

LEASE

505 Marquette

505 MARQUETTE AVE NW

Albuquerque, NM 87102

PRESENTED BY:

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WALT ARNOLD, CCIM, SIOR

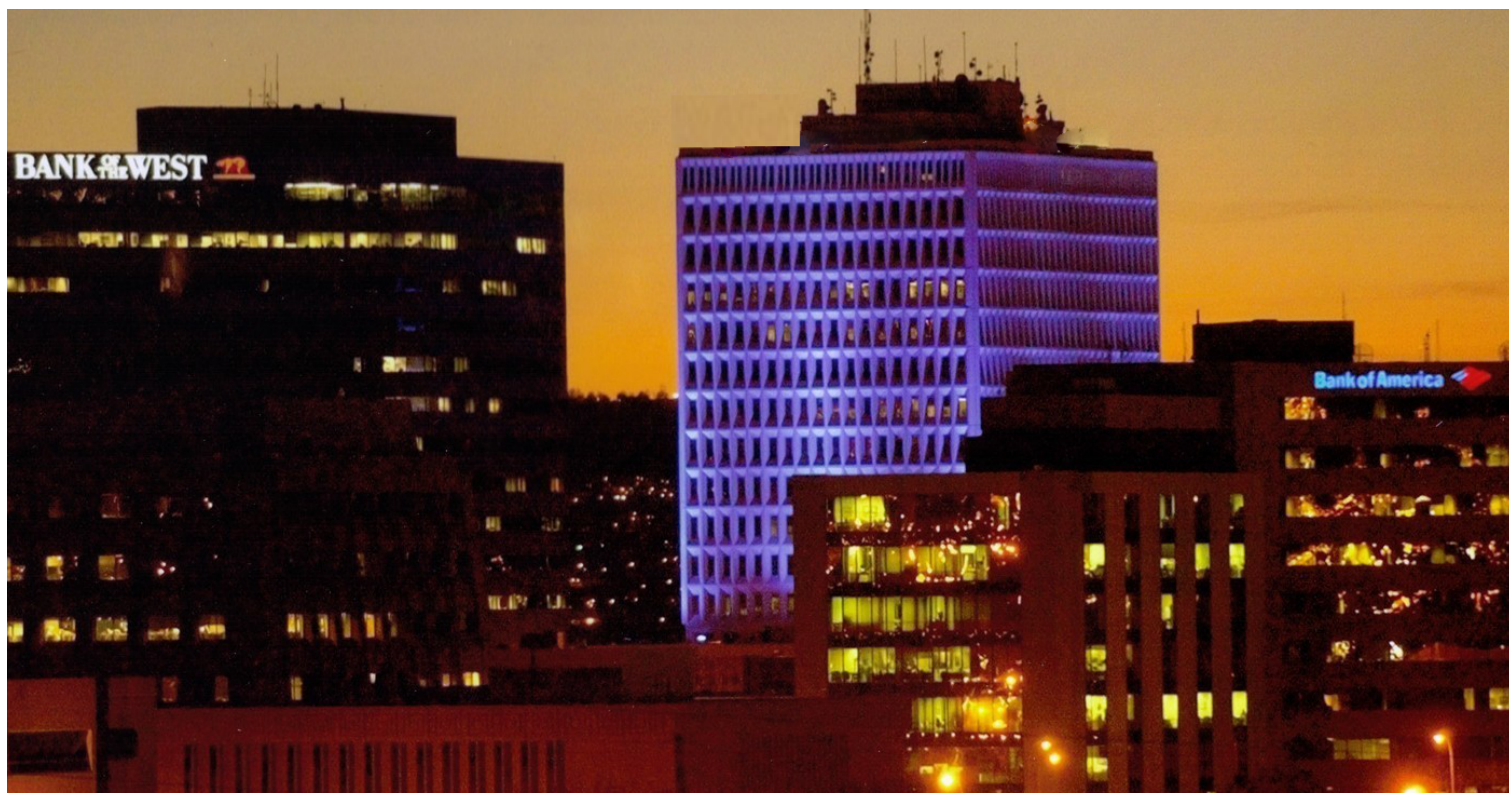
Managing Director

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (Full Service)
BUILDING SIZE:	223,000 SF
AVAILABLE SF:	675 - 15,054 SF
LOT SIZE:	0.98 Acres
ZONING:	MX-FB-UD
MARKET:	Albuquerque
SUBMARKET:	Downtown

PROPERTY OVERVIEW

505 Marquette is Albuquerque's telecommunications infrastructure hub, hosting 15+ regional and international carriers and providing tenants with leading edge bandwidth and colocation opportunities in the building's "meet-me room." 505 Marquette offers tenants striking views, secured garage parking, on-site café, fitness center, storage, ample visitor parking, and a premier downtown location with close proximity to the court houses and city offices.

PROPERTY HIGHLIGHTS

- \$2MM fully modernized elevators
- New HVAC system - full energy recommissioning
- LED retrofit
- Large fitness center
- On-site banking
- Secured, garage parking
- Visitor surface parking
- Café
- Colocation in building "meet-me room"
- Free movie-style popcorn in lobby

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	675 - 15,054 SF	LEASE RATE:	\$16.50 SF/yr

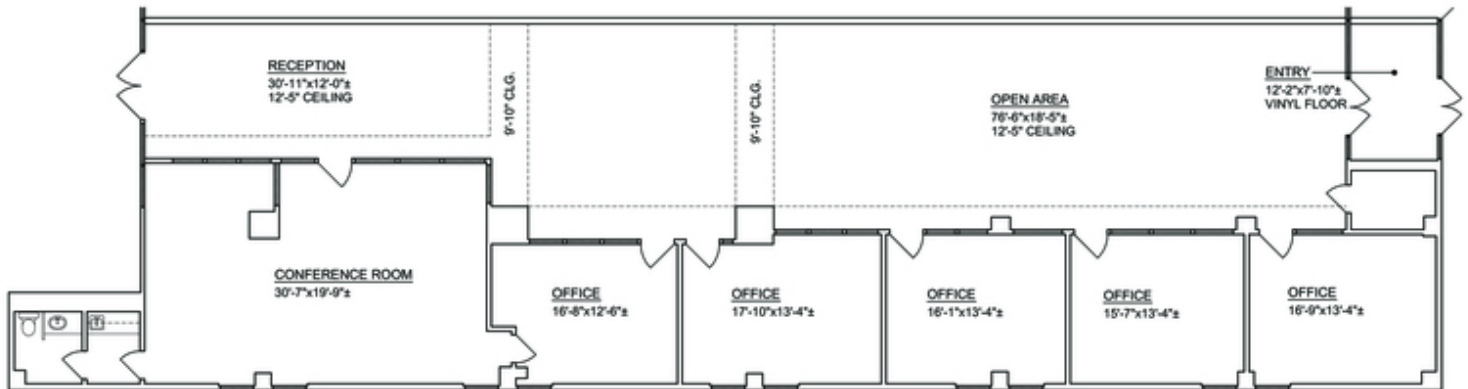
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100-A	Available	4,516 SF	Full Service	\$16.50 SF/yr
Suite 1200	Available	3,450 SF	Full Service	\$16.50 SF/yr
Suite 1300	Available	9,903 SF	Full Service	\$16.50 SF/yr
Suite 1305	Available	675 SF	Full Service	\$16.50 SF/yr
Suite 1520	Available	2,645 SF	Full Service	\$16.50 SF/yr
Suite 1700	Available	6,374 SF	Full Service	\$16.50 SF/yr
Suite 1702	Available	1,433 SF	Full Service	\$16.50 SF/yr
Suite 1802	Available	1,752 SF	Full Service	\$16.50 SF/yr
9th Floor, Suite 900	Available	15,054 SF	Full Service	\$16.50 SF/yr

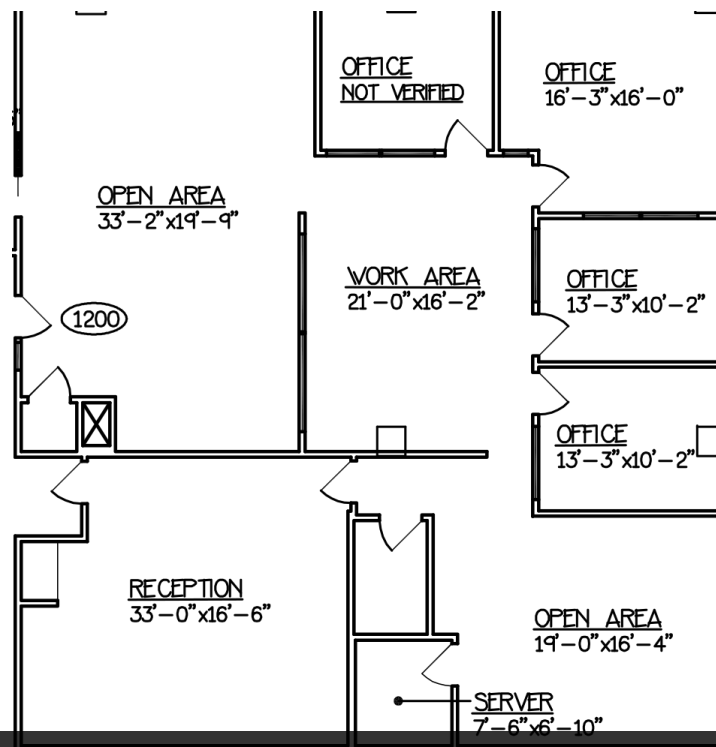
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FLOORPLANS- SUITE 100- A & SUITE 1200



Suite 100-A - 4,516 SF



SUITE 1200 - 3,450 SF

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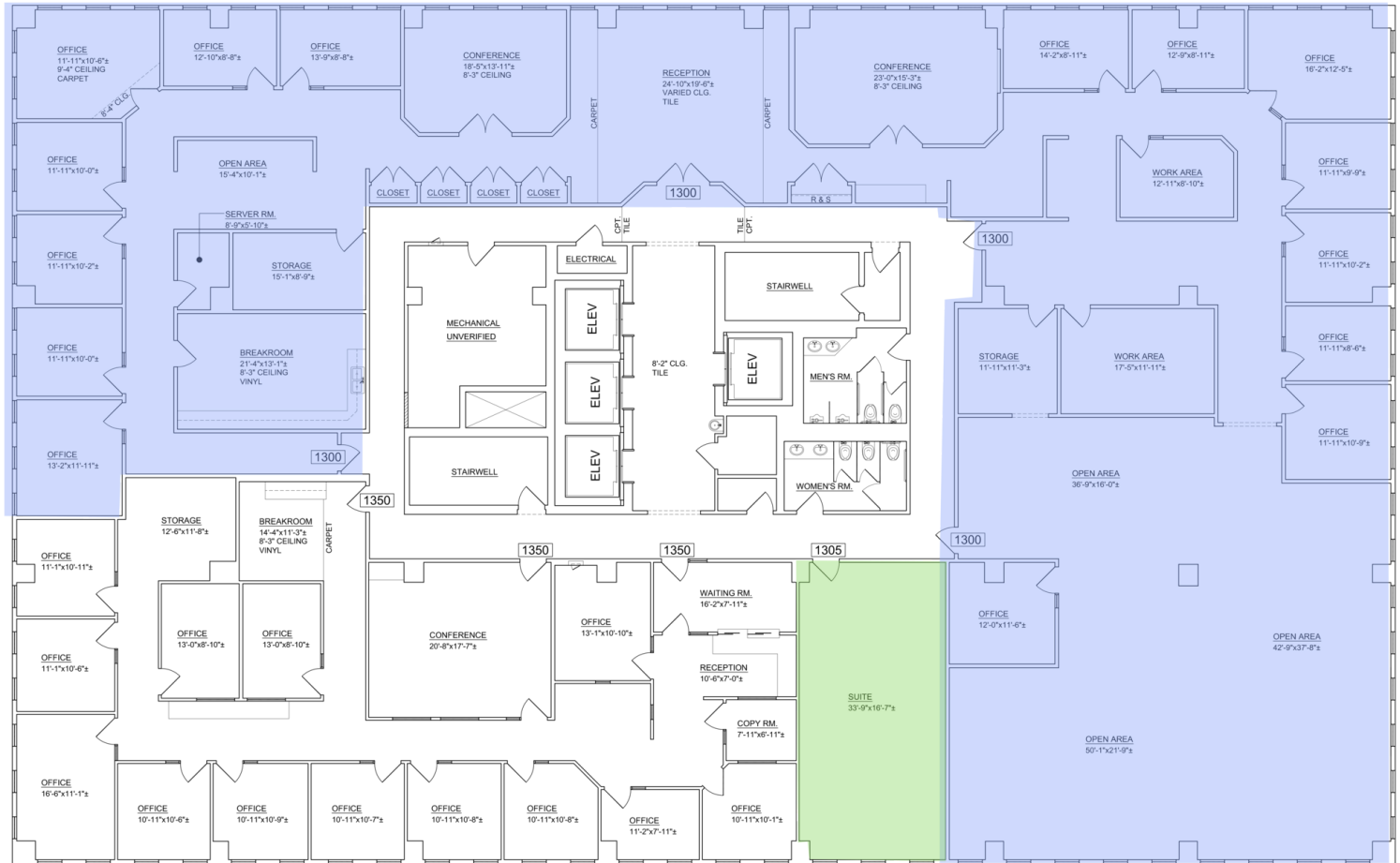
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505 MARQUETTE | 505 Marquette Ave NW Albuquerque, NM 87102



SUITE 1300, 1305 FLOORPLAN



■ Suite 1300: 9,903 LSF

■ Suite 1305: 675 LSF

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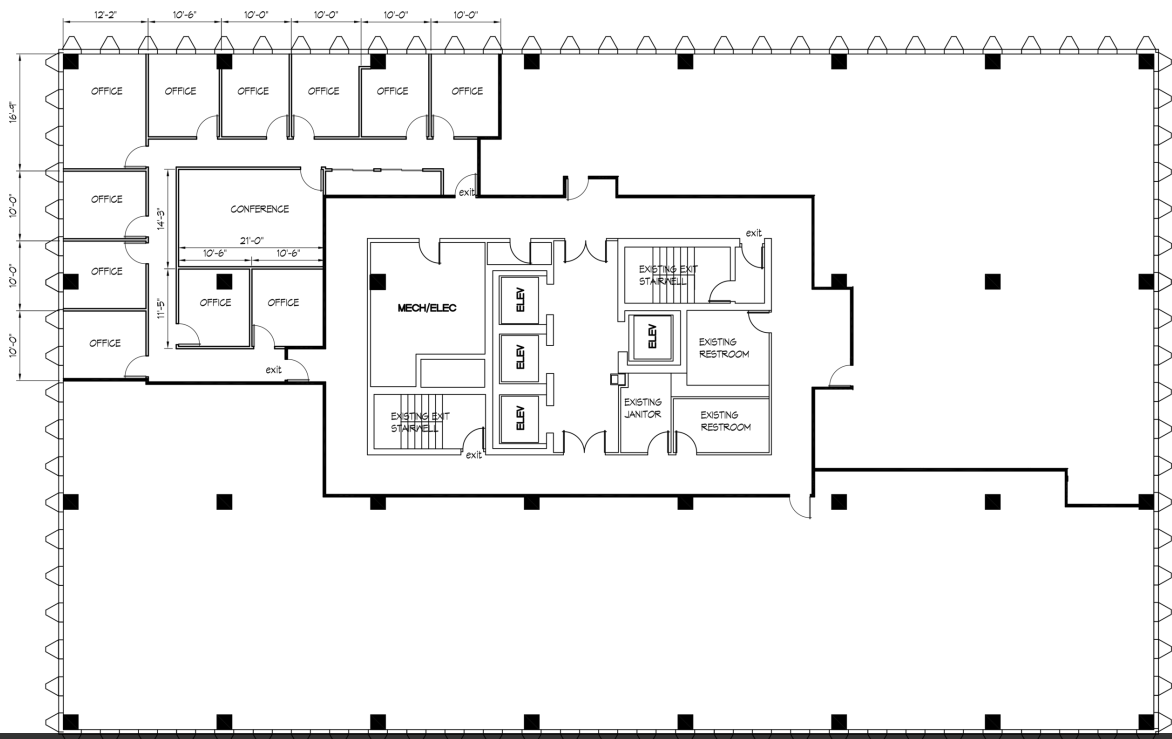
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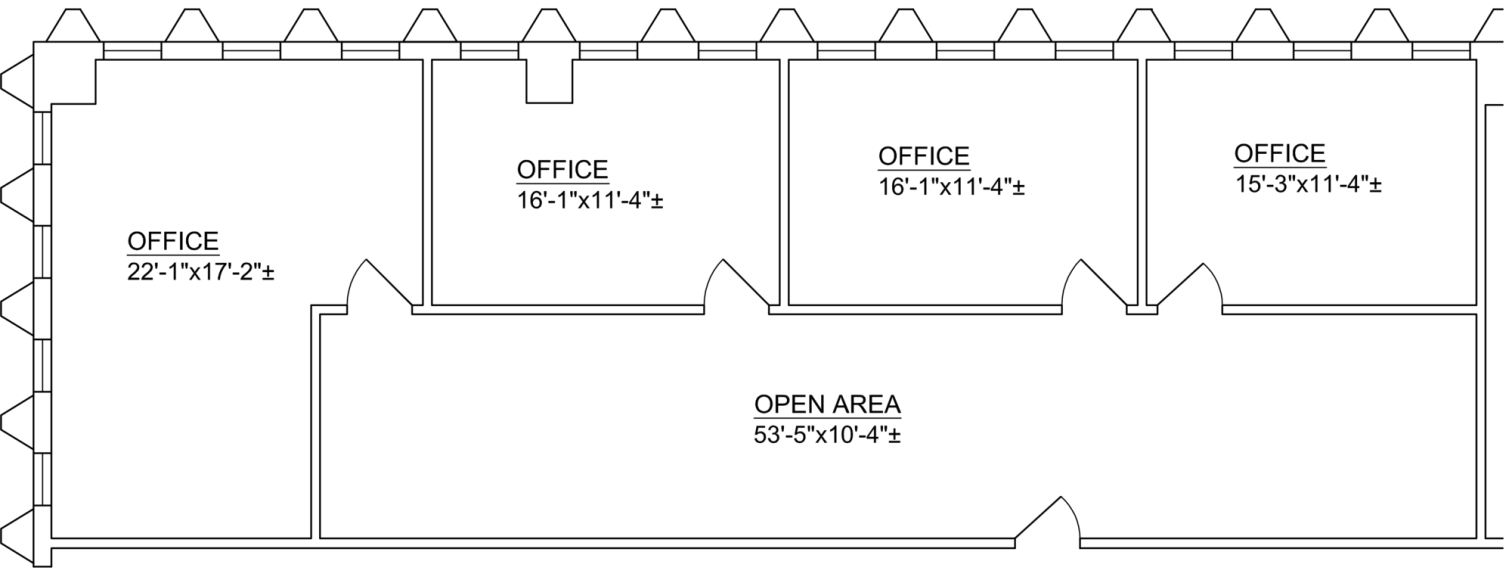
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FLOORPLANS- SUITE 1520- A & SUITE 1802



Suite 1520 - 2,645 SF



Suite 1802 - 1,752 SF

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SUITE 1700, 1702, 1710 FLOORPLAN

COMPASS BANK BUILDING, SEVENTEENTH FLOOR

Contiguous: 9,845 SF



Suite 1700: 6,374 SF

Suite 1702: 1,433 SF

Suite 1710: 2,084 SF

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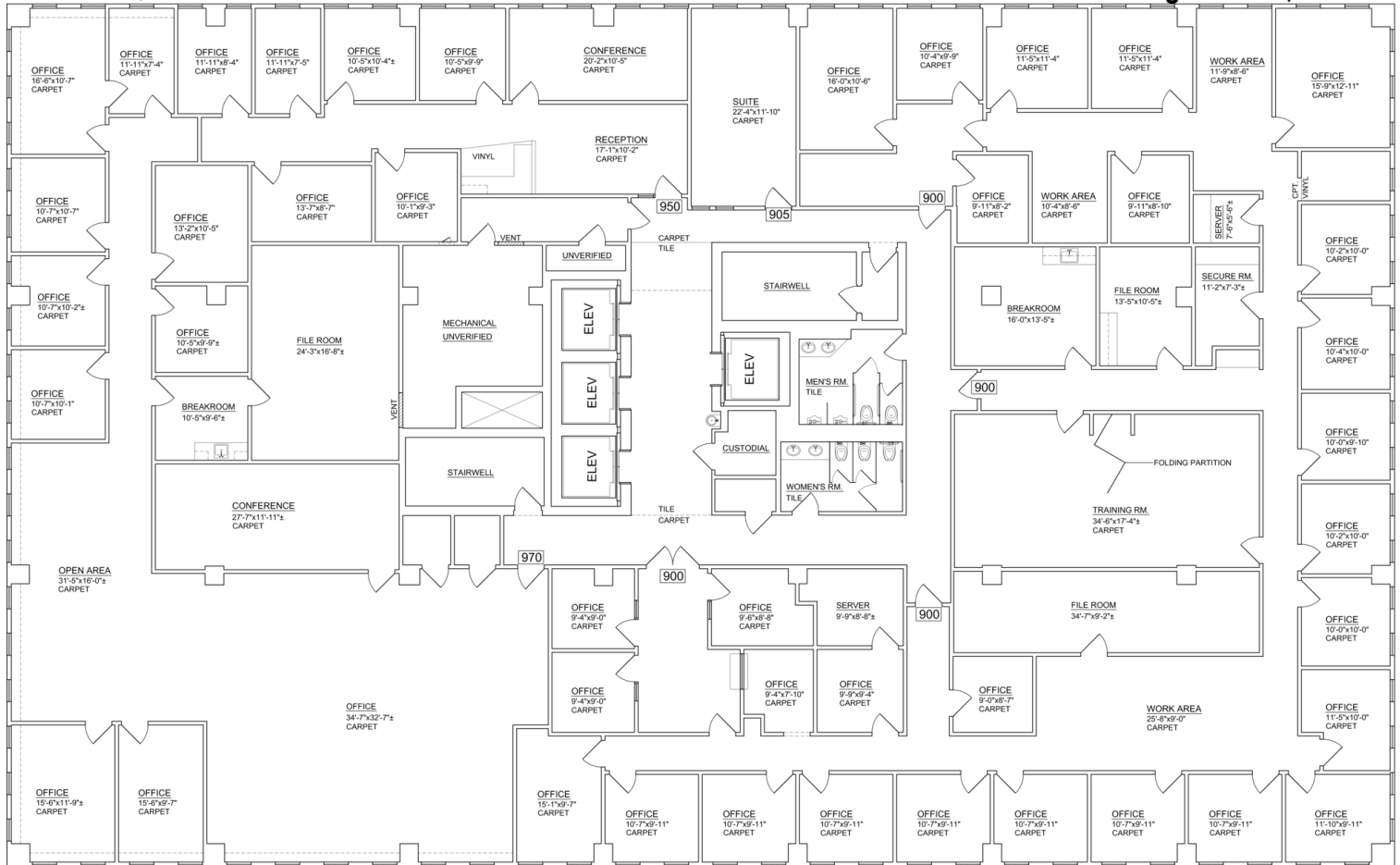
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9TH FLOOR FLOORPLAN

9th Floor, Suite 900

Contiguous: 15,054 RSF



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LOCATION MAPS

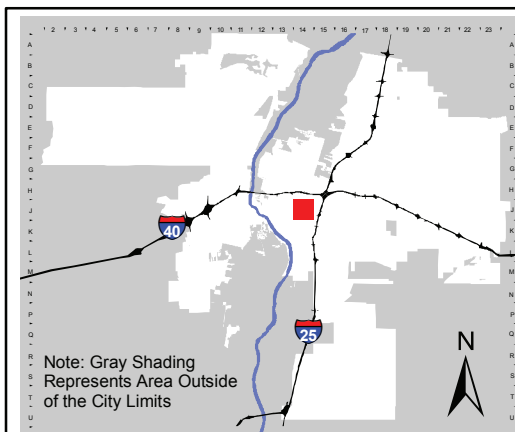


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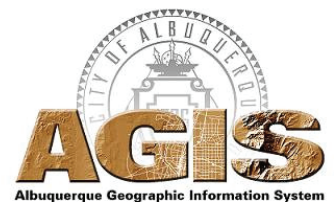
For more current information and details visit: www.cabq.gov/gis



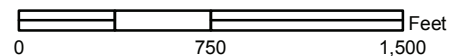
Address Map Page:

J-14-Z

Map Amended through:
3/17/2017



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



KEY FACTS

1,191

Population



Average
Household Size

35.0

Median Age

\$28,667

Median Household
Income

EDUCATION

11%

No High
School
Diploma



14%

High School
Graduate



39%

Some College



36%

Bachelor's/Grad/Prof
Degree

BUSINESS



356

Total Businesses



9,441

Total Employees

EMPLOYMENT



81%

White Collar



6%

Blue Collar



13%

Services

10.9%

Unemployment
Rate

INCOME



\$28,667

Median Household
Income



\$22,953

Per Capita Income



\$10,760

Median Net Worth

Households By Income

The largest group: <\$15,000 (28.4%)

The smallest group: \$150,000 - \$199,999 (0.8%)

Indicator	Value	Difference	
<\$15,000	28.4%	+14.2%	
\$15,000 - \$24,999	15.8%	+5.7%	
\$25,000 - \$34,999	13.4%	+2.9%	
\$35,000 - \$49,999	14.7%	+1.3%	
\$50,000 - \$74,999	13.4%	-3.8%	
\$75,000 - \$99,999	5.1%	-6.0%	
\$100,000 - \$149,999	6.7%	-6.9%	
\$150,000 - \$199,999	0.8%	-3.9%	
\$200,000+	1.9%	-3.4%	

Bars show deviation from
Bernalillo County

KEY FACTS

7,990

Population



1.6

Average Household Size

38.7

Median Age

\$32,485

Median Household Income

EDUCATION

11%

No High School Diploma



15%

High School Graduate



32%

Some College



42%

Bachelor's/Grad/Prof Degree

BUSINESS



1,415

Total Businesses



28,464

Total Employees

EMPLOYMENT



79%

White Collar



7%

Blue Collar



13%

Services

12.0%

Unemployment Rate

INCOME



\$32,485

Median Household Income



\$27,879

Per Capita Income



\$12,241

Median Net Worth

Households By Income

The largest group: <\$15,000 (26.8%)

The smallest group: \$150,000 - \$199,999 (0.9%)

Indicator	Value	Difference	
<\$15,000	26.8%	+12.6%	
\$15,000 - \$24,999	13.4%	+3.3%	
\$25,000 - \$34,999	12.3%	+1.8%	
\$35,000 - \$49,999	14.9%	+1.5%	
\$50,000 - \$74,999	13.1%	-4.1%	
\$75,000 - \$99,999	8.0%	-3.1%	
\$100,000 - \$149,999	7.6%	-6.0%	
\$150,000 - \$199,999	0.9%	-3.8%	
\$200,000+	3.1%	-2.2%	

Bars show deviation from
Bernalillo County

KEY FACTS

19,493

Population



1.9

Average Household Size

37.2

Median Age

\$31,840

Median Household Income

EDUCATION

15%

No High School Diploma



18%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Prof Degree

BUSINESS



2,387

Total Businesses



43,061

Total Employees

EMPLOYMENT



72%

White Collar



12%

Blue Collar



16%

Services

13.5%

Unemployment Rate

INCOME



\$31,840

Median Household Income



\$27,485

Per Capita Income



\$12,448

Median Net Worth

Households By Income

The largest group: <\$15,000 (28.5%)

The smallest group: \$150,000 - \$199,999 (1.9%)

Indicator	Value	Difference	
<\$15,000	28.5%	+14.3%	
\$15,000 - \$24,999	12.7%	+2.6%	
\$25,000 - \$34,999	11.9%	+1.4%	
\$35,000 - \$49,999	13.4%	0	
\$50,000 - \$74,999	13.2%	-4.0%	
\$75,000 - \$99,999	7.9%	-3.2%	
\$100,000 - \$149,999	6.9%	-6.7%	
\$150,000 - \$199,999	1.9%	-2.8%	
\$200,000+	3.6%	-1.7%	

Bars show deviation from
Bernalillo County

