

## Property Description

### 500 Marquette

Property Type	<b>Office</b>
Submarket	<b>Downtown</b>
Address	<b>500 Marquette Avenue NW</b>
Cross Streets	<b>5<sup>th</sup> and Marquette</b>
Legal Description	<b>*62 4 Armijo Bros Addn Lts 62, 63 64 &amp; Lts R, S &amp; T &amp; Alley Adj Lt.</b>
Building Size	<b>231,672 sq. ft.</b>
Parcel Size	<b>59,111 sq. ft. 1.36 acres</b>
Stories	<b>15</b>
Ceiling Height	<b>Varies by floor</b>
Condition	<b>Excellent</b>
Class	<b>A</b>
Construction	<b>Effic, Glass &amp; Steel</b>
Elevators	<b>Yes</b>
Flooring	<b>Carpet/Marble</b>
Restrooms	<b>Set on each floor</b>
Sprinkler System	<b>Yes</b>
Zoning	<b>SU-3</b>



Property Photo

**Remarks** This 15-story Class “A” office building is located in the heart of Albuquerque’s Central Business District. The floor plates in 500 Marquette range in size from 6,000 square feet on the lobby floor up to 17,000 square feet on the upper floors. Each floor lends itself well to either single tenant or multi-tenant use with incredible views to the Sandia Mountains and Albuquerque’s West Mesa. On numerous floors, views of these majestic sites are observable from private terraced balconies, a distinctive feature of the building. The Four-Story Atrium Lobby offers a grand entrance with a landmark bronze sculpture highlighting the front entry to the building. The lobby areas are attractively finished with flamed granite accented with polished granite, integrated with the lobby décor. Six high-speed elevators service the building and the attached parking facility providing tenants with direct access for their employees and customers. General access to the building’s interior is by way of a Main Entry at the northeast ground level of the building but most tenants and visitors access the building from the bank of elevators connecting the parking structure with the second floor lobby. The building also features a Skywalk linking 500 Marquette to the Albuquerque City/County Complex. This property is located on the downtown fiber backbone and has several options for high-speed internet access.

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#### Available Suites

Floor	Suite	Sq. Ft.	Lease Rate
2	200	600	\$18.00
13	1370	818	\$18.00
5	510	858	\$18.00
6	640	1,253	\$18.00
2	270 *	1,540	\$18.00
5	515	1,554	\$18.00
2	280 *	2,082	\$18.00
6	630 & 650A	2,533	\$18.00
3	300 **	2,596	\$18.00
6	660	2,975	\$18.00
3	350 **	3,008	\$18.00
1	100	3,938	\$17.50
10	1050	4,577	\$18.00
4	400	8,787	\$17.50
12	1200	16,977	\$17.50
15	1500	17,524	\$21.00

\* Can be combined

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