



FOR LEASE

Professional Office Suites

**IN THE HEART
OF DOWNTOWN**

320 Gold Ave. SW
Albuquerque, NM 87102

UNDER NEW OWNERSHIP

Capital Improvements Underway:

- New Wifi-enabled shared conference room
- Newly renovated lobby
- Updated common areas
- Refillable water stations
- Mechanical upgrades:
 - New chiller
 - New cooling tower
 - Two new boilers

**TENANT IMPROVEMENT
ALLOWANCE AVAILABLE**

NAISunVista

got space™

Danaë Fernández
danae@sunvista.com | 505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com | 505 414 2669

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



HIGHLIGHTS

LEASE RATE

- \$17.50 - \$18.50/SF Full Service

AVAILABLE

- Individual Suites: ±455 to ±7,412 RSF
- Full-Floor Suite: ±7,412 RSF
- Total Space Available: ±18,274 RSF

PROPERTY HIGHLIGHTS

- Private, on-site parking garage with ample spaces
- Capital improvements underway
- Fully-furnished lobby area
- LED lighting in renovated areas
- Updated common areas
- Fiber connectivity with Comcast, Lumen and UPN
- Shared conference room with wifi
- On-site cafe and banking
- Fabulous mountain views
- Near bus stop, Railrunner and Amtrak station
- Roving security
- APD substation nearby

IDO ZONING MX-FD-UD

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DOWNTOWN ALBUQUERQUE



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On-Site Café



BUILDING AMENITIES

Shared Conference Room



Newly-Renovated Lobby



Updated Common Area

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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.

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
Rail Trail
(See the next page)

\$94M

Total (Committed and
Pending) Non-City Public
and Private Funding

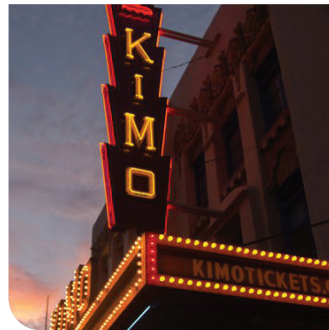


Downtown Housing

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 downtown are currently in the works. They include:

- **Springer Square:**
Up to 70 housing units
- **Palindrome Townhomes:**
14 units
- **Villa Agave:**
15 apartments

**THERE'S BEEN A
60%
Increase in Downtown
Residential Population**
(Since October 2000)



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: A Safe Environment



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.



An ABQ Landmark Since 1961

320 Gold Ave. NW was constructed from 1959 to 1961. Designed by local architect Willard C. Kruger, the 14-story building surpassed the Simms Building across the street to become the tallest in New Mexico until 1963. The 14th floor housed the private Petroleum Club, while the Bank of New Mexico had its headquarters on the ground floor. The building was given a \$5 million remodeling in 1986, which included major mechanical work as well as replacing the original curtain walls with the current black tinted glass. The building is currently undergoing significant upgrades and capital improvements.

WALK SCORE

96

Walker's Paradise
Daily errands do not
require a car.

TRANSIT SCORE

54

Good Transit
Many nearby public
transportation options.

BIKE SCORE

91

Biker's Paradise
Biking is convenient
for most trips.

For Lease

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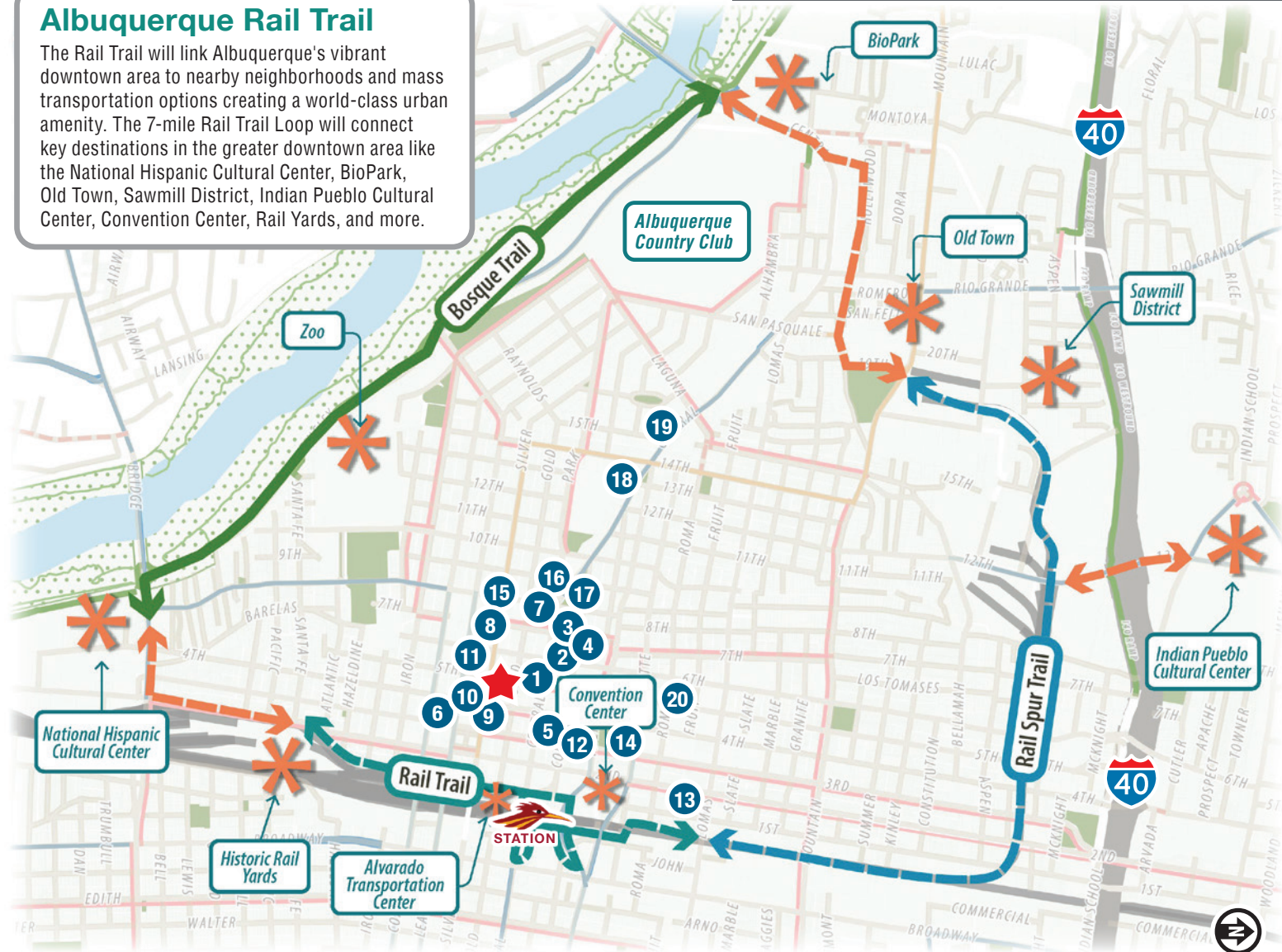
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LEGEND

- ★ **320 Gold Ave. NW**
- 1 APD Public Safety Center
- 2 Kimo Theater
- 3 505 Central Food Hall
- 4 Humble Coffee
- 5 Hotel Andaluz
- 6 Zendo Coffee
- 7 Curious Toast Café
- 8 Cecilia's Café
- 9 Le Troquet
- 10 Don Sushi
- 11 Boese Brothers Brewing
- 12 Sports & Wellness
- 13 Fusion Theater
- 14 Civic Plaza
- 15 ABQ Fire Rescue Station 1
- 16 Tunnel Springs Café & Market
- 17 Downtown Growers Market
- 18 Dog House Drive In
- 19 Vinaigrette
- 20 Courthouses

Albuquerque Rail Trail

The Rail Trail will link Albuquerque's vibrant downtown area to nearby neighborhoods and mass transportation options creating a world-class urban amenity. The 7-mile Rail Trail Loop will connect key destinations in the greater downtown area like the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Rail Yards, and more.



DOWNTOWN AMENITIES

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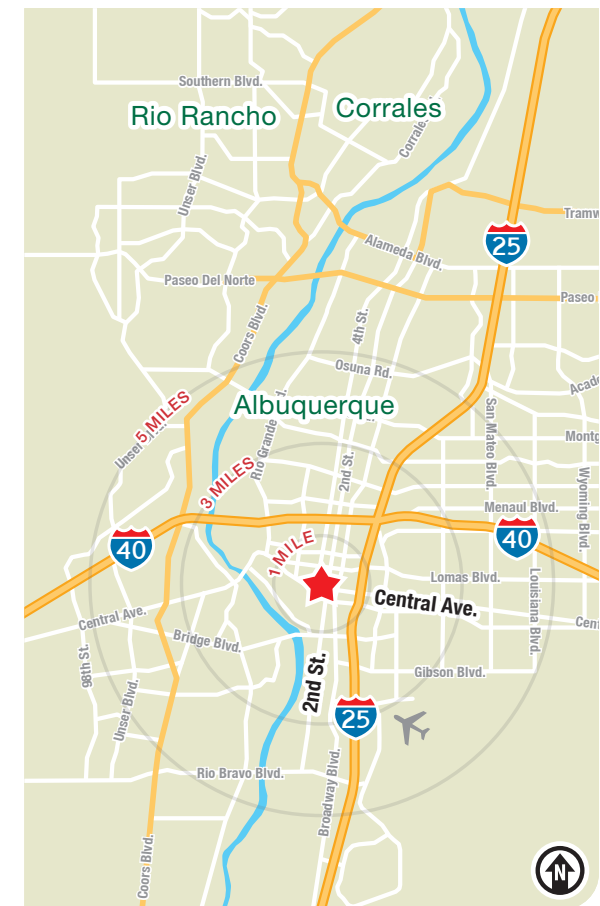
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2022		2022		2022	
Population	13,574		88,867		233,616	
Households	7,373		40,694		101,988	
Families	2,129		18,266		52,499	
Average Household Size	1.71		2.08		2.23	
Owner Occupied Housing Units	2,096		19,405		52,725	
Renter Occupied Housing Units	5,277		21,289		49,264	
Median Age	33.5		35.6		36.1	
Trends: 2022-2027 Annual Rate	State		State		State	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,094	28.4%	7,449	18.3%	17,665	17.3%
\$15,000 - \$24,999	800	10.9%	4,891	12.0%	11,588	11.4%
\$25,000 - \$34,999	941	12.8%	3,985	9.8%	10,685	10.5%
\$35,000 - \$49,999	840	11.4%	4,837	11.9%	13,083	12.8%
\$50,000 - \$74,999	1,186	16.1%	6,868	16.9%	17,903	17.6%
\$75,000 - \$99,999	613	8.3%	4,498	11.1%	11,517	11.3%
\$100,000 - \$149,999	505	6.8%	4,487	11.0%	11,149	10.9%
\$150,000 - \$199,999	136	1.8%	1,781	4.4%	4,199	4.1%
\$200,000+	258	3.5%	1,899	4.7%	4,198	4.1%
Median Household Income	\$33,006		\$46,813		\$47,036	
Average Household Income	\$56,074		\$71,659		\$70,320	
Per Capita Income	\$30,359		\$33,090		\$30,760	

DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	13,574	88,867	233,616
 Average HH Income	\$56,074	\$71,659	\$70,320
 Daytime Employment	38,077	106,352	187,081

2022 Forecasted by Esri



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AVAILABLE SPACE

6th FLOOR

Full Floor	±7,412 RSF
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8th FLOOR

Suite 806	±1,008 RSF
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9th FLOOR

Suite 912	±455 RSF
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Suite 919	±487 RSF
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Total	±942 RSF
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10th FLOOR

Suite 1000	±2,609 RSF
------------	------------

Suite 1001	±2,887 RSF
------------	------------

Total	±5,496 RSF
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14th FLOOR

Suite 1400	±3,416 RSF
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Total Available SF: ±18,274 RSF



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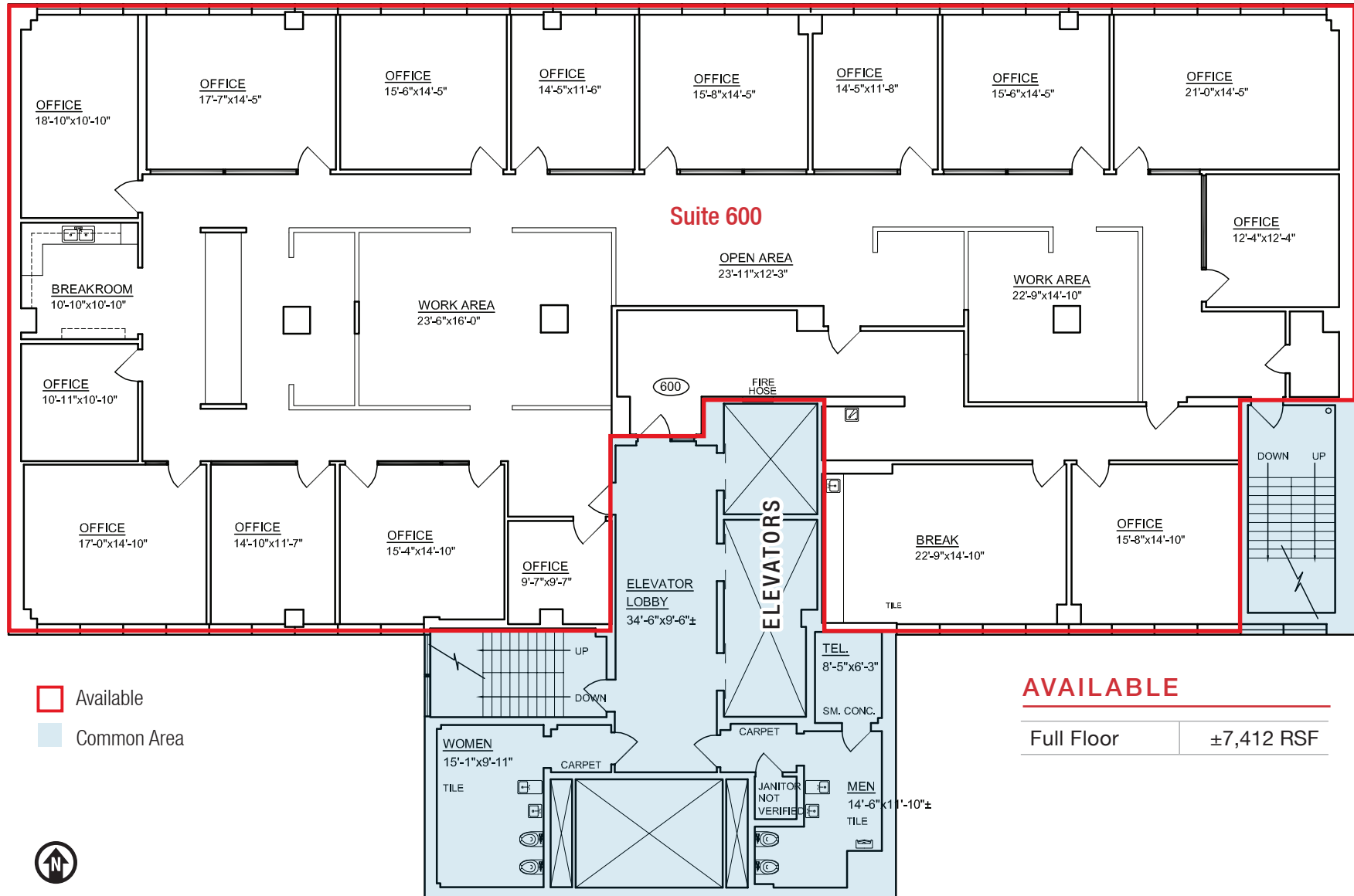
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6TH FLOOR



AVAILABLE

Full Floor

±7,412 RSF

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8TH FLOOR



AVAILABLE

Suite 806

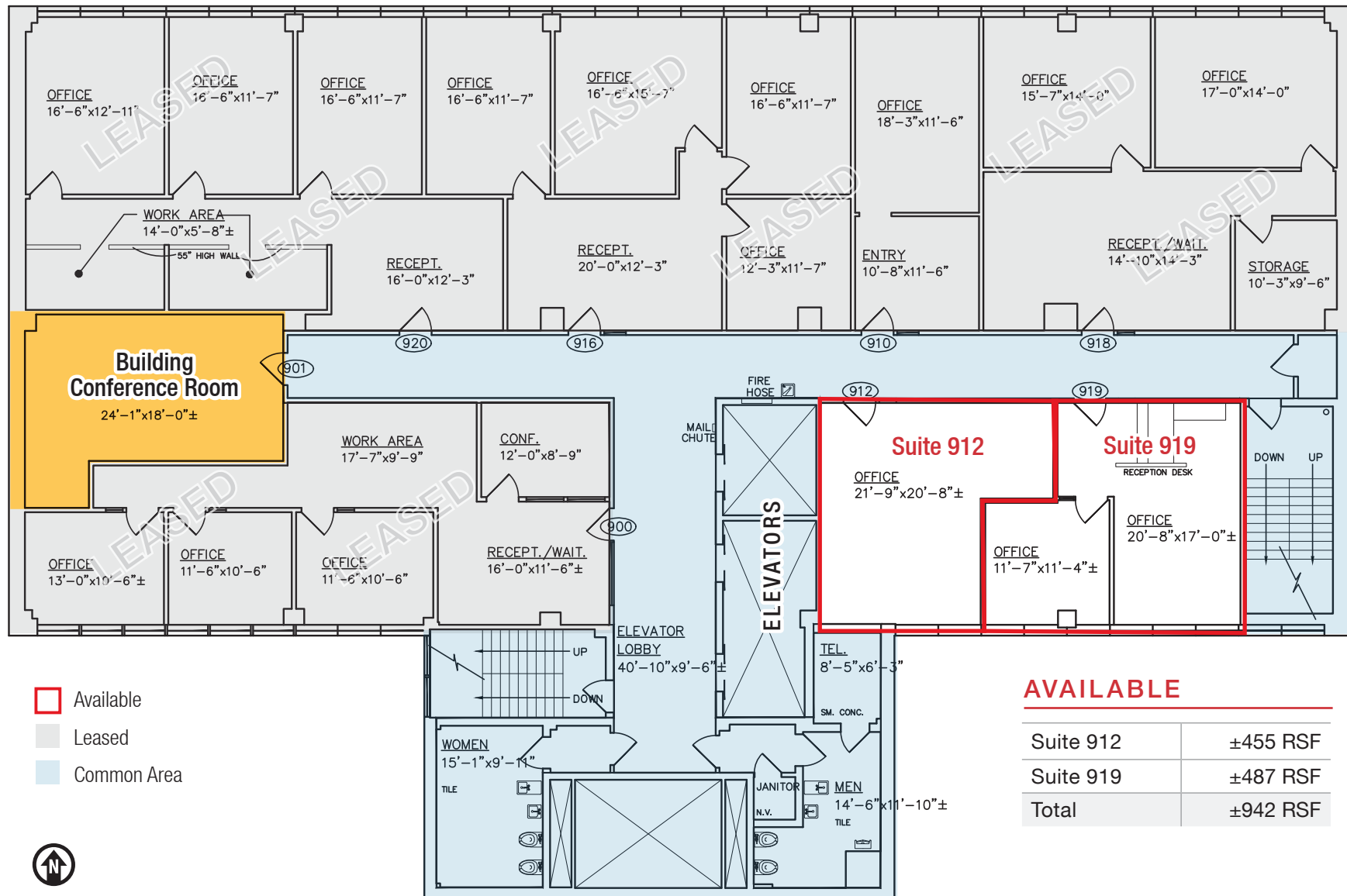
$\pm 1,008$ RSF

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9TH FLOOR



- Available
- Leased
- Common Area

AVAILABLE

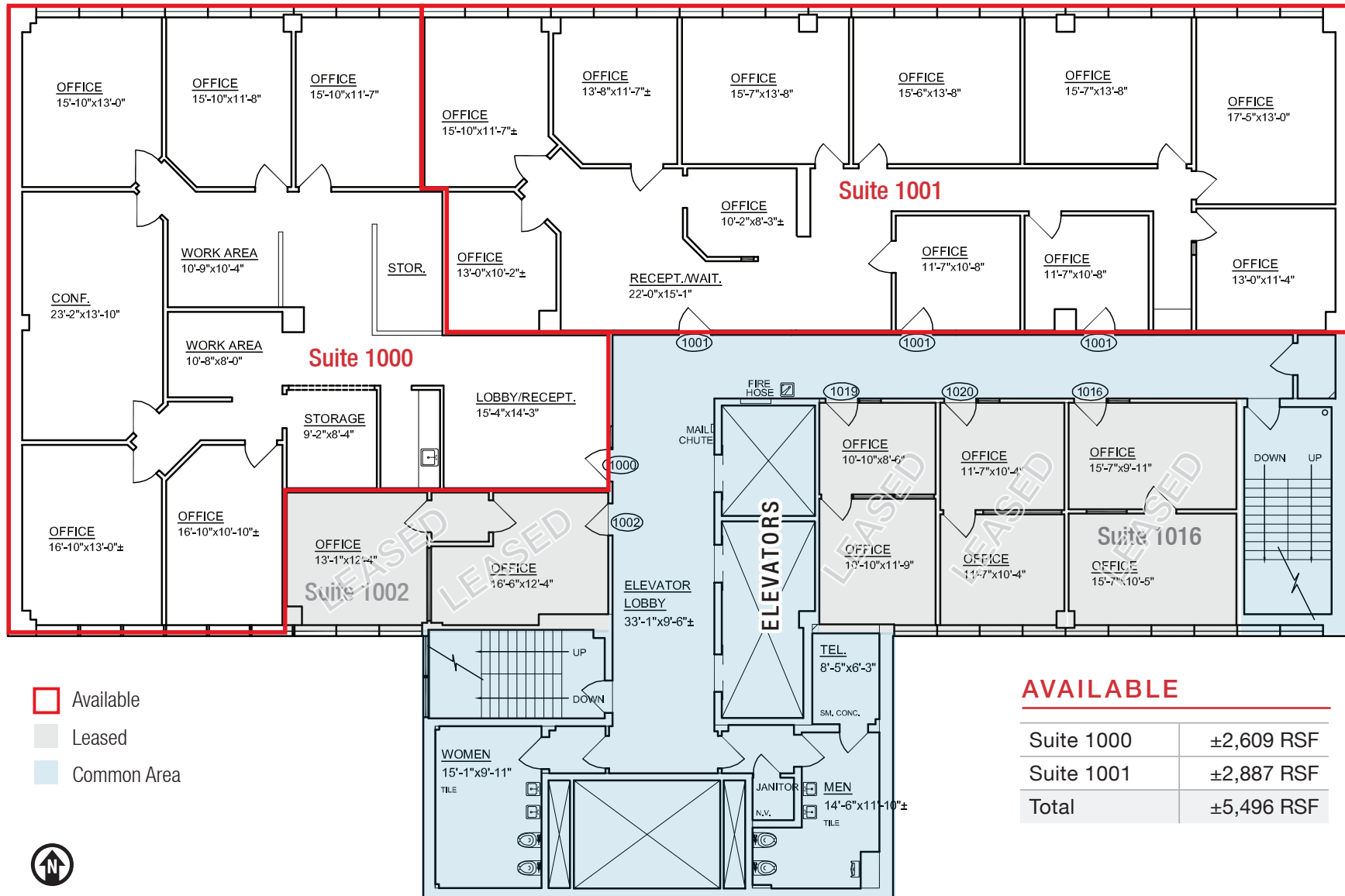
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10TH FLOOR



AVAILABLE

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Total	±5,496 RSF

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14TH FLOOR



AVAILABLE

Suite 1400	±3,416 RSF
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