

66

Wash Tub - Laundromat

P

Millenium Flats

66

Route 66 Hostel

Washington Middle School Park

10th St SW

Copper Ave NW

Central Ave NW

Silver Moon Lodge Apartments

Custom Cleaners

66

Copper Ave NW

Downtown Growers Market

8th St NW

MR Council of Governments

ARRIVE Albuquerque

Park Ave SW

1

P

Java Joe's

P

John Milne House

Damacios Bar & Tapas

66

Downtown Books & Beans

Gold Ave SW

Gold Ave SW

Gold Ave SW

Marrs Griebel Law Ltd

holds Addition

Silver Ave SW

Silver Ave SW

Silver Ave SW

Silver Lofts

Rural Sourcing Inc

11th St SW

10th St SW

9th St SW

8th St SW

Lead Ave SW

Lead Ave SW

Albuquerque Fire Station 1

Levitated Toy F

idence

5

Active

# 924 Park Ave SW Suites A - B - C- D

924 Park Ave SW, Suites A - B - C- D, Albuquerque, NM 87102



## Overview

### Overview - Professional Office complex - Local owner - Landlord - Onsite Manager

- Multi-Tenant contemporary professional office
- Bright open floor plan, conference room, private office, and plenty of secured parking.
- Gated with security system, on-site management, and local owners.
- Outdoor Private Patio with BBQ grill and patio tables in shaded garden area - perfect for summer time relaxation
- Centrally located off Central Avenue (Route 66).
- Conveniently located near the Downtown Business District.
- Across from beautiful Park Avenue Park.
- Adjacent to Newly developed Apartments, Deli's, Shoppes, and Local transportation.

adjacent suites can be combined together as one Suite, if needed:

Available Suite: B Suite SF: +/- 2,559 SF Lease Rate: \$13.50 PSF Lease Type: Modified Gross Tenant Pays: Gas & Electric

Available Suite: C Suite SF: +/- 3,855 SF Lease Rate: \$13.50 PSF Lease Type: Modified Gross Tenant ...

## For Lease Office

Secondary Uses: Executive Suites, Data Center/Call Center, Financial, Governmental

Lease Rate	\$13.5 SF/year
Available SF	1,000 - 6,500 SF
Total Available SF	17,200 SF
Available Spaces	5
Building Size	24,000 SF
Acres	0.326 ac
Zoning	MX-FB-FX
Zoning Description	Mixed Use Form Based Flexible Development
Lease Type	Modified Gross
Signage	On Building
Do Not Disturb Tenant	Yes
Showing Instructions	Contact Broker/Agent
Building Name	Park Avenue Professional Building
Building Class	B
Number of Buildings	1
Floors	2
Parking Type	Surface
Parking Spaces	36
Passenger Elevators	1
Heat Source	Central
Air Conditioning	Engineered System
Internet Access	Other
Tenancy	Multiple Tenants
Submarket	Downtown
Nearest MSA	Albuquerque
Property Status	Existing
Nearest Interstate	Interstate 40 and 25
Nearest Airport	ABQ International Airport - Sunport
County	Bernalillo
Created	01/27/2026
Updated	02/04/2026
Listing ID	4e778ce9
Parcel APN	101305749045214011



**April Ager**  
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505-269-5771



## Lease Spaces

Name	Floor	Rate	Footage
Suite D	MAIN	\$13.5 /SF/Year	2,000 - 2,500 SF
Suite C	MAIN	\$13.5 /SF/Year	3,800 - 4,000 SF
Suite B	MAIN	\$13.5 /SF/Year	2,500 - 3,000 SF
Suite A	MAIN	\$13.5 /SF/Year	1,000 - 1,200 SF
Suite A -B -C -D	Main	\$13.5 /SF/Year	1,000 - 6,500 SF



**April Ager**

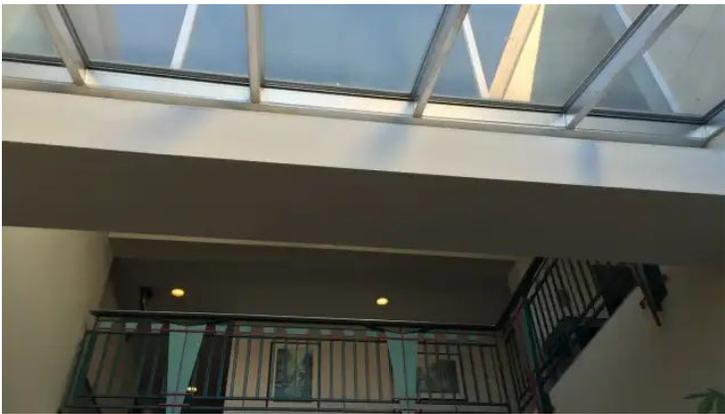
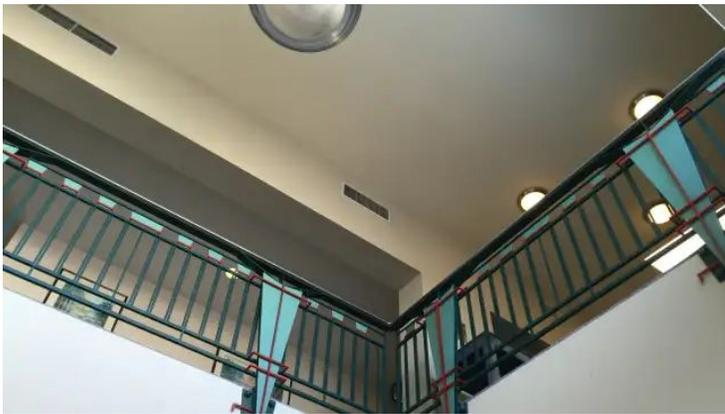
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**LAS COLINAS**

Additional Images







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