

# For Lease

## Downtown Office Space Available

BEAUTIFUL COURTYARD SETTING

300 Central Ave. SW | Albuquerque, NM 87102

*SWC 3rd St. & Central Ave. SW*



### AVAILABLE

- Ste. 2200: ±1,350 RSF  
\$2,000/Mo. Full Service
- Ste. F: ±210 RSF \$250/Mo.
- Ste. G: ±210 RSF \$250/Mo.

### SUITE 2200:

- 3 windowed offices
- Beautiful hardwood floors
- Open work area
- Access to shared reception area and shared conference rooms
- 3 parking spaces included with suite
- Keypad secure entry
- Professional office users welcome
- Walking distance to the courthouses

### EXECUTIVE OFFICES:

- Windowed and interior spaces available
- Furnished as seen on site
- Access to shared conference rooms and reception area
- Keypad secured entry
- Professional office users welcome
- Walking distance to courthouses

**NAI SunVista**

got space™

**Shelly Branscom, CCIM**

shelly@sunvista.com

505 414 2669

# For Lease

## DOWNTOWN OFFICE SPACE AVAILABLE

300 Central Ave. SW | Albuquerque, NM 87102

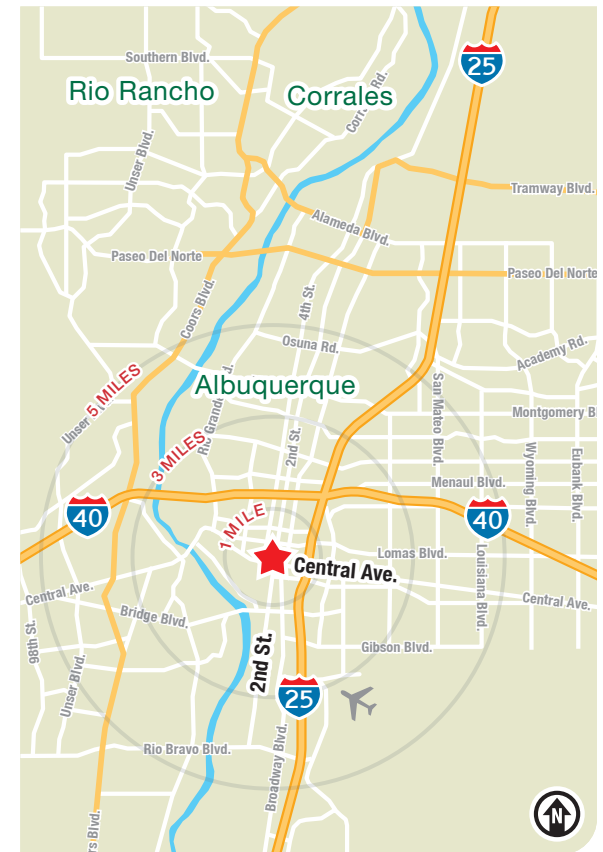


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,100	90,841	238,188
Average HH Income	\$64,248	\$75,003	\$75,294
Daytime Employment	43,999	105,103	187,232

2023 Forecasted by Esri

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



**NAI**SunVista

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**300 Central Ave.**

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Reception Area



Shared Conference Room



Suite 2200



Suite 2200



Suite 2200

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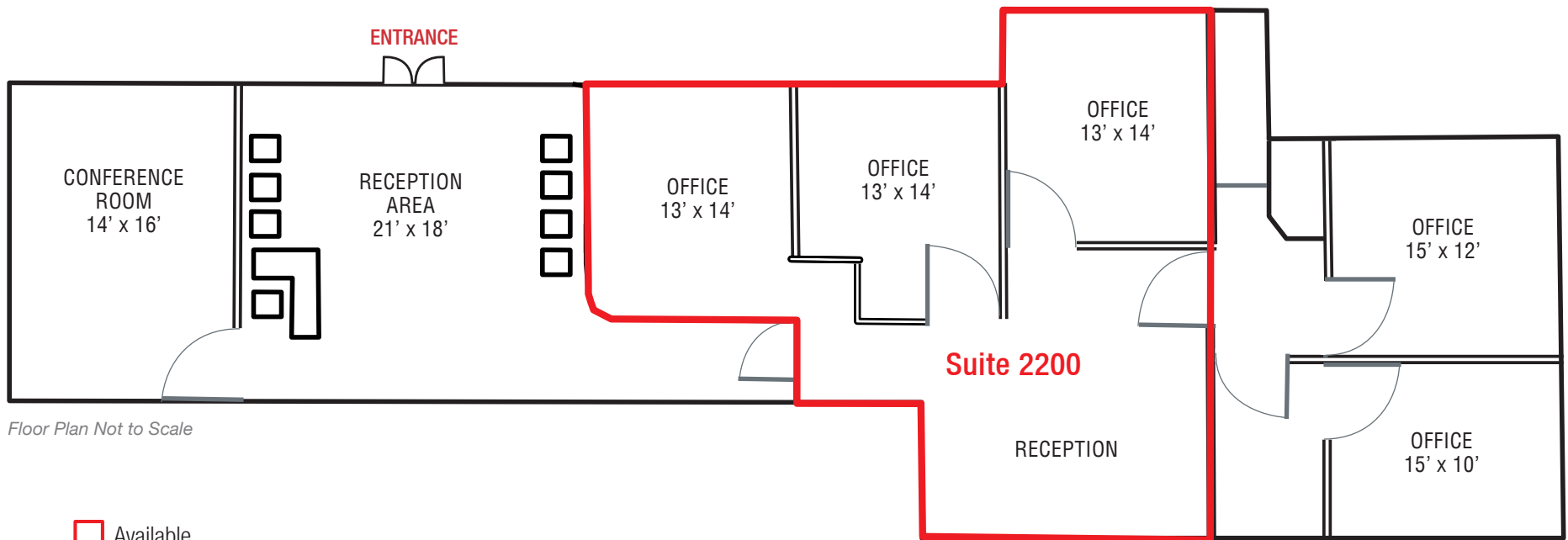
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### FLOOR PLAN

#### AVAILABLE

Suite 2200: ±1,350 RSF



Floor Plan Not to Scale

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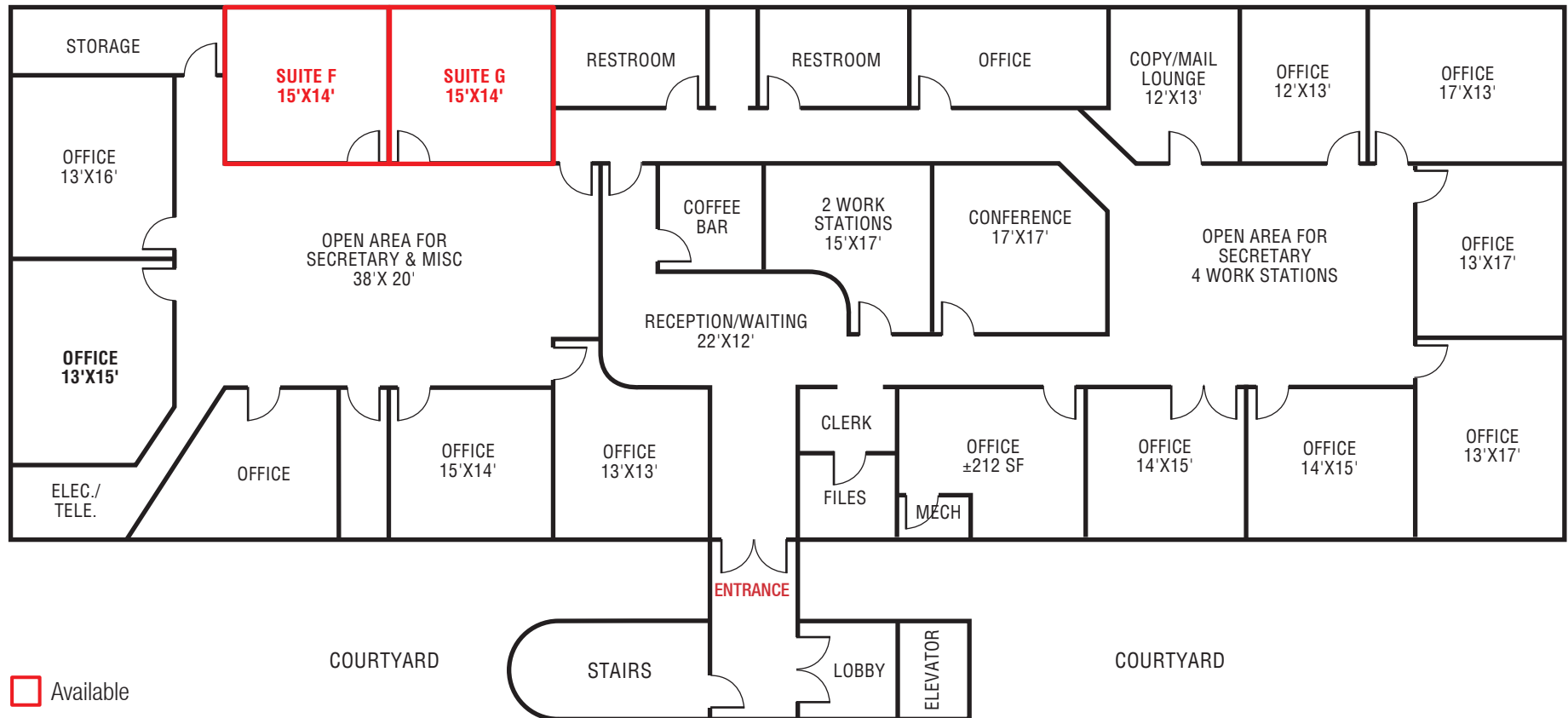
### FLOOR PLAN

#### WEST BUILDING - 2ND FLOOR

Suite F: ±210 RSF \$250/Mo.

Suite G: ±210 RSF \$250/Mo.

Floor Plan Not to Scale



# Albuquerque

# TRADE AREA ANALYSIS

## DOWNTOWN | ALBUQUERQUE

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. 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.



**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State

### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees

## 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 the Downtown Rail Trail Project

**\$94M**

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



## 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 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 are currently in the works.

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

