

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background image is a photograph of a two-story building with a light green tiled facade. The words "INSURANCE BUILDING" are mounted on the front. To the left, there is a white canopy structure with a ramp leading to the entrance. A sign on the left window says "Go Wild ABQ BioPark Zoo". To the right, a sign for "Safe House Distilling Co." is visible on an adjacent building. The sky is clear blue.

For Lease

610 Gold Ave SW
Albuquerque, NM 87102

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610 Gold Ave SW | For Lease

Property Profile

Details

Lease Rate	\$14.00 PSF	
Lease Type	Full Service	
Space Available	Suite 101 & 108	± 703 SF
Zoning	MX-FB-UD	

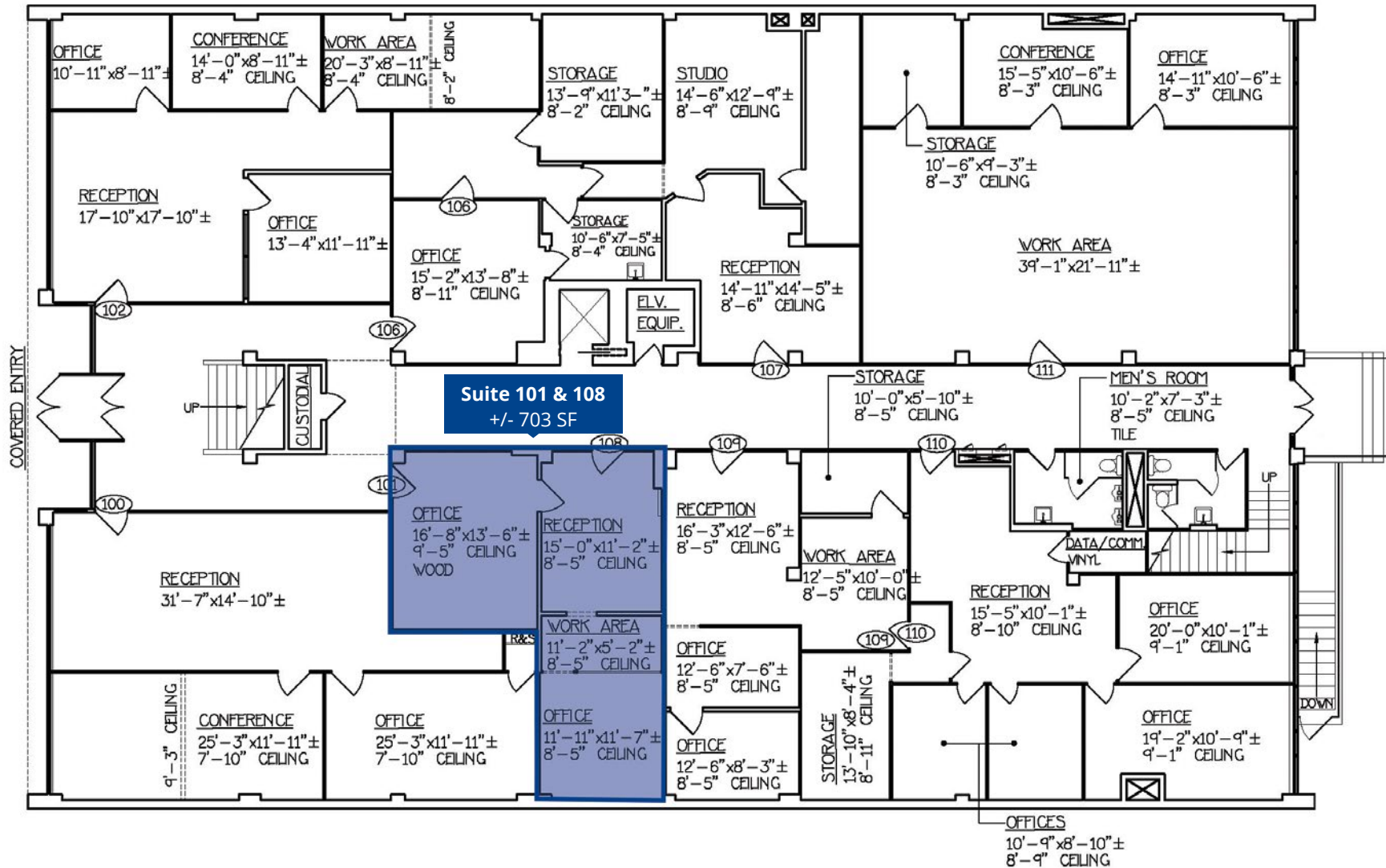
Features

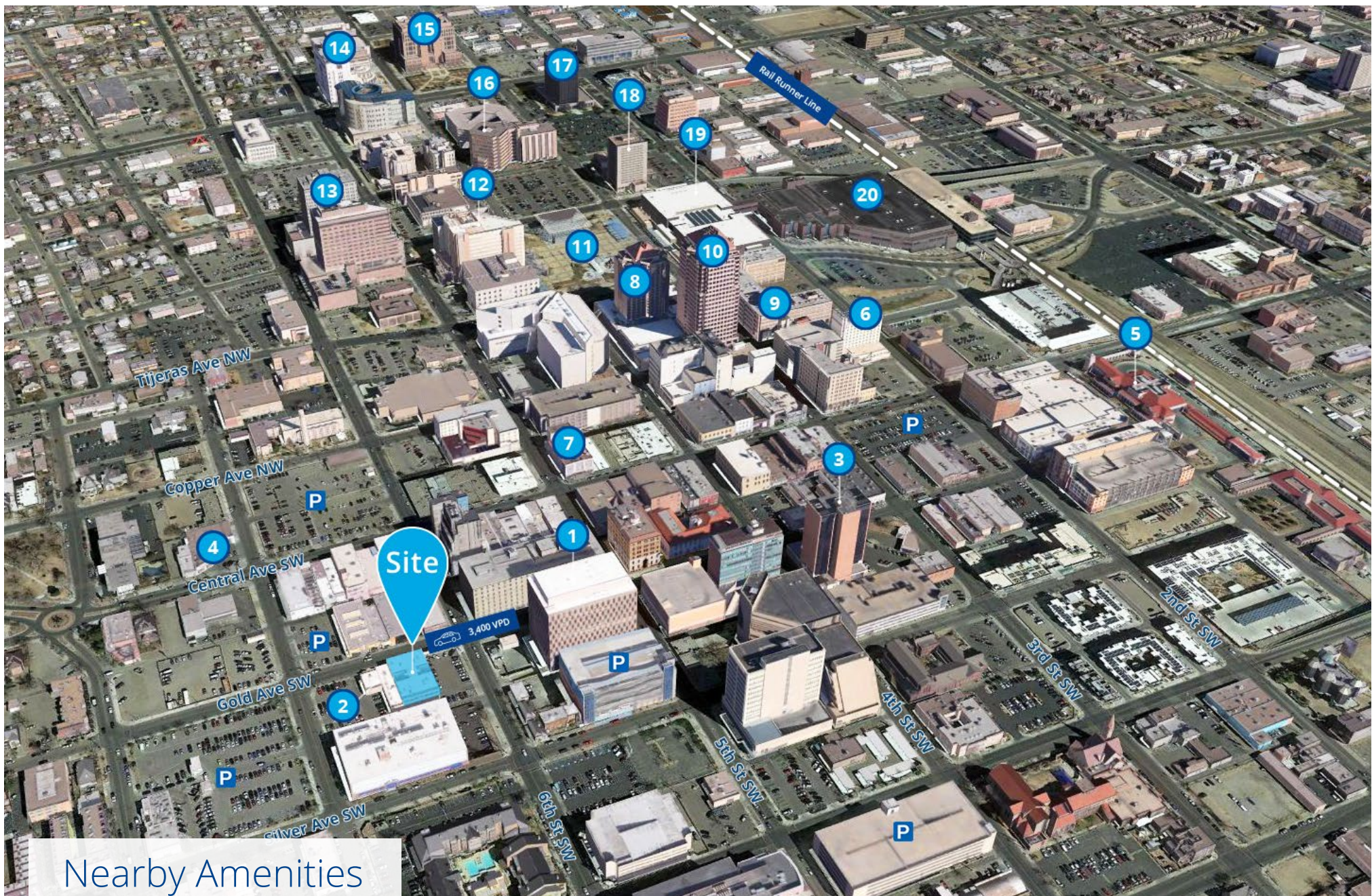
- Charming 2-story office building with elevator
- Flexible terms
- Lease rate includes all utilities, building security alarm, 5-night janitorial service, and shared conference room
- Professional offices available
- Parking available directly across the street - paid by tenant but the owner will arrange it
- On-site property manager - the same local family that built it!
- Convenient to all courthouses, Alvarado Transportation Station, and Downtown amenities
- Free "D" ride only one block away
- < 8 minutes to I-25
- Large windows for abundant natural light
- Shared conference room available

Great Downtown Location



Floor Plan - 1st Floor





Nearby Amenities

- | | | | |
|----------------------------------|------------------------------|--------------------------------------|---------------------------|
| 1. US Post Office | 6. Hotel Andaluz | 11. Albuquerque Civic Plaza | 16. Bank of the West |
| 2. Safe House Distilling Co. | 7. Historic Kimo Theater | 12. Bernalillo County Clerk's Office | 17. Wells Fargo |
| 3. New Mexico Bank and Trust | 8. Hyatt Regency Albuquerque | 13. BBVA Compass Bank | 18. DoubleTree Downtown |
| 4. Ex Novo Brewing (coming soon) | 9. First Plaza Galeria | 14. Bernalillo Metropolitan Court | 19. Kiva Auditorium |
| 5. Rail Runner | 10. US Eagle Credit Union | 15. US District Court | 20. ABQ Convention Center |

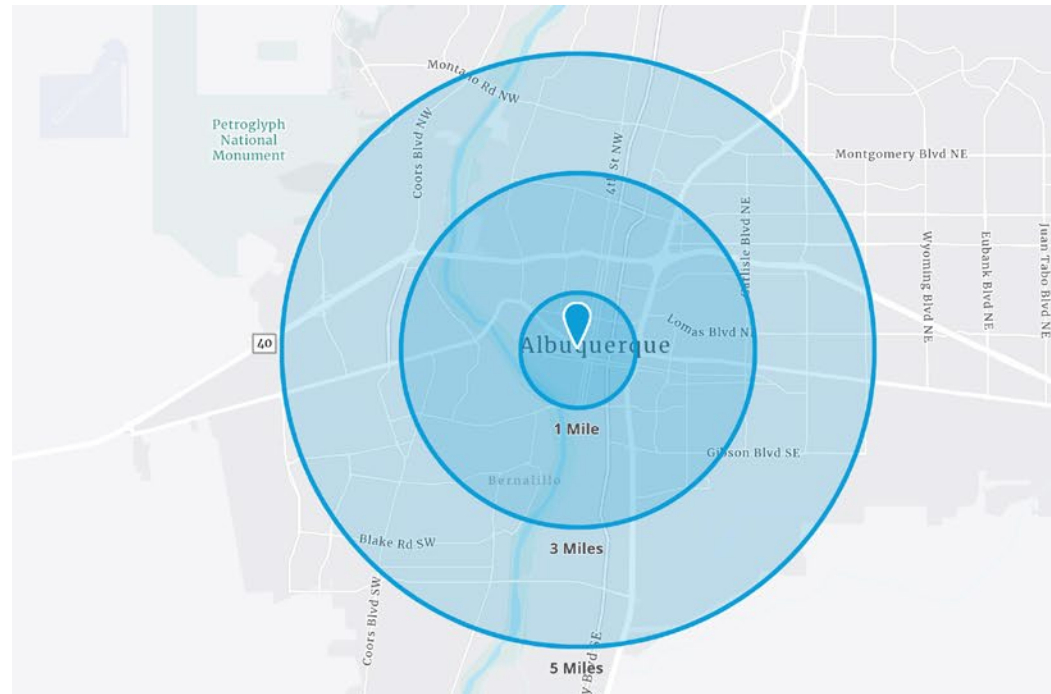
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Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,573	91,630	242,131
Households	8,549	45,279	113,156
Median Age	38.2	35.6	35.9
Average HH Income	\$66,837	\$73,269	\$76,138
Per Capita Income	\$36,897	\$32,770	\$32,710
Daytime Population	39,263	145,376	306,485




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