

# THE VERGE BUILDING

317 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

FOR  
LEASE



## FOR LEASE

» Call Broker For Pricing

### Garden Level Available

» 3,346 ±RSF

» 2,704 ±RSF

\*Can be combined for 6,050 ±RSF

## FEATURES

- » Located in Albuquerque's innovation corridor
- » Free on-site parking
- » Building conference rooms available at no additional charge
- » Contemporary buildout
- » Excellent **high-speed internet included** in rent

## CONTACT

**STACEY NENNINGER, CCIM**

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☎ 505.855.7608

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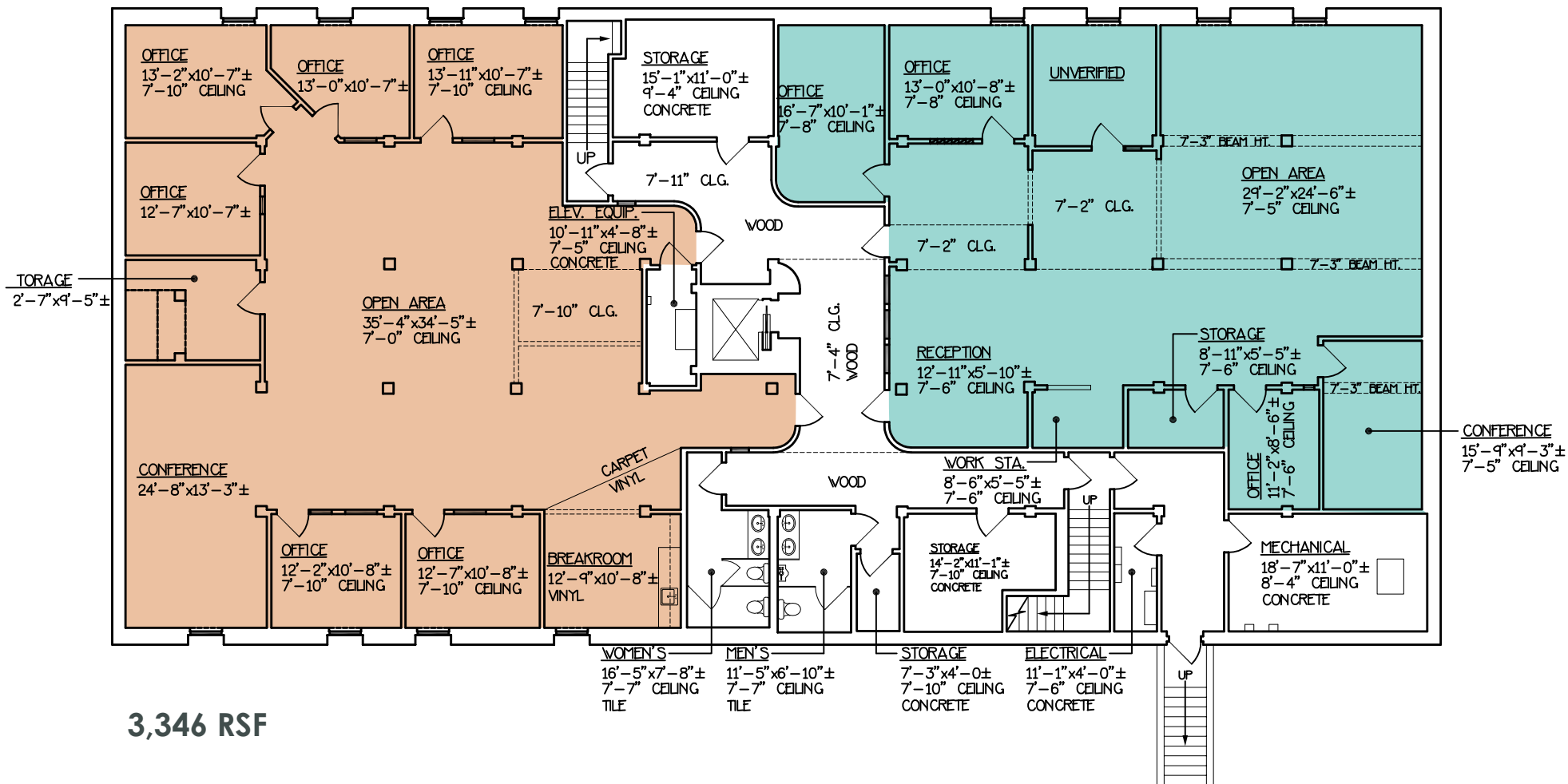


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GARDEN LEVEL - 6,050 TOTAL RSF

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2,704 RSF



3,346 RSF

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# THE VERGE BUILDING

AREA OVERVIEW

FOR LEASE



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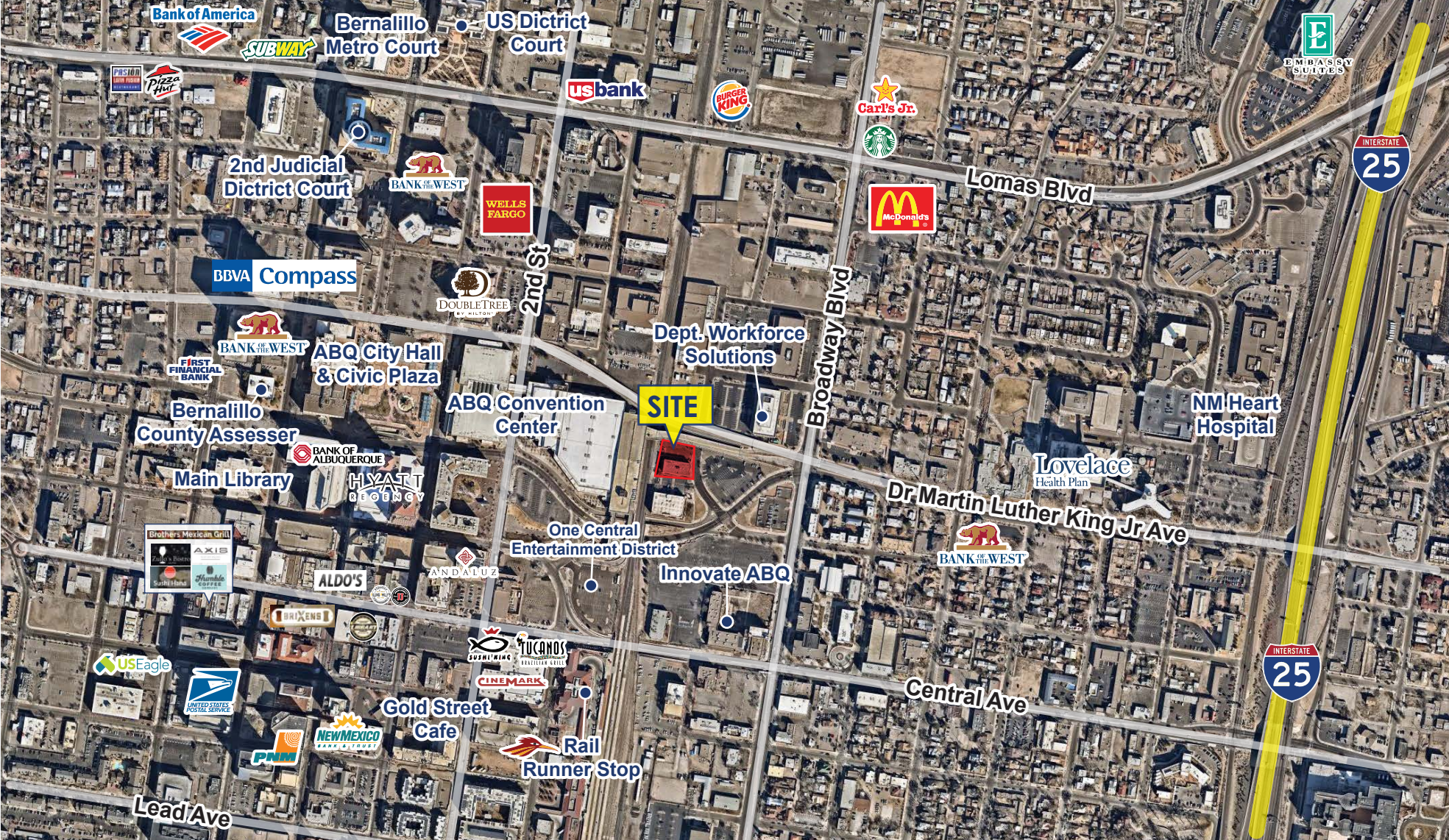
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# THE VERGE BUILDING

## DOWNTOWN PARKING & TRANSPORTATION

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 City Parking Facilities

 ART Stops

 NM Rail Runner Station

### Albuquerque Rapid Transit Project

**A** Transit can help customers get to local businesses; expanding market area by providing more accessibility.

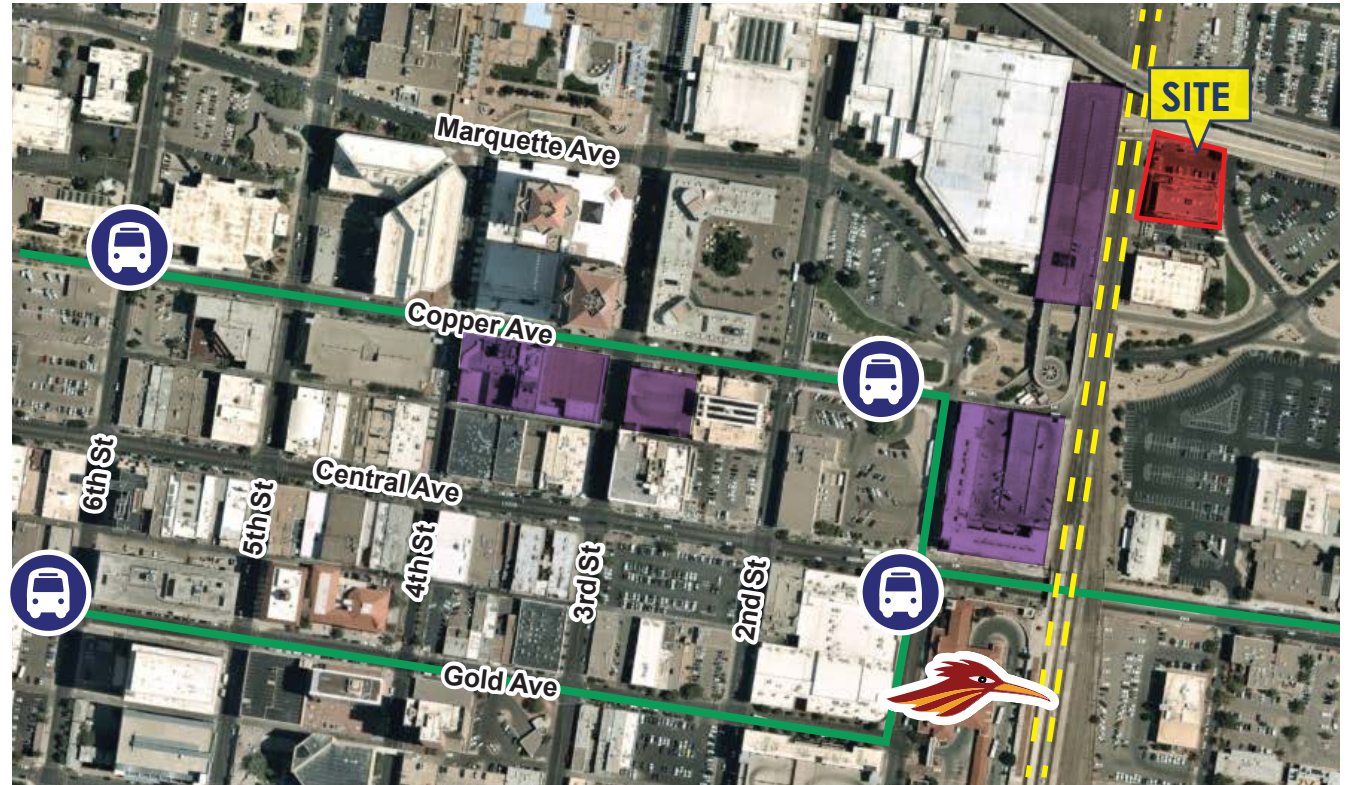
**R** Increasing the ability for employees to take transit to work, freeing up on-site parking space and providing convenient access for visiting tourists to shops, restaurants and museums.

**T**

ART runs along Central between Unser Blvd. & Tramway Blvd.

A bus will arrive every 7 to 8 minutes between 6:30 a.m. and 6:30 p.m

A bus will arrive every 15 minutes before 6:30 a.m. and after 6:30 p.m.



ART Route and Stops



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# THE VERGE BUILDING

DRIVE TIME DEMOGRAPHICS

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## 5 MINUTE

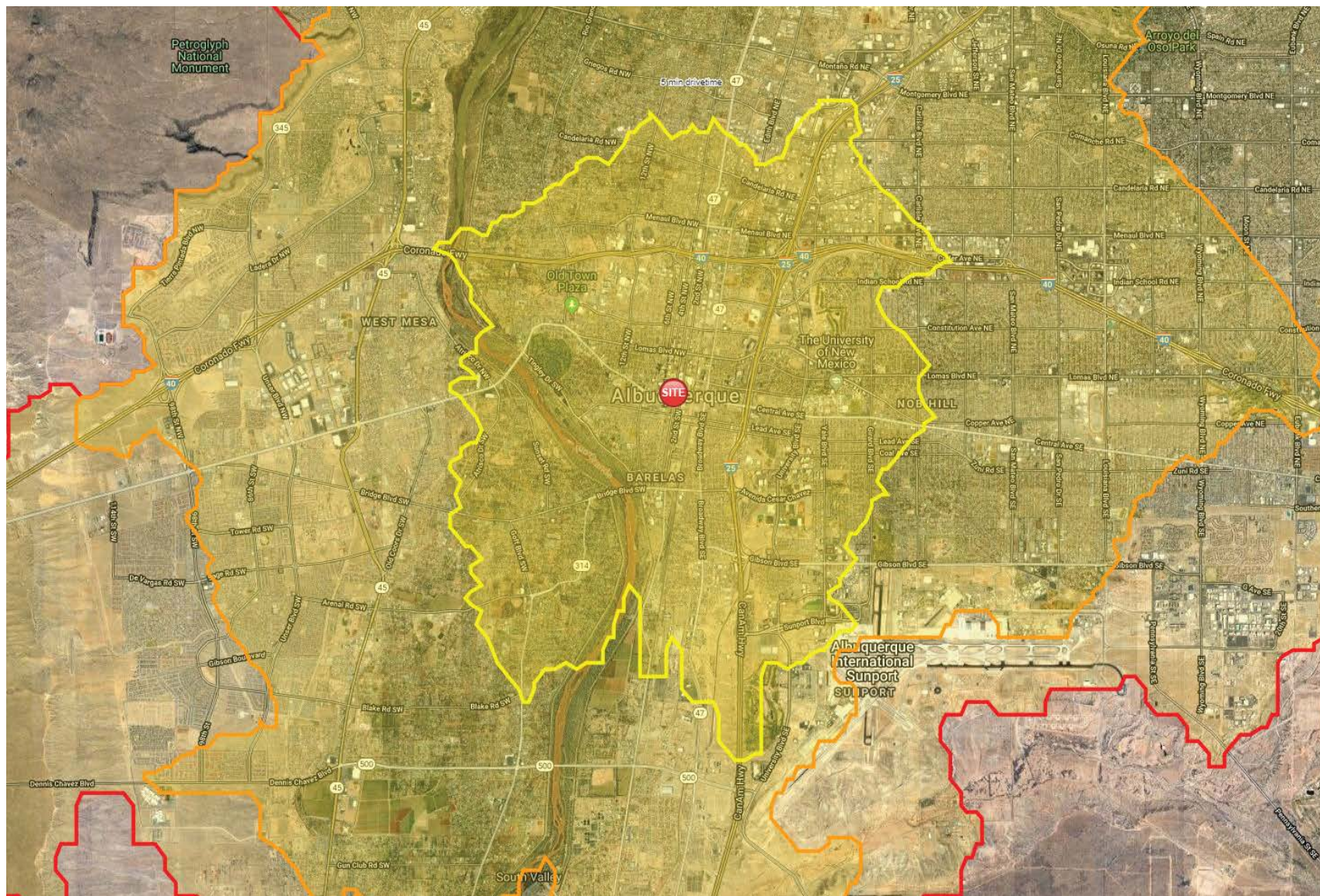
Population  
78,432  
Avg HH  
Income  
\$53,416

## 10 MINUTE

Population  
338,499  
Avg HH  
Income  
\$61,257

## 15 MINUTE

Population  
587,943  
Avg HH  
Income  
\$68,974



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