

E. Downtown OFFICES FOR LEASE

600 Central Avenue SE | ALBUQUERQUE, NM 87102



SMALL OFFICE SPACES FOR LEASE

On Central, Two Blocks West of I-25

CLAY AZAR, CCIM | (505) 480-9777 | clay@mcnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY. INC.

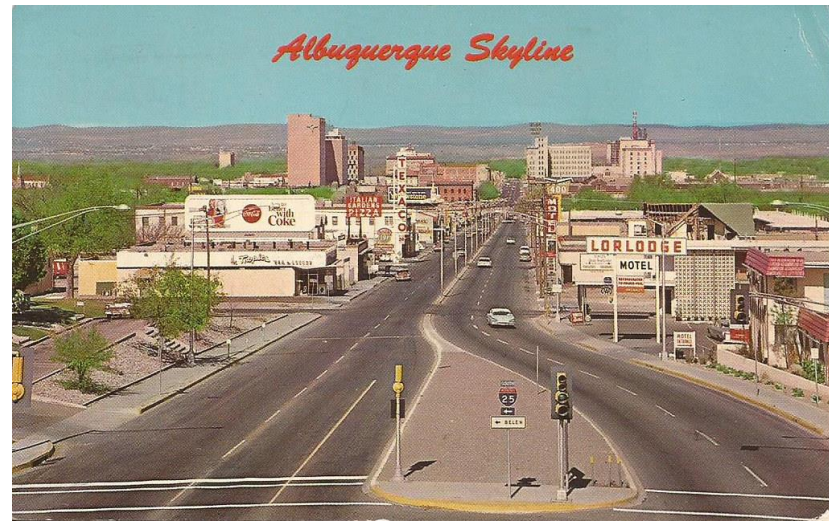
East Downtown Neighborhood

Edo (East Downtown) is a unique neighborhood and business corridor that's working to support change and growth for Albuquerque. Centered between Downtown Albuquerque and UNM/Nob Hill, 600 Central is within blocks of the City Center and Convention Center and is central to new residential developments, hospital facilities and new hospitality developments, within an 8-block area, with many planned, future developments. Virtually the center of our City, this neighborhood supports tourism, convention trade, business growth and specialized retail services.

Location Highlights:

- There is a growing number of diversified hospitality facilities for visitors to the neighborhood which include the 172-room Hilton, the 130-room Marriot, and the Hotel Parq Central (HPC) among others, all within blocks of 600 Central.
- Central Avenue supports safe pedestrian walkways and parking areas.
- Quick and easy access to the Albuquerque International Sunport, as well as convenient access to train and bus transportation.
- Central Avenue is a transit corridor with a Rapid Transit Bus station adjacent to the property.
- 600 Central is within close proximity and has convenient access to UNM, CNM, Presbyterian Hospital, Lovelace Medical Center, Court Houses, and a number of restaurants, bars, and other nearby amenities.

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AVAILABILITY

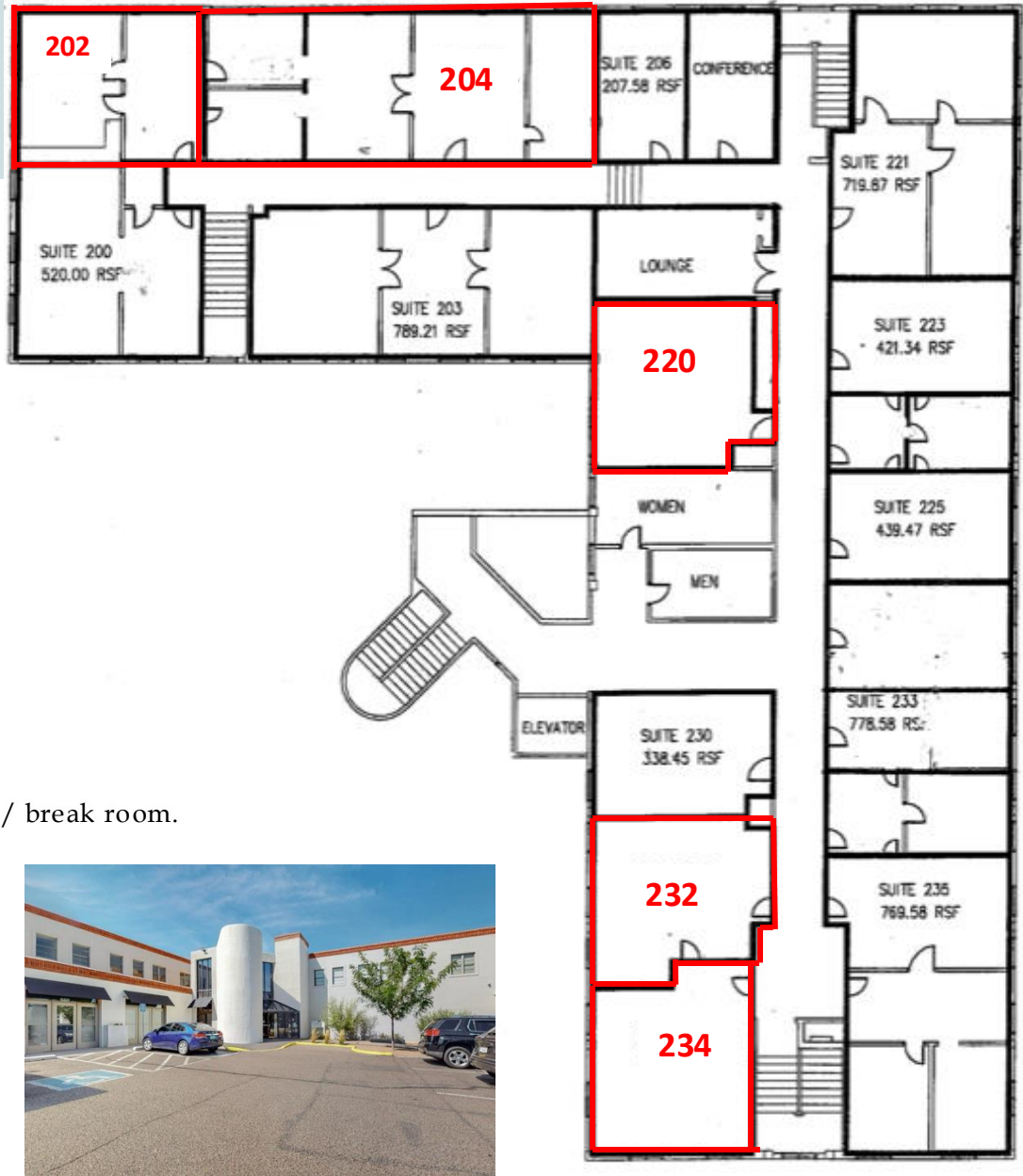
600 Central Ave. SE | ALBUQUERQUE, NM 87102

AVAILABLE SPACES

- Suite 202: \$670 per month (439 SF +/-)
- Suite 204: \$1,400 per month (890 SF +/-)
- Suite 220: \$664 per month (419 SF +/-)
- Suite 232: \$660 per month (415 SF +/-)
- Suite 234: \$694 per month (439 SF +/-)

Highlights

- Nightly Cleaning Service.
- Refrigerated Air.
- Access to common area conference room & kitchen / break room.
- Albuquerque Rapid Transit (ART) Station adjacent to property.
- On and off-street parking.
- Elevator access.
- Utilities included.
- Minimum two-year lease.
- Available Now.



E. DOWNTOWN OFFICES FOR LEASE

On Central, Two Blocks West of I-25



PRESBYTERIAN



TACO SANTO
TACOS & TEQUILA

HIGH ST

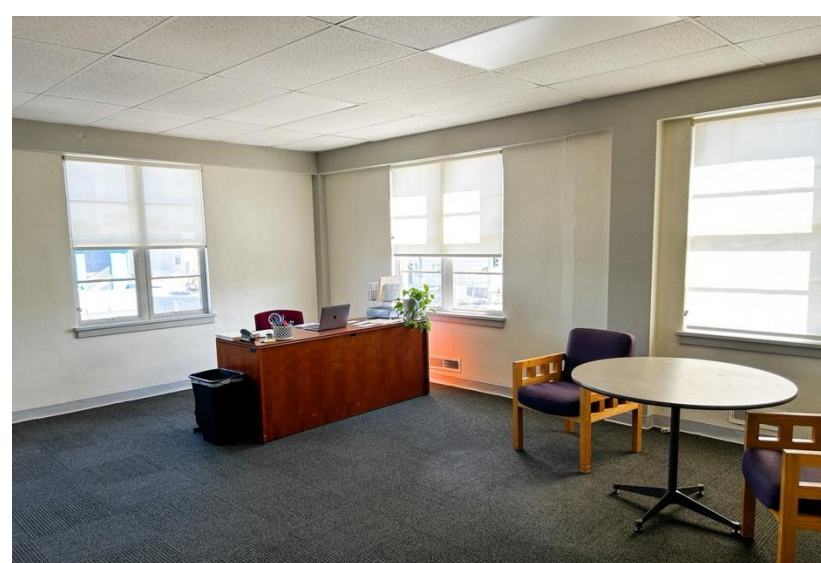
CENTRAL AVE
15,000 CPD

the grove
cafe & market



CLAY AZAR, CCIM | (505) 480-9777 | clay@mcnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY. INC.



CLAY AZAR, CCIM | (505) 480-9777 | clay@mcnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY. INC.



ZONING: MX-L (Low Intensity Zone District)



DEMOGRAPHICS (3-Mile)

