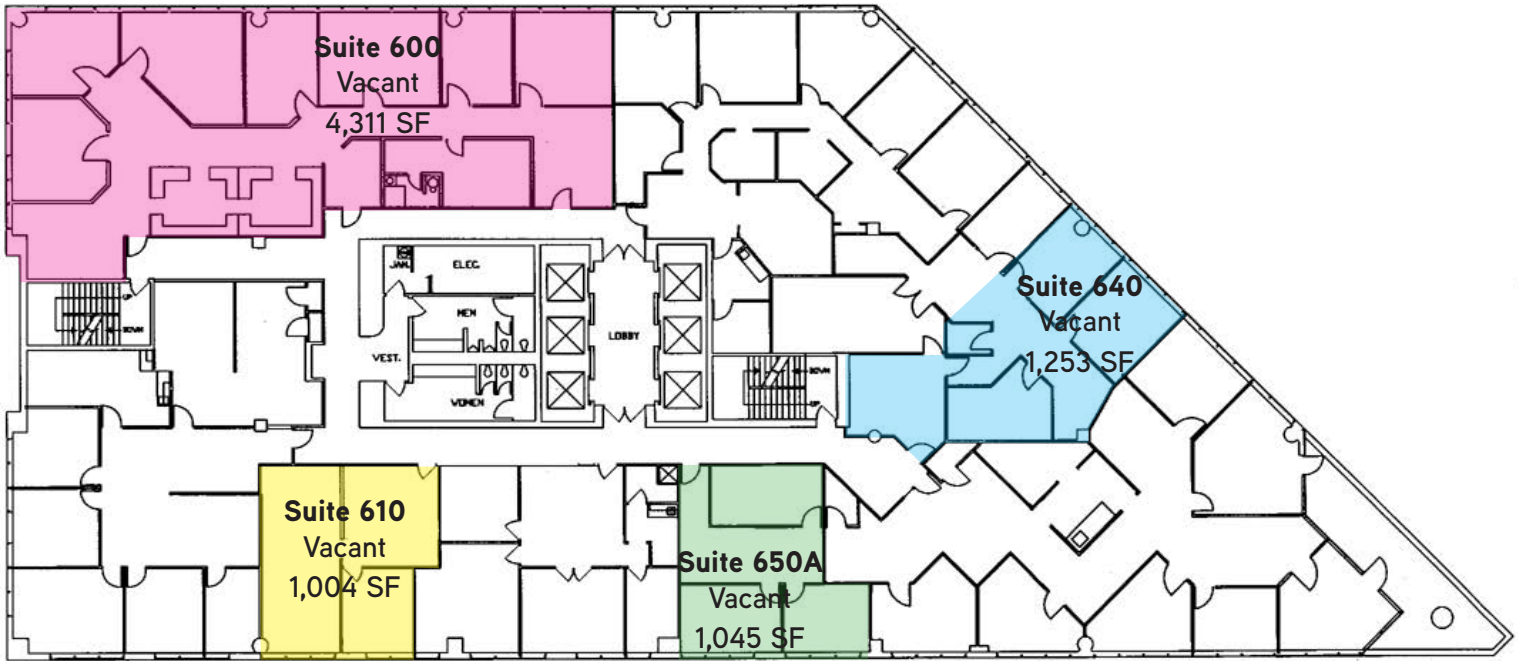
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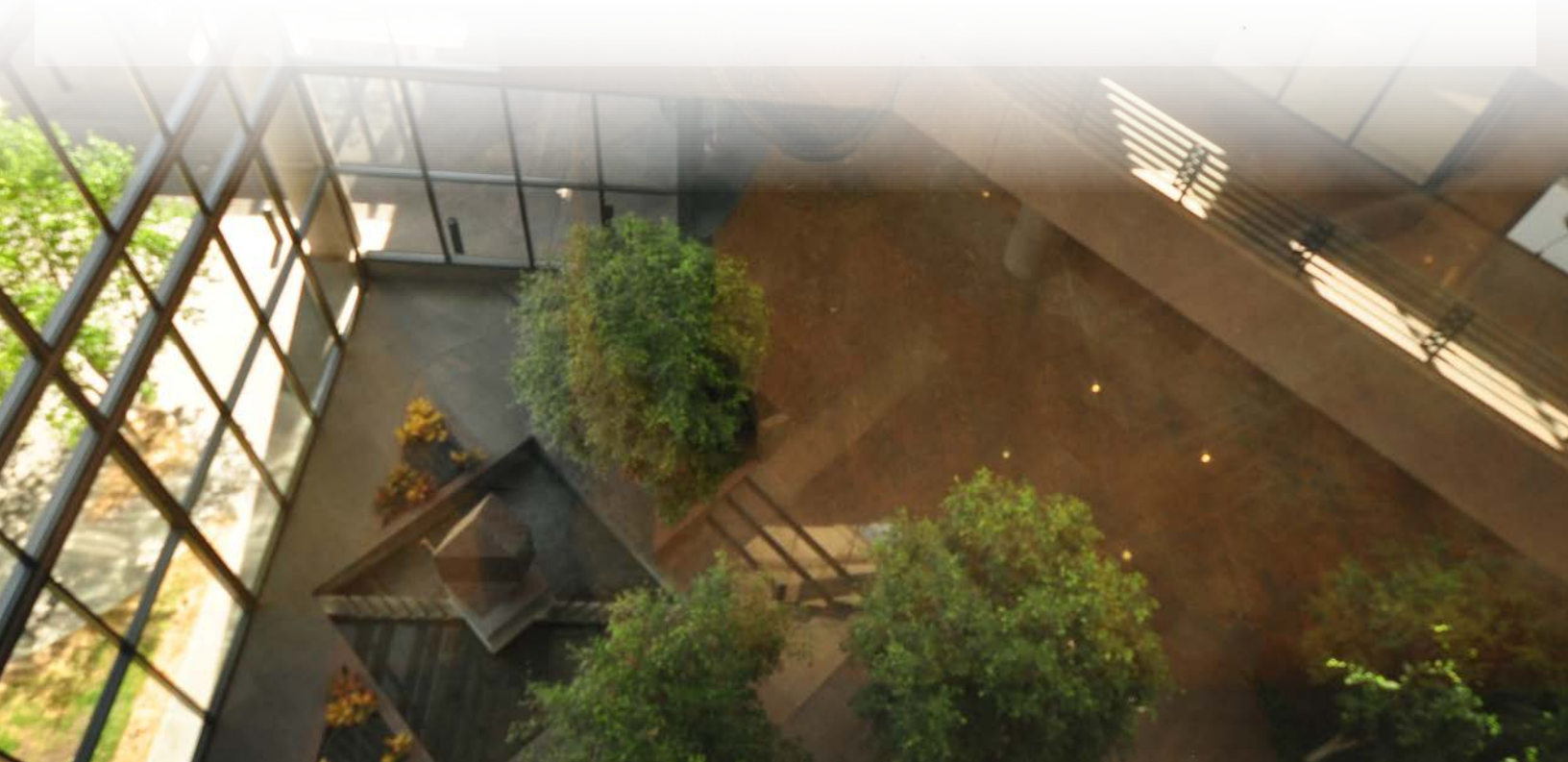
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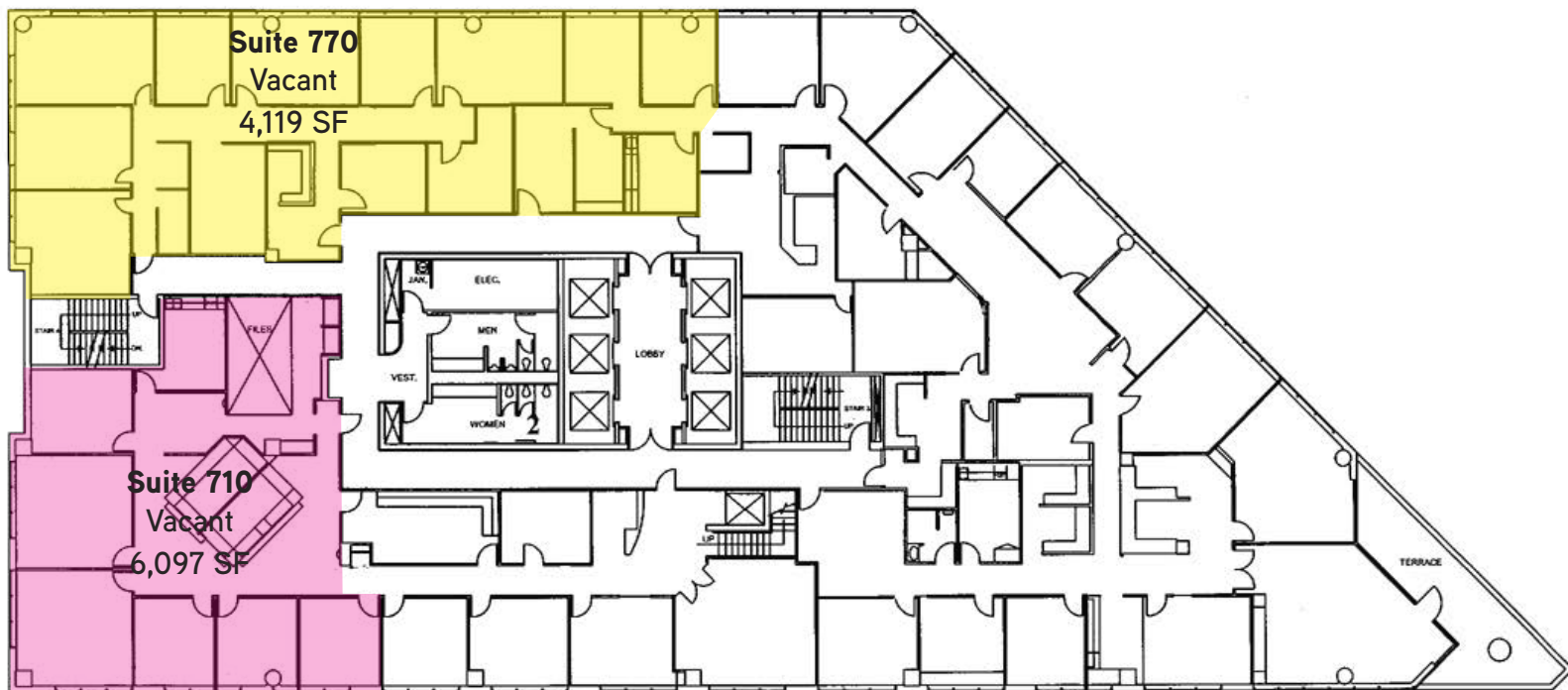
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500 Marquette  
6th Floor







**500 Marquette  
7th Floor**





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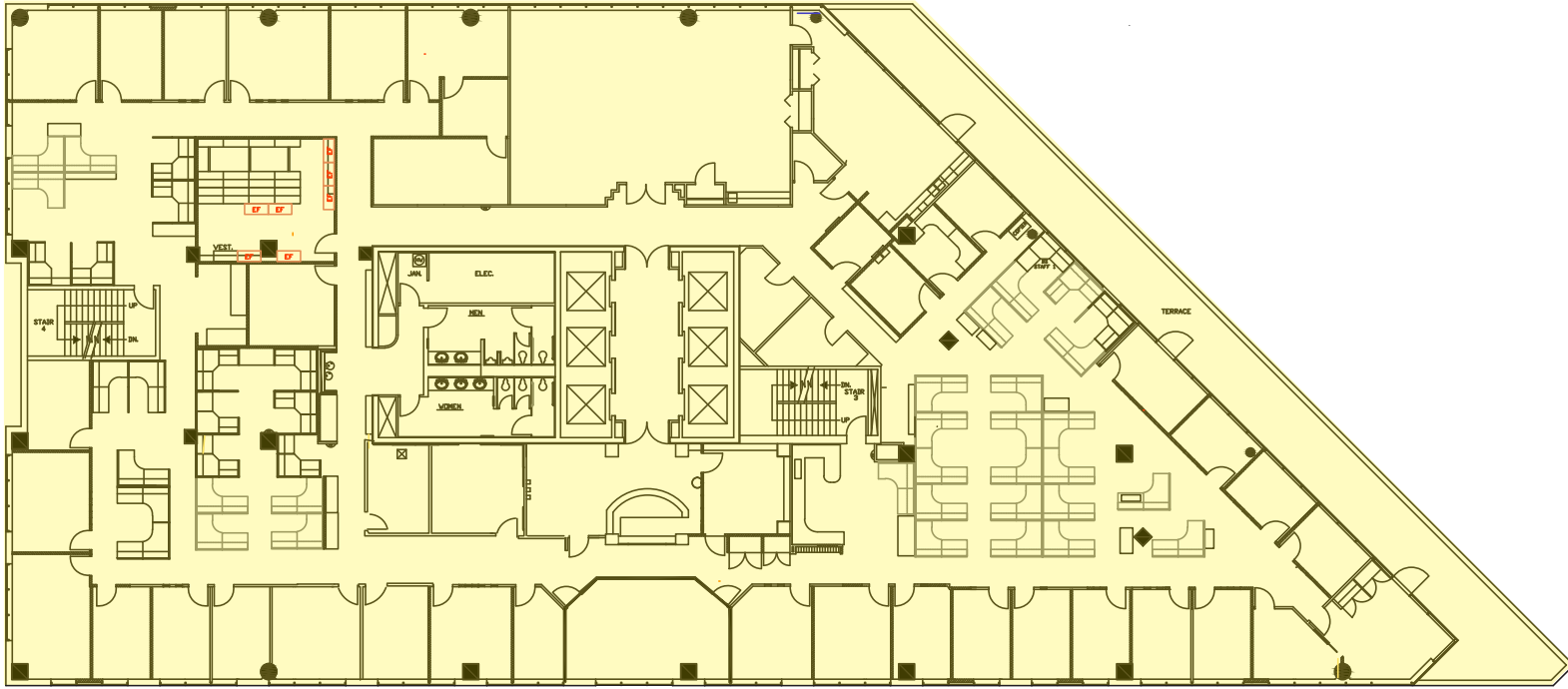
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**500 Marquette**  
**8th Floor**  
**18,721 SF**





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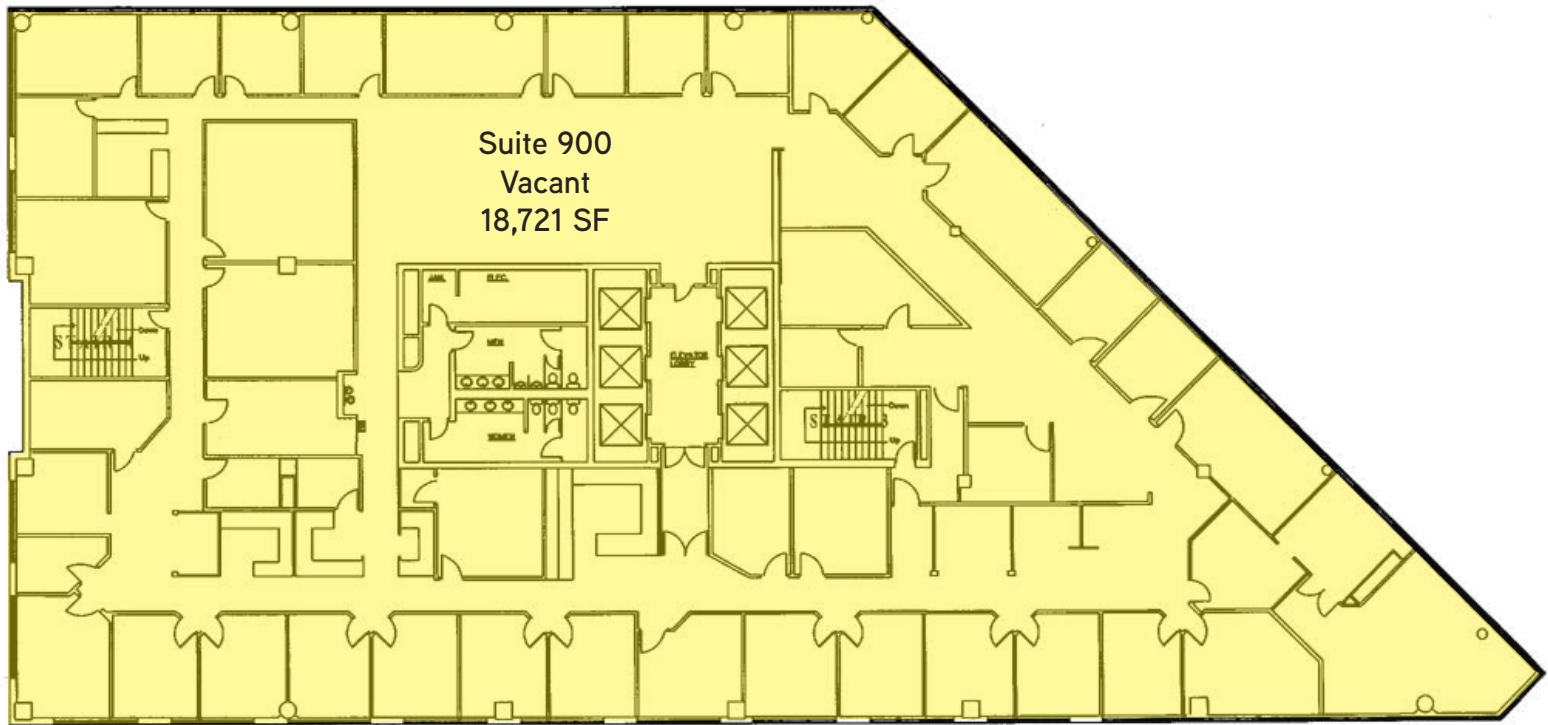
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**500 Marquette  
9th Floor**





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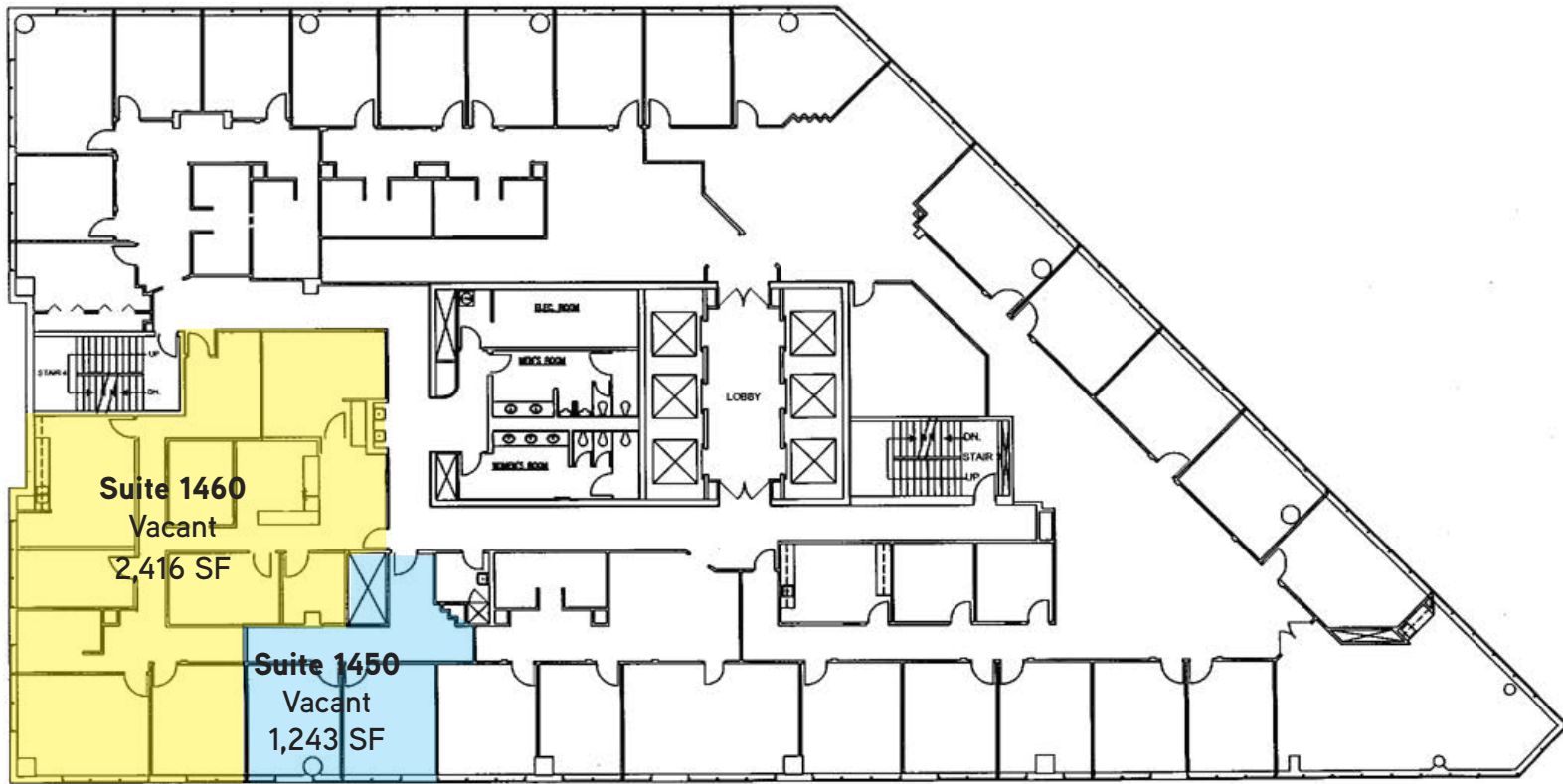
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**500 Marquette  
14th Floor**





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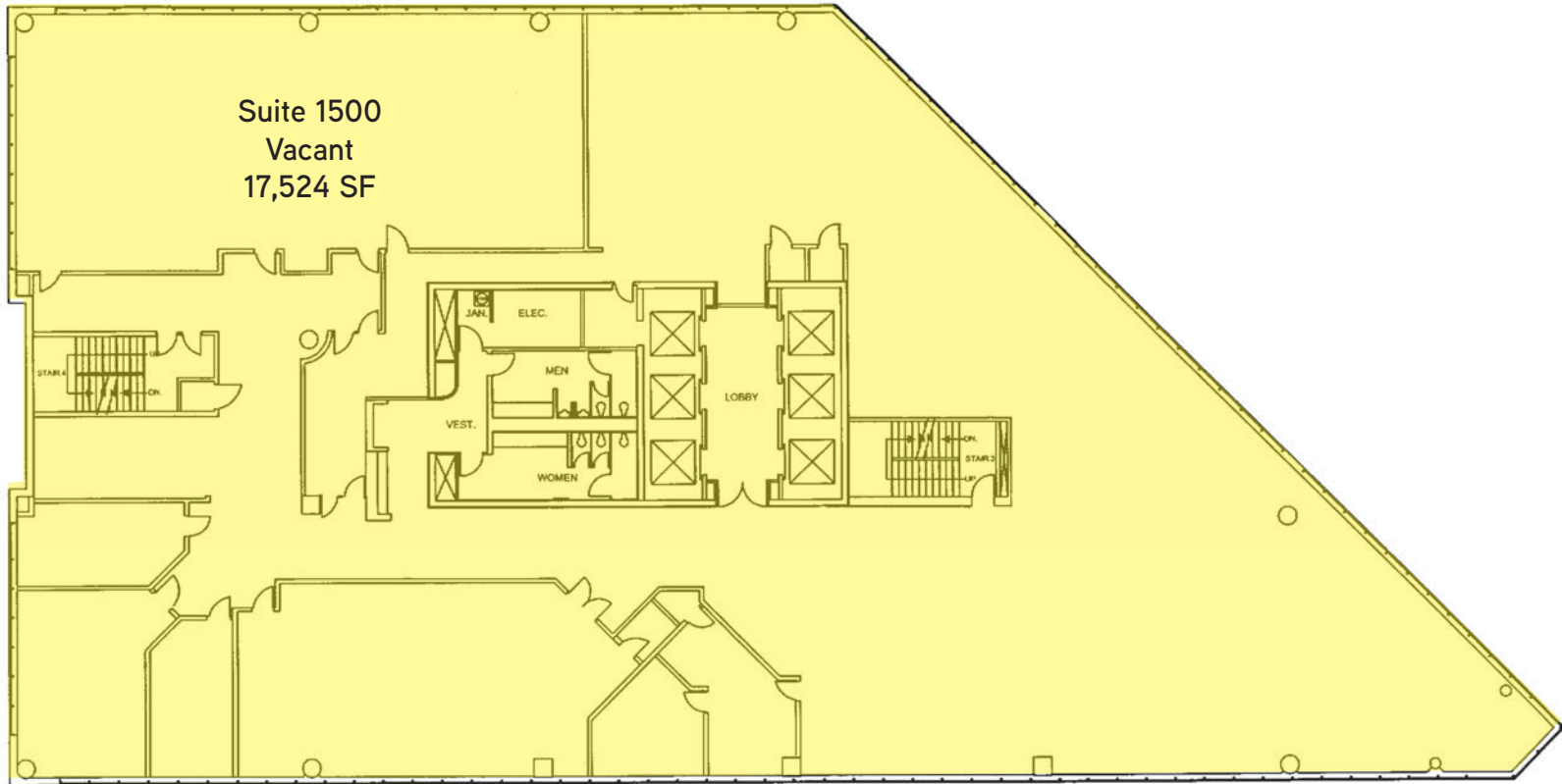
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Suite 1500  
Vacant  
17,524 SF



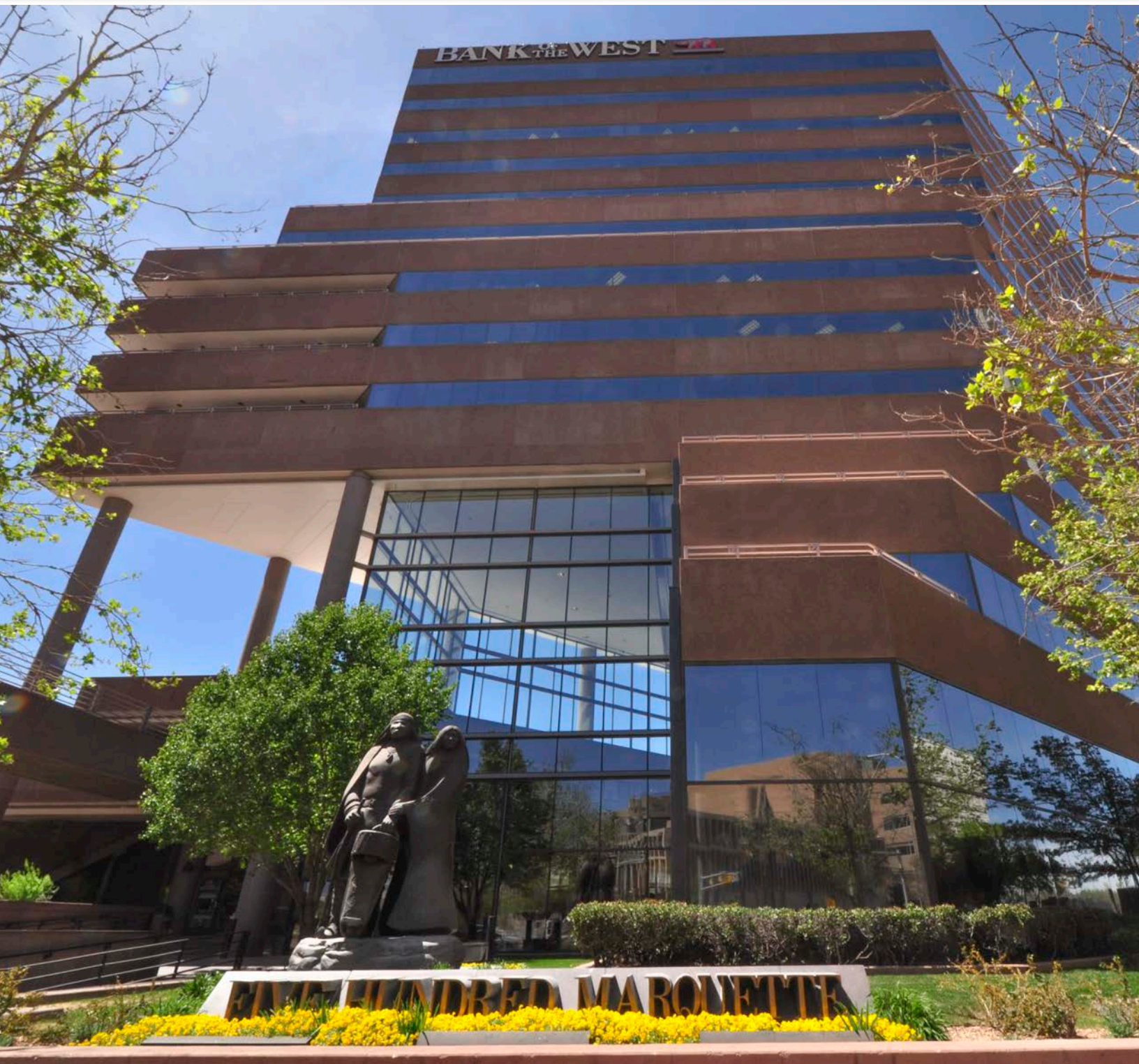
**500 Marquette  
15th Floor**











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