

MOLINA HEALTHCARE

CenturyLink

SVN
WALT ARNOLD COMMERCIAL
ECONOMICS, INC.

CENTURY PLAZA
400 TIJERAS NW

OFFICE FOR LEASE

Century Plaza

400 TIJERAS AVE NW

Albuquerque, NM 87102

PRESENTED BY:

KELLY SCHMIDT, MICP

Senior Advisor

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WALT ARNOLD, CCIM, SIOR

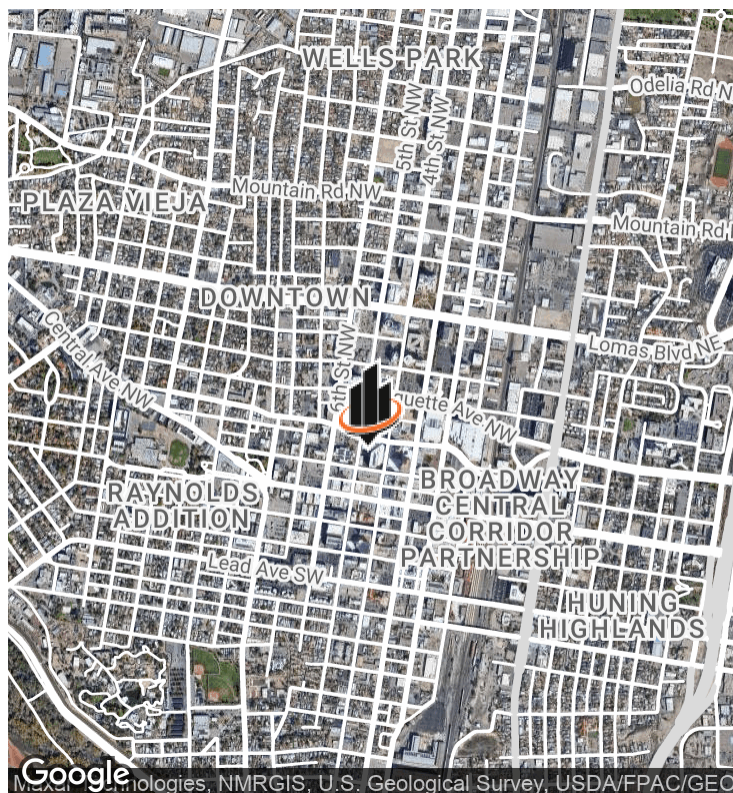
Managing Director

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (Full Service)
BUILDING SIZE:	420,589 SF
AVAILABLE SF:	1,193 - 29,304 SF
LOT SIZE:	1.96 Acres
YEAR BUILT:	1981
ZONING:	MX-FB-UD
MARKET:	Albuquerque
SUBMARKET:	Downtown
VIDEO:	View Here

PROPERTY OVERVIEW

Premier office space available in the heart of Downtown Albuquerque. There are a variety of suites and square footage available on multiple floors. Located at the heart of Downtown Albuquerque in the center of Downtown revitalization plan. Nearby amenities include: Hyatt Regency, Starbucks, multiple restaurants, Civic Plaza and Albuquerque Convention Center. The property has been awarded the Kingsley Associates Excellence Award; a recognition of tenant satisfaction and outstanding performance. Building provides six Detroit diesel generators, (22) 20-ton units on the 3rd floor data space, (13) 20-ton CRAH units on the 4th floor data space from the 500-ton chiller plant. 480 Volts of power in the data spaces.

PROPERTY HIGHLIGHTS

- 26,937 daytime population with a 1/2 mile radius
- Outdoor patio available or Tenant's use
- On-site Fitness Center
- Located next door to Albuquerque Hyatt
- On-site conference/ assembly room
- Direct access to Downtown transit system
- On-site Security
- Awarded the Kingsley Associates Excellence Award

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; Full Service	LEASE TERM:	6 months
TOTAL SPACE:	1,193 - 29,304 SF	LEASE RATE:	\$15.00 NNN / \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100 (Combined 100, 101, 102, 103)	Available	8,574 SF	NNN	\$15.00 SF/yr	Retail
Suite 150	Available	4,069 SF	NNN	\$15.00 SF/yr	Retail
Suite 230	Available	11,423 SF	Full Service	\$21.00 SF/yr	Office
Suite 520	Available	9,492 SF	Full Service	\$21.00 SF/yr	Office
Suite 520B	Available	13,034 SF	Full Service	\$21.00 SF/yr	Office
Suite 600/630	Available	29,304 SF	Full Service	\$21.00 SF/yr	Office

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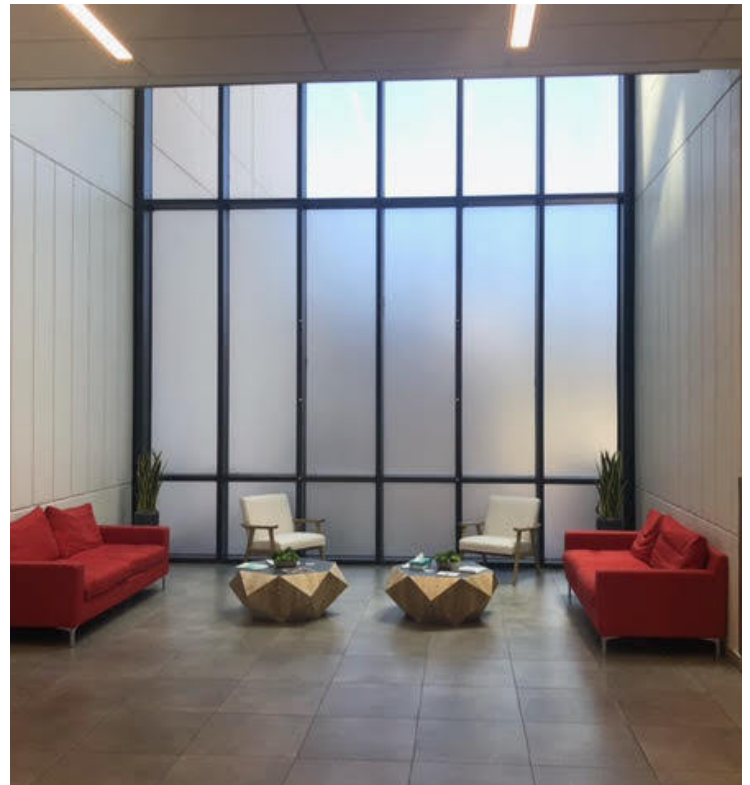


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 620	Available	13,244 SF	Full Service	\$21.00 SF/yr	Office
Suite 650	Available	18,025 SF	Full Service	\$21.00 SF/yr	Office
Suite 720	Available	18,507 SF	Full Service	\$21.00 SF/yr	Office

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ADDITIONAL PHOTOS



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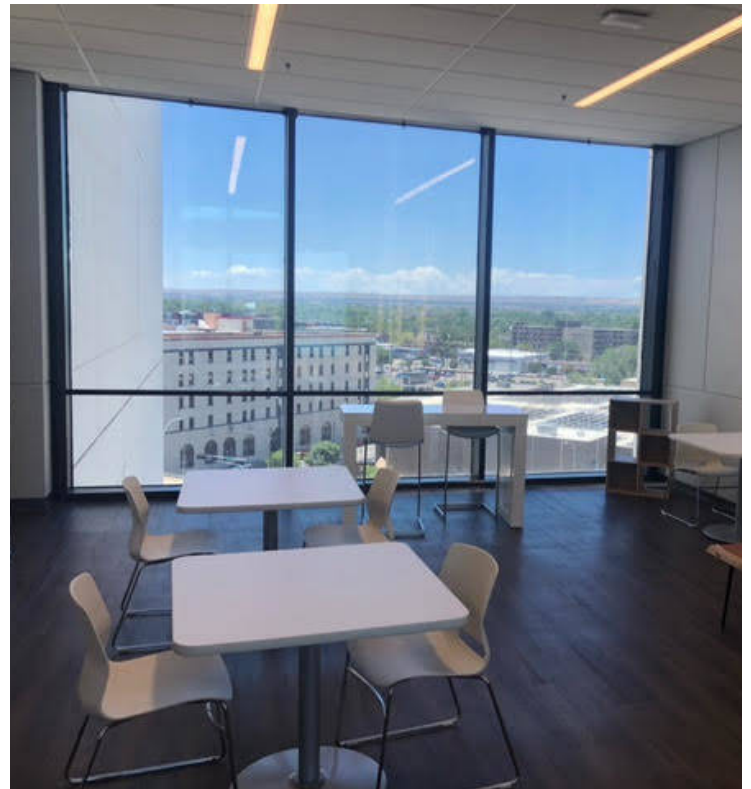
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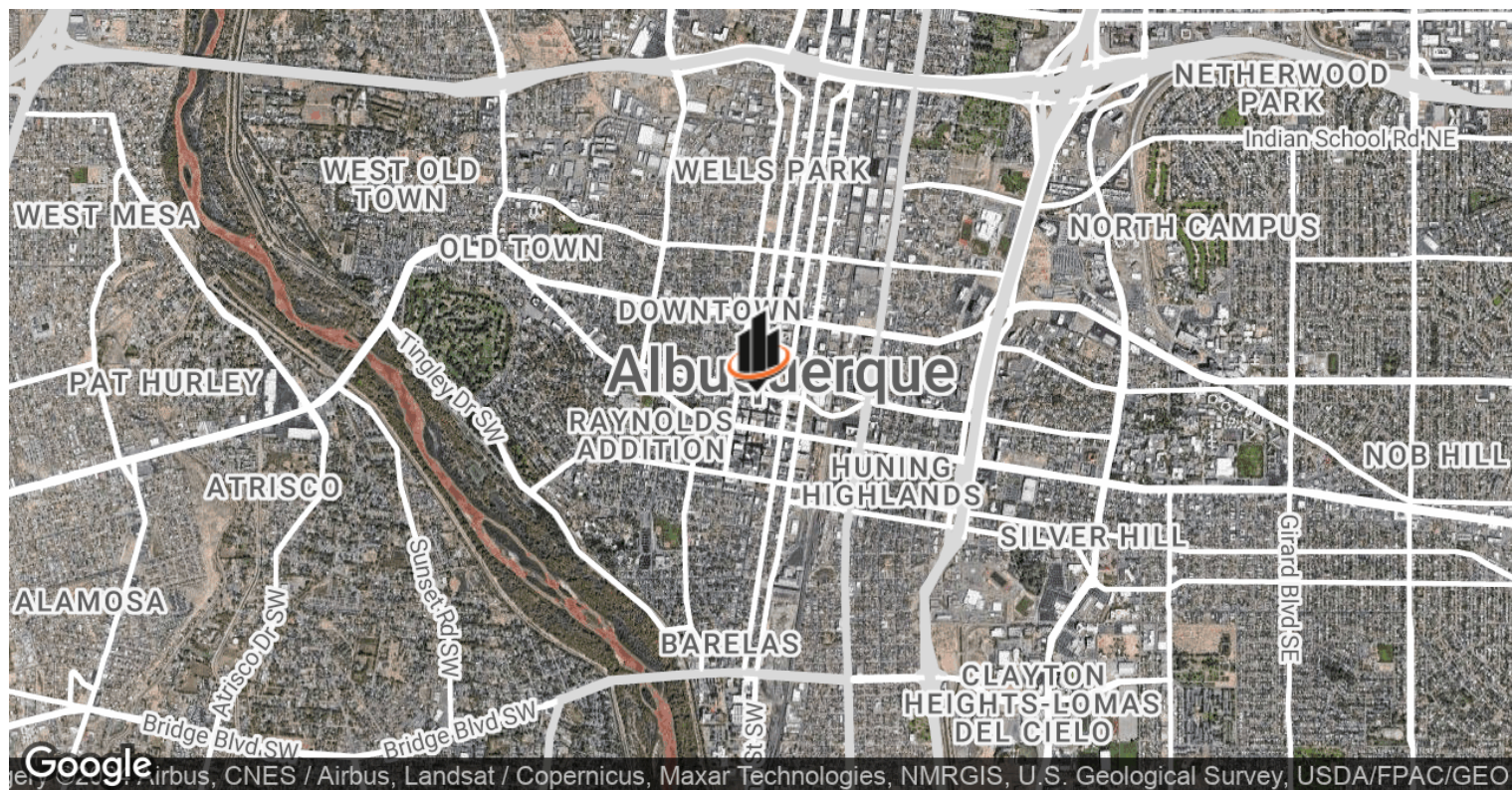
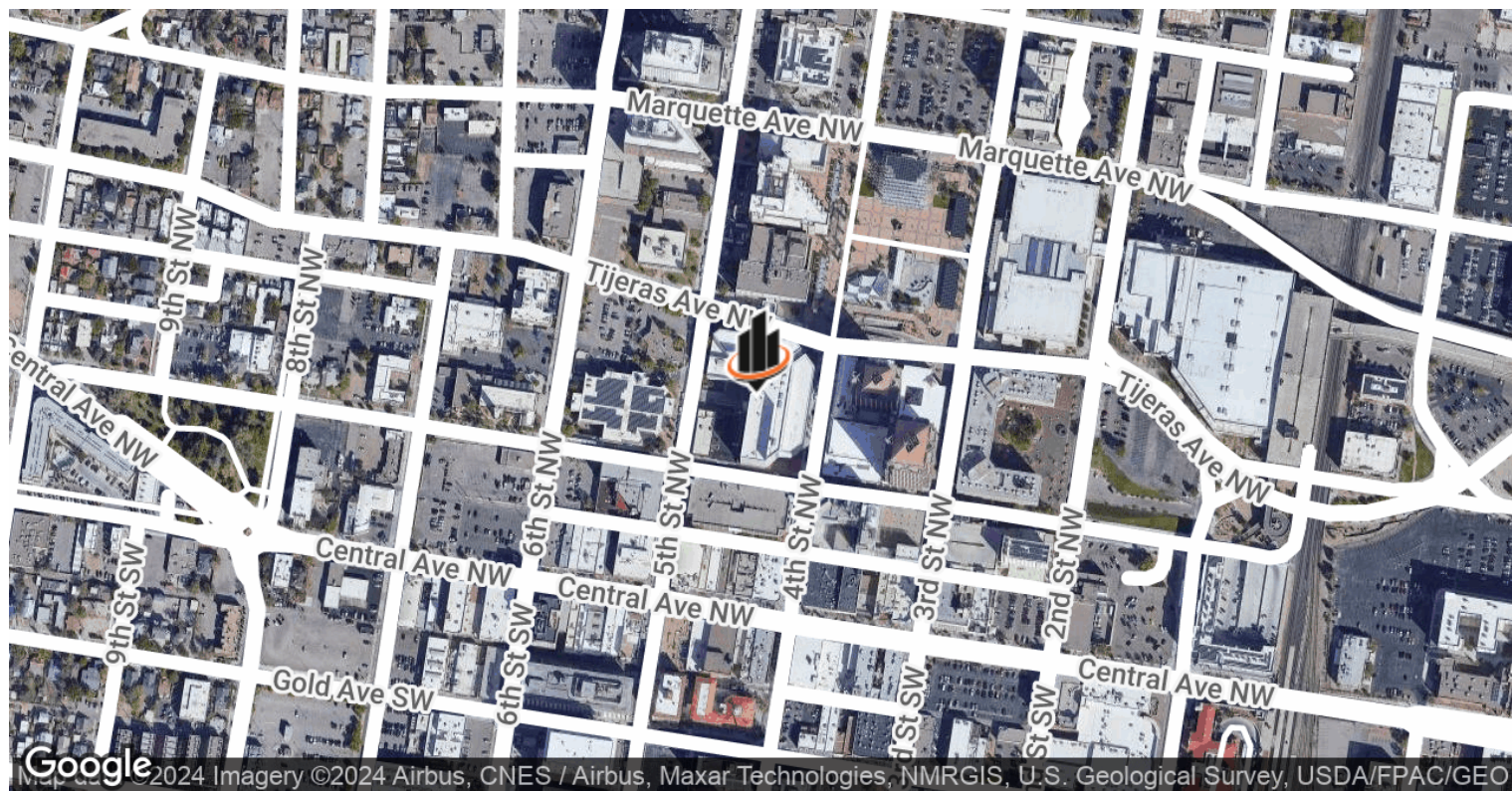
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LOCATION MAP



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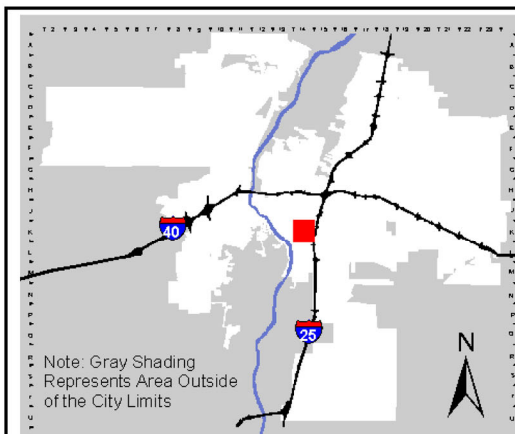
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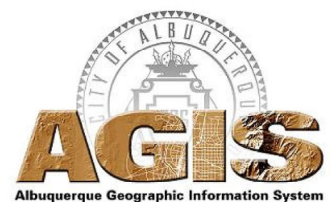
For more current information and details visit: www.cabq.gov/gis



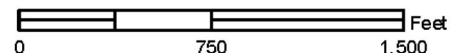
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K-14-Z

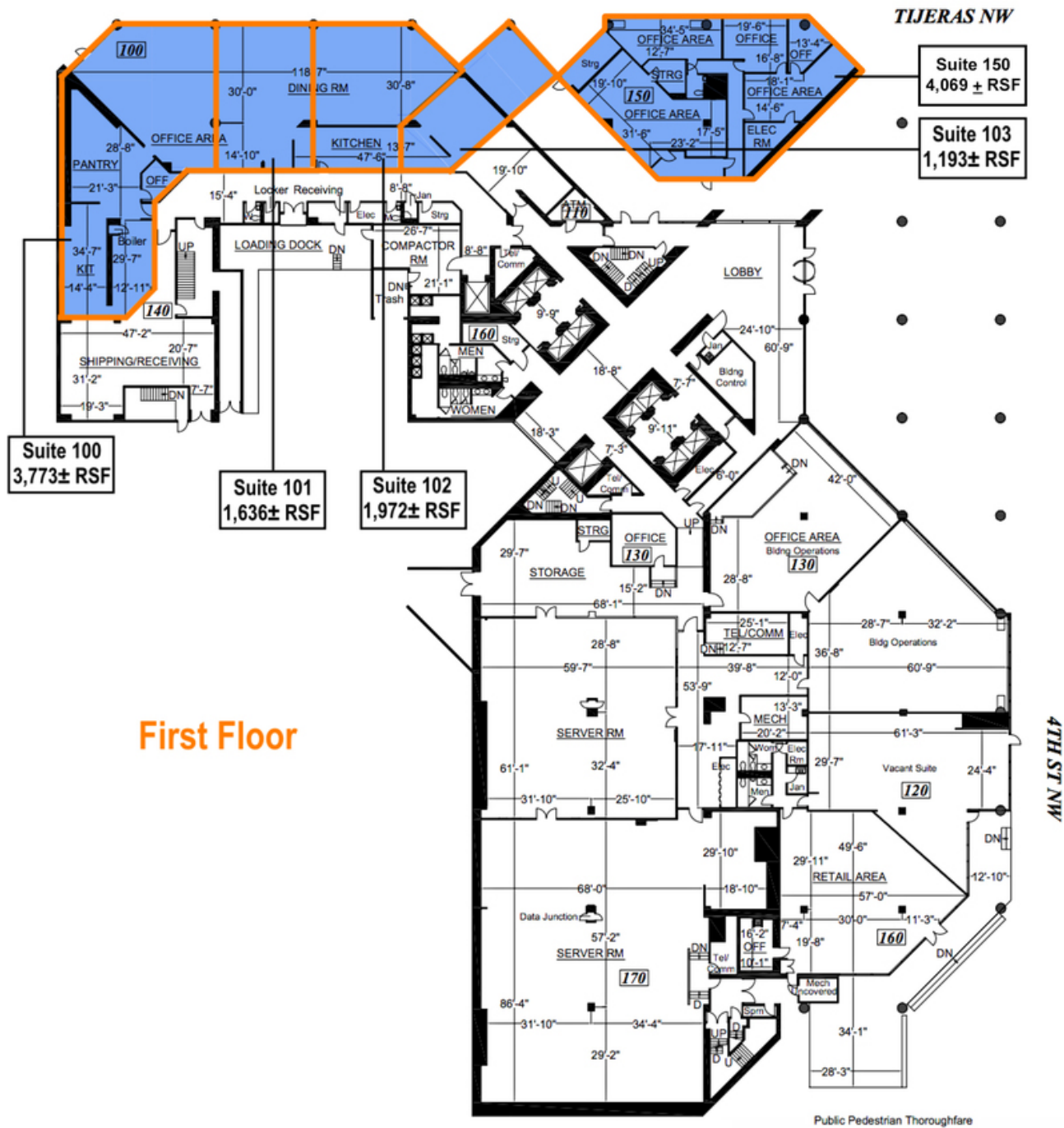
Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



FIRST FLOOR



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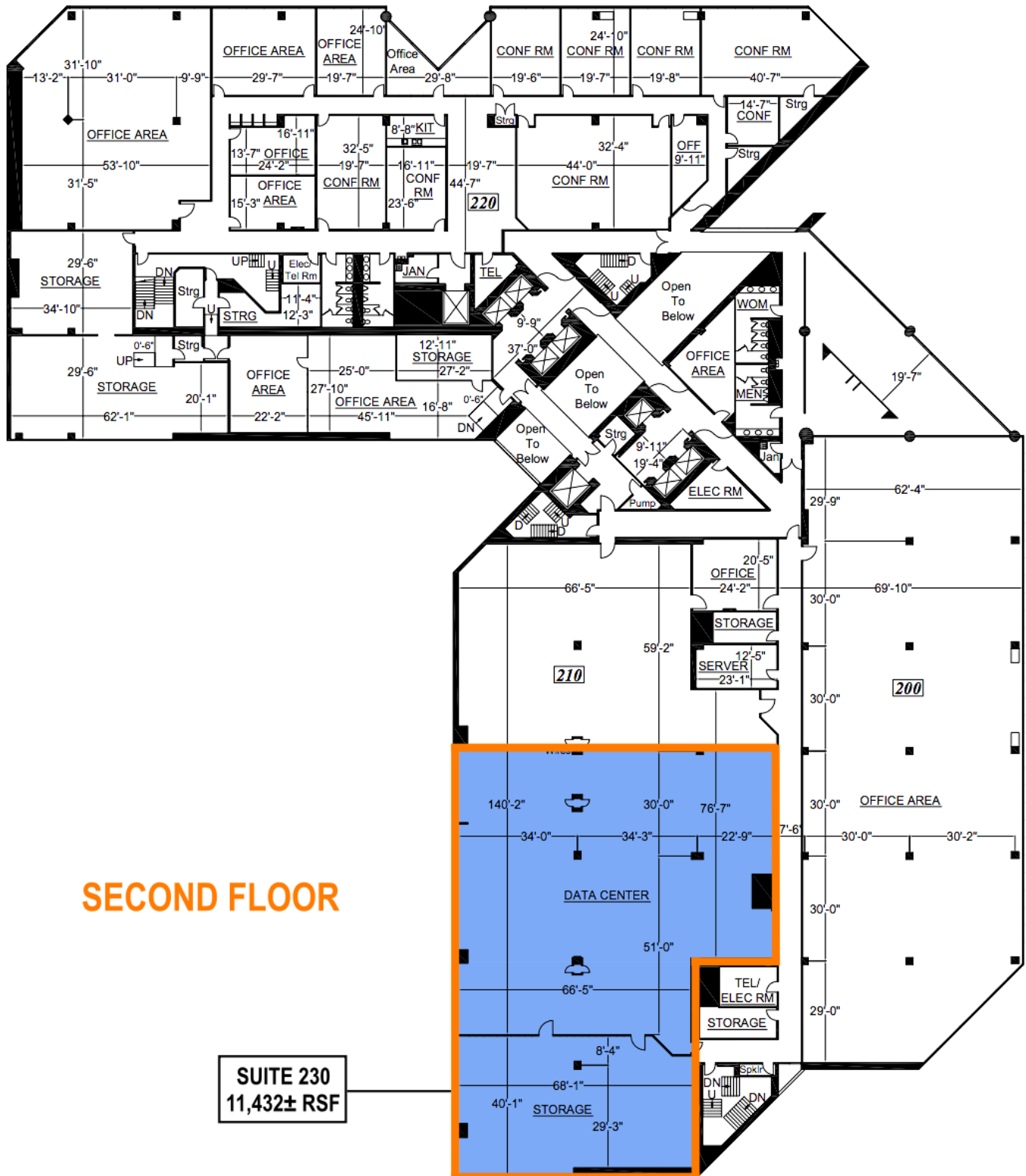
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SECOND FLOOR



SECOND FLOOR

SUITE 230
11,432± RSF

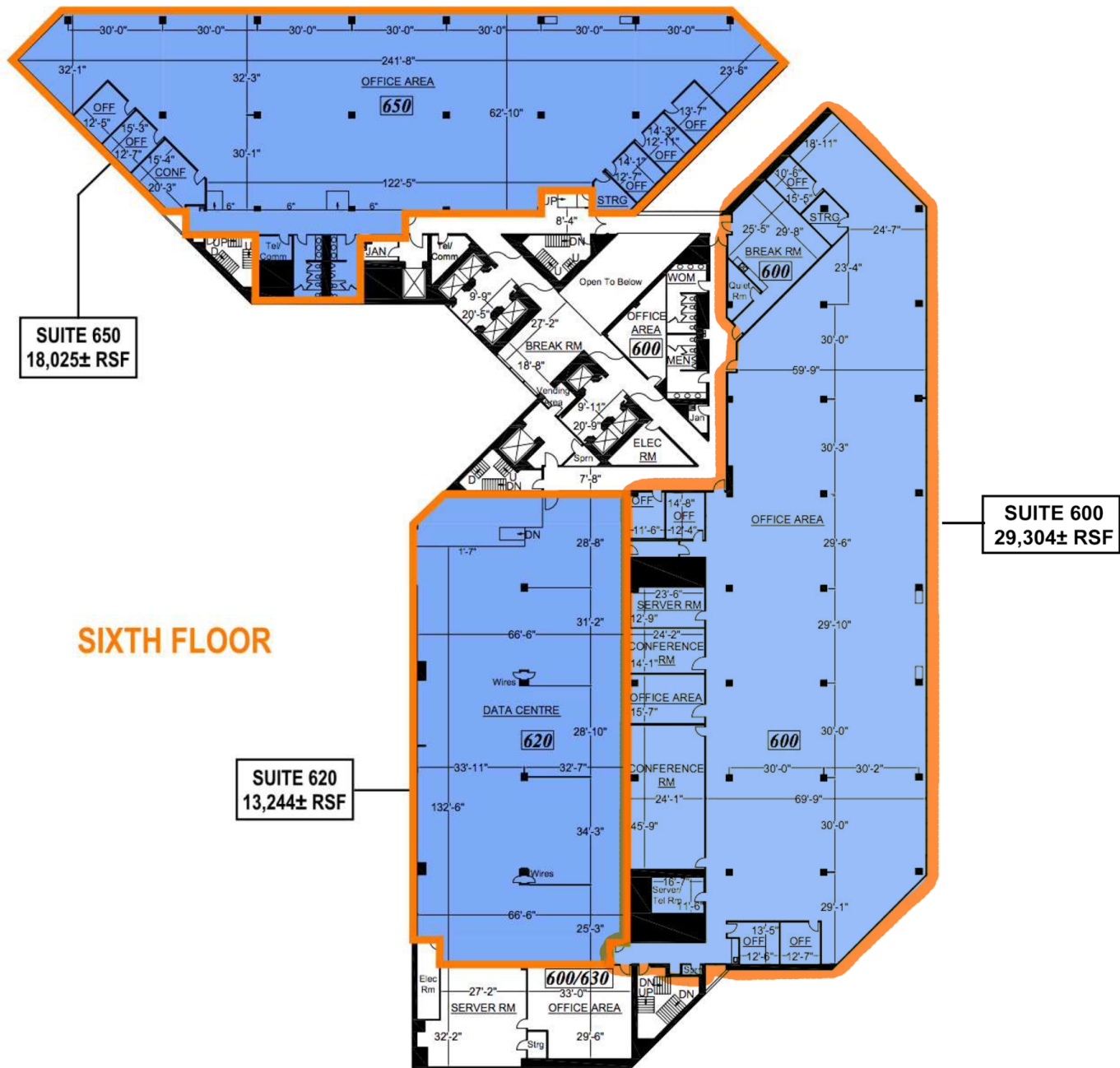
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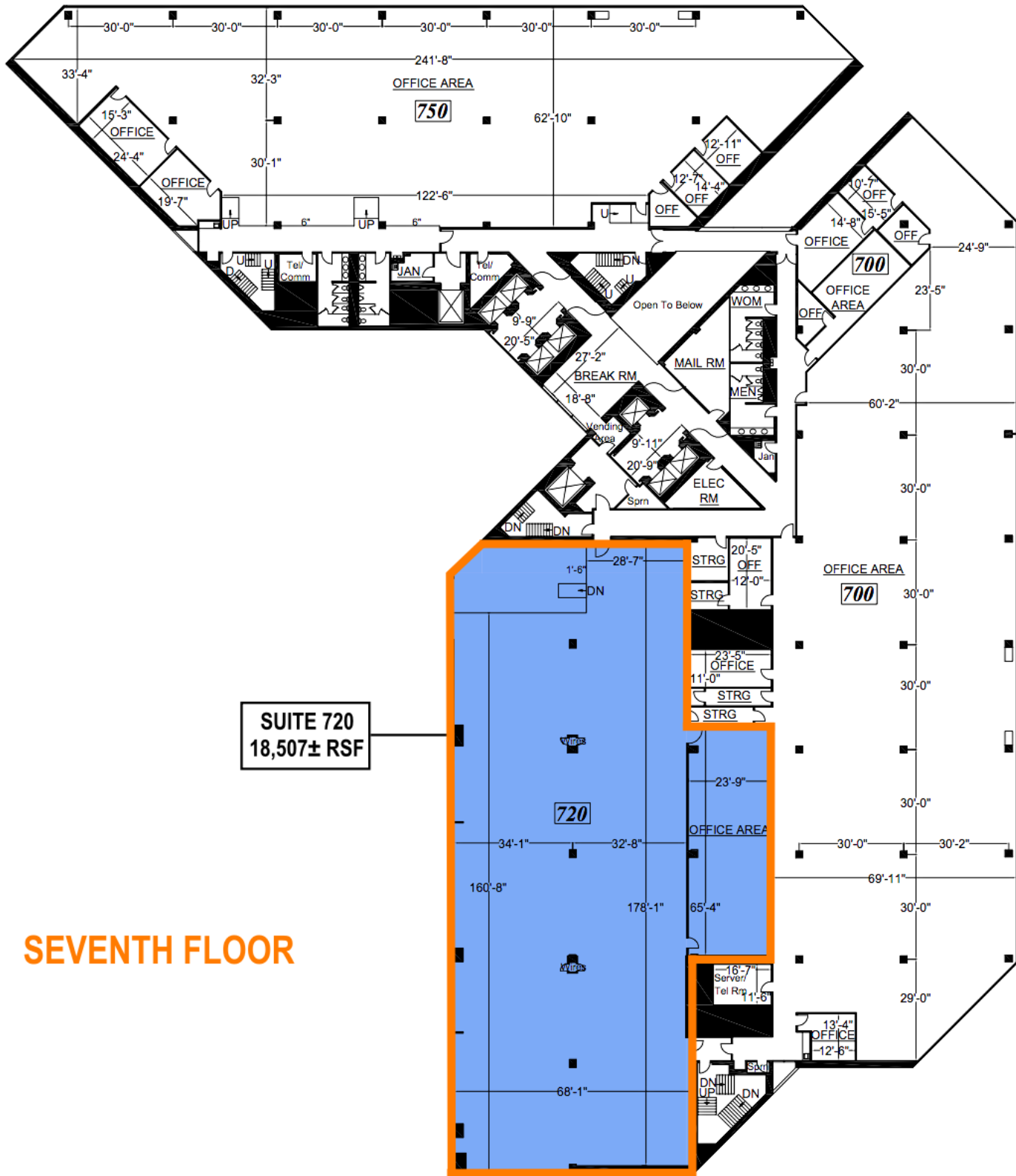
SIXTH FLOOR



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SEVENTH FLOOR



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