

For Lease

# Downtown Stand-Alone Office/Retail

WALKING DISTANCE TO MANY AMENITIES

1000 2nd St. NW | Albuquerque, NM 87102

NEC 2nd St. & Marble Ave. NW



## AVAILABLE

Suite A: ±2,000 SF

Suite B: ±2,000 SF

Total: ±4,000 SF



## LEASE RATE

\$17.00/SF Modified Gross

Tenant pays for gas,  
electric and janitorial

## HIGHLIGHTS

- Owner will paint both suites
- 7 built-out offices & hard-wall cubicles
- 2 conference rooms
- High ceilings
- Plenty of natural lighting
- Stained-glass window features
- Perfect location for attorney, counselor or non-profit
- Parking in the street and designated parking lot

**IDO ZONING** MX-M

**NAI SunVista**

got space™

**Martha Carpenter**

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505 228 0154

**Lisa Mercer**

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505 235 8503



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## DOWNTOWN STAND-ALONE OFFICE/RETAIL

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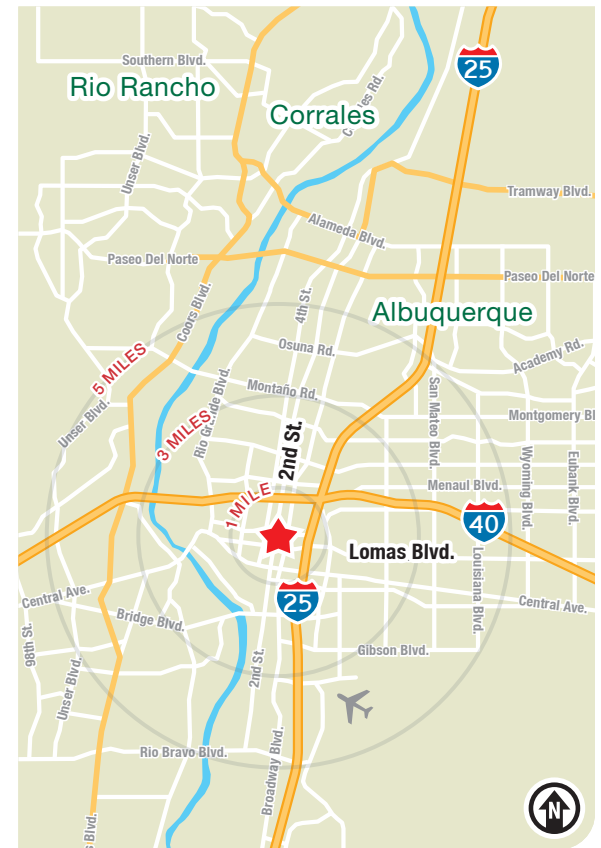


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,972	93,184	242,621
Average HH Income	\$61,591	\$78,689	\$76,664
Daytime Employment	38,032	113,154	197,599

2023 Forecasted by Esri

**Opportunity Zone** [MORE INFO](#)



**NAI**SunVista

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 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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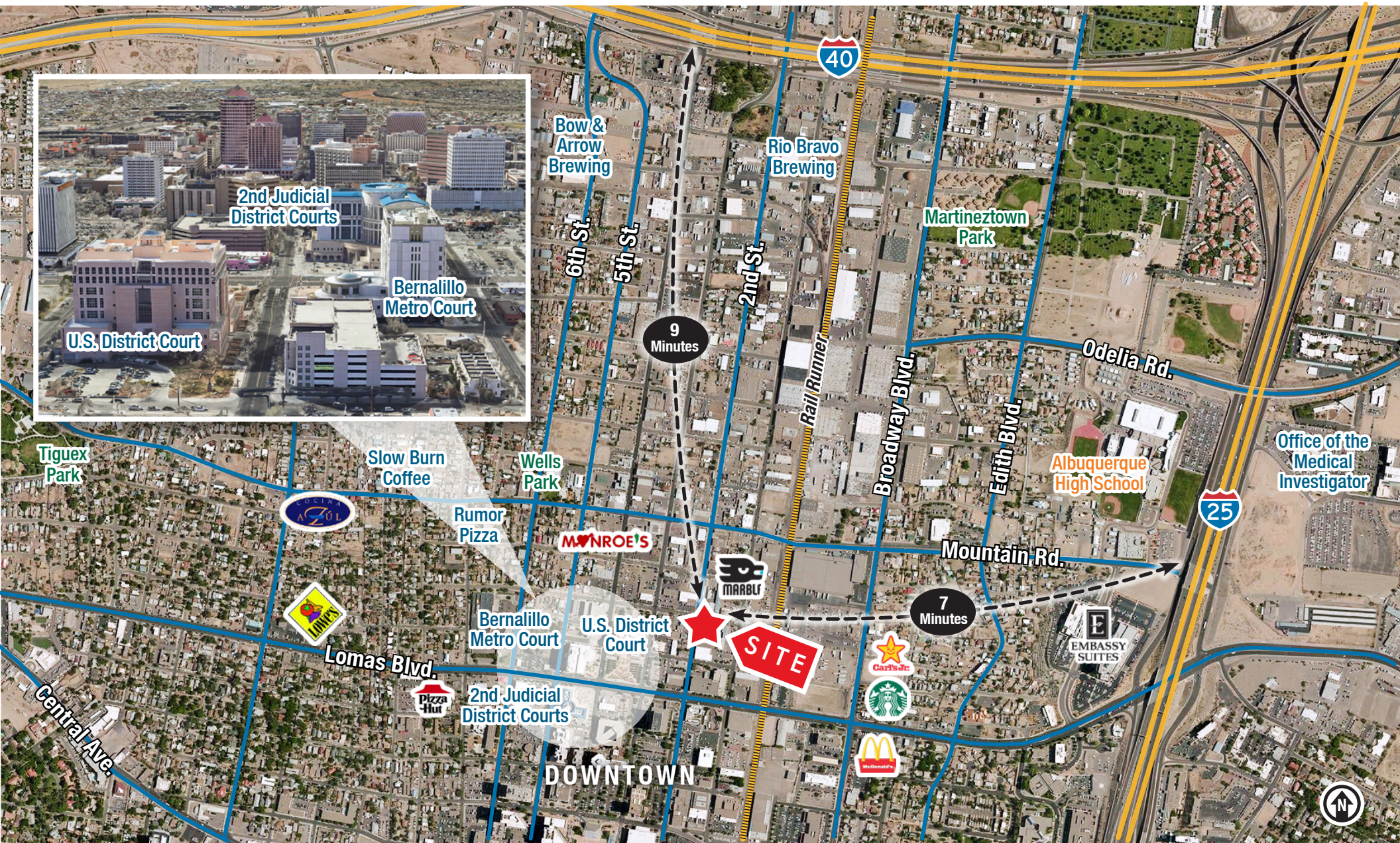
**Lisa Mercer**  
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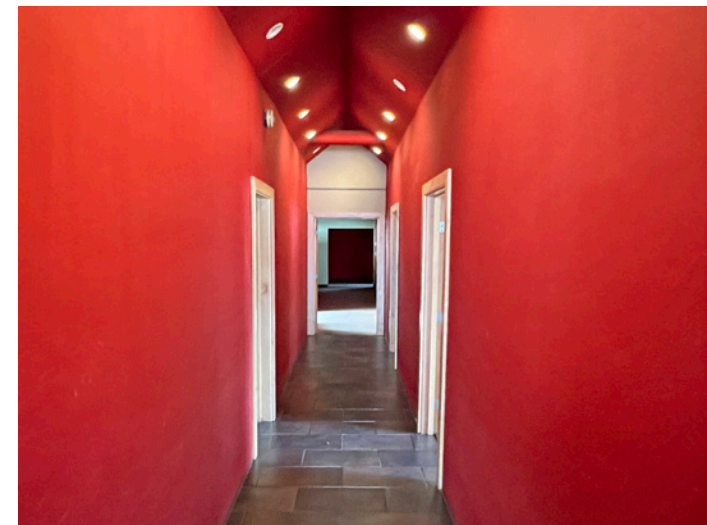
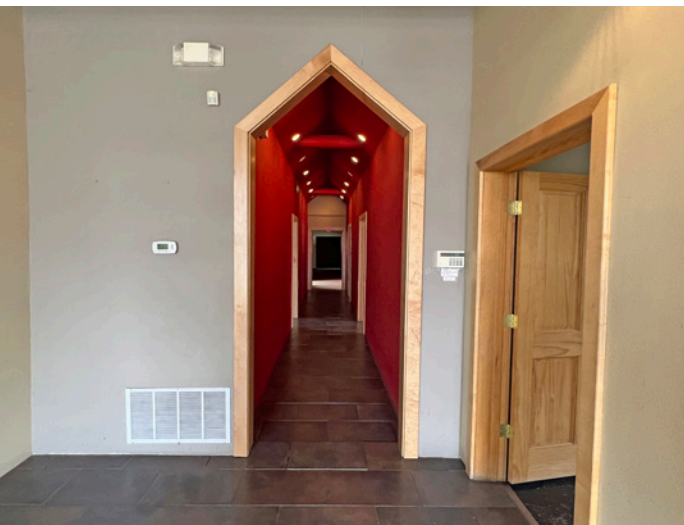




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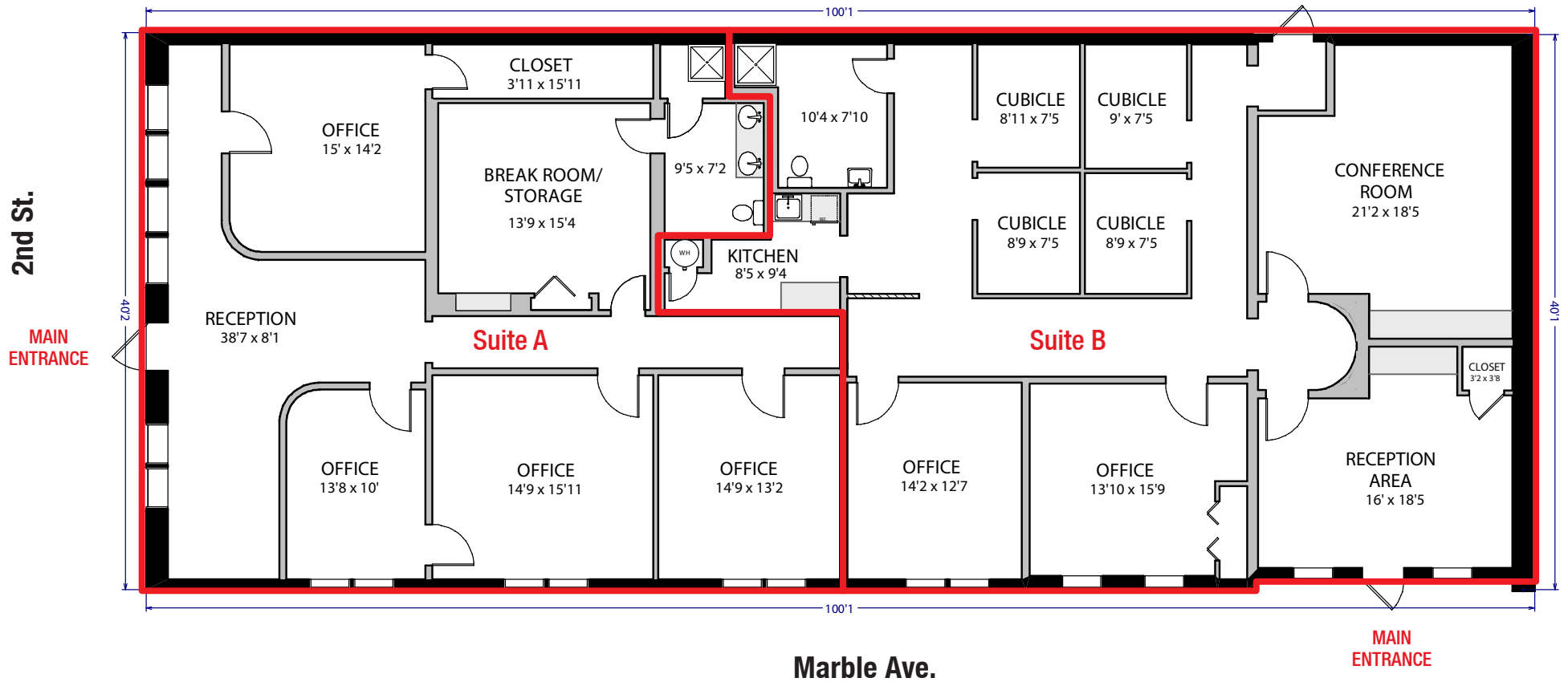
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### FLOOR PLAN

Suite A: ±2,000 SF

Suite B: ±2,000 SF



2nd St.

MAIN ENTRANCE

Marble Ave.

MAIN ENTRANCE

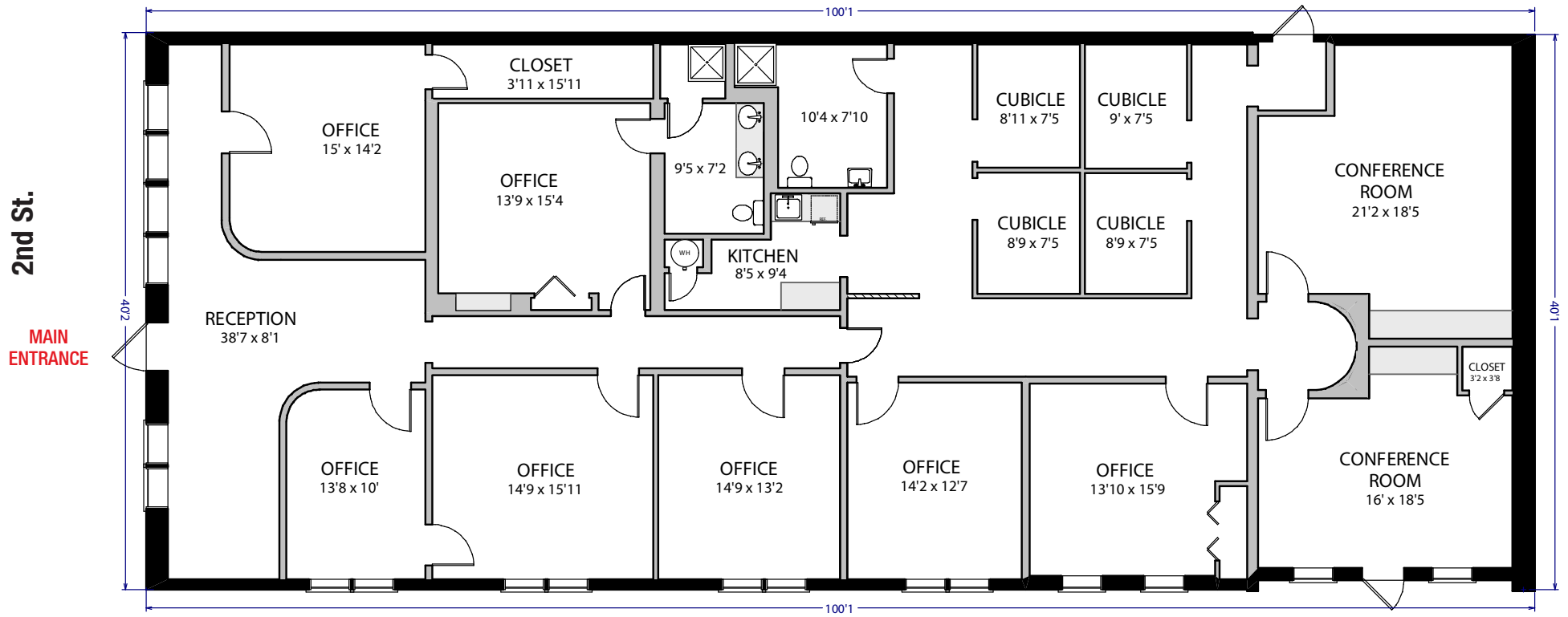
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## DOWNTOWN STAND-ALONE OFFICE/RETAIL

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### FLOOR PLAN

Building: ±4,000 SF



Marble Ave.

