

ROMA 4TH CENTER

500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

FOR
LEASE

1,100+ ON-SITE
PARKING SPACES



 On-Site Security

LEASE

» \$23.50 Full Service

Space Available From

» 428 RSF - 13,852 RSF

Full Floors Available!

FEATURES

- » Two landmark office buildings adjacent to the Courthouses & City Hall
- » Best parking downtown
- » CenturyLink fiber and Comcast available
- » Great access to I-25 & I-40
- » **On-site Security**
- » On-site restaurant with many others nearby

CONTACT

SCOTT THROCKMORTON, SIOR

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

AVAILABLE SPACES

FOR
LEASE



500 4th St Tower

303 Roma Tower

500 4TH ST NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 103	\$23.50	Full Service	428 RSF
Suite 105	\$23.50	Full Service	1,672 RSF
Suite 115	\$23.50	Full Service	877 RSF
Suite 200*	\$23.50	Full Service	3,580 RSF
Suite 250*	\$23.50	Full Service	4,258 RSF
Suite 275*	\$23.50	Full Service	4,244 RSF
2nd Floor*	\$23.50	Full Service	13,852 RSF

*Denotes spaces can be combined

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 403*	\$23.50	Full Service	2,955 RSF
Suite 404*	\$23.50	Full Service	2,830RSF
6th Floor	\$23.50	Full Service	13,852 RSF

303 ROMA NW

SPACE	LEASE RATE	LEASE TYPE	SIZE
Suite 110	\$23.50	Full Service	2,203 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

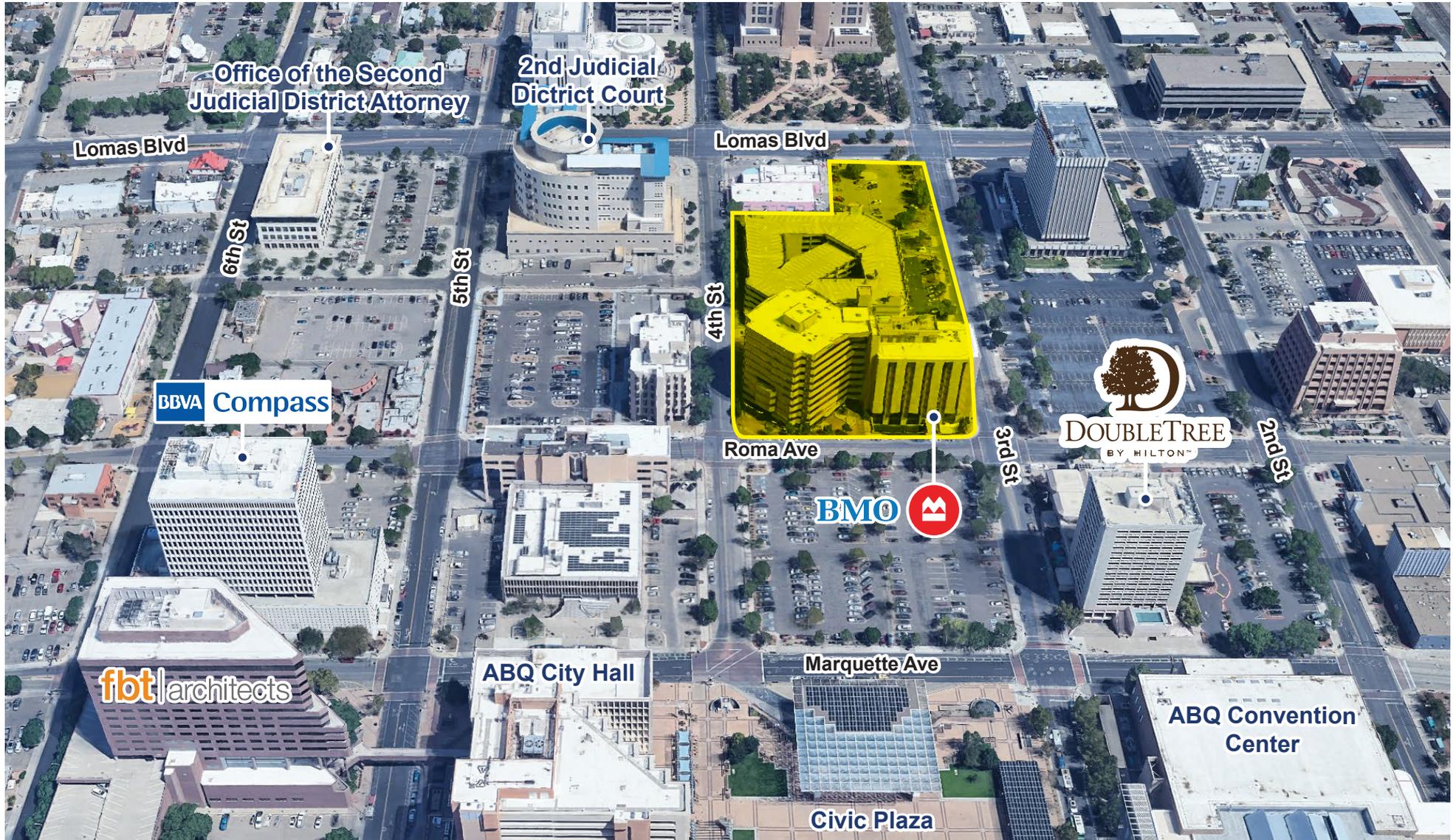
ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

SITE OVERVIEW

FOR
LEASE



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

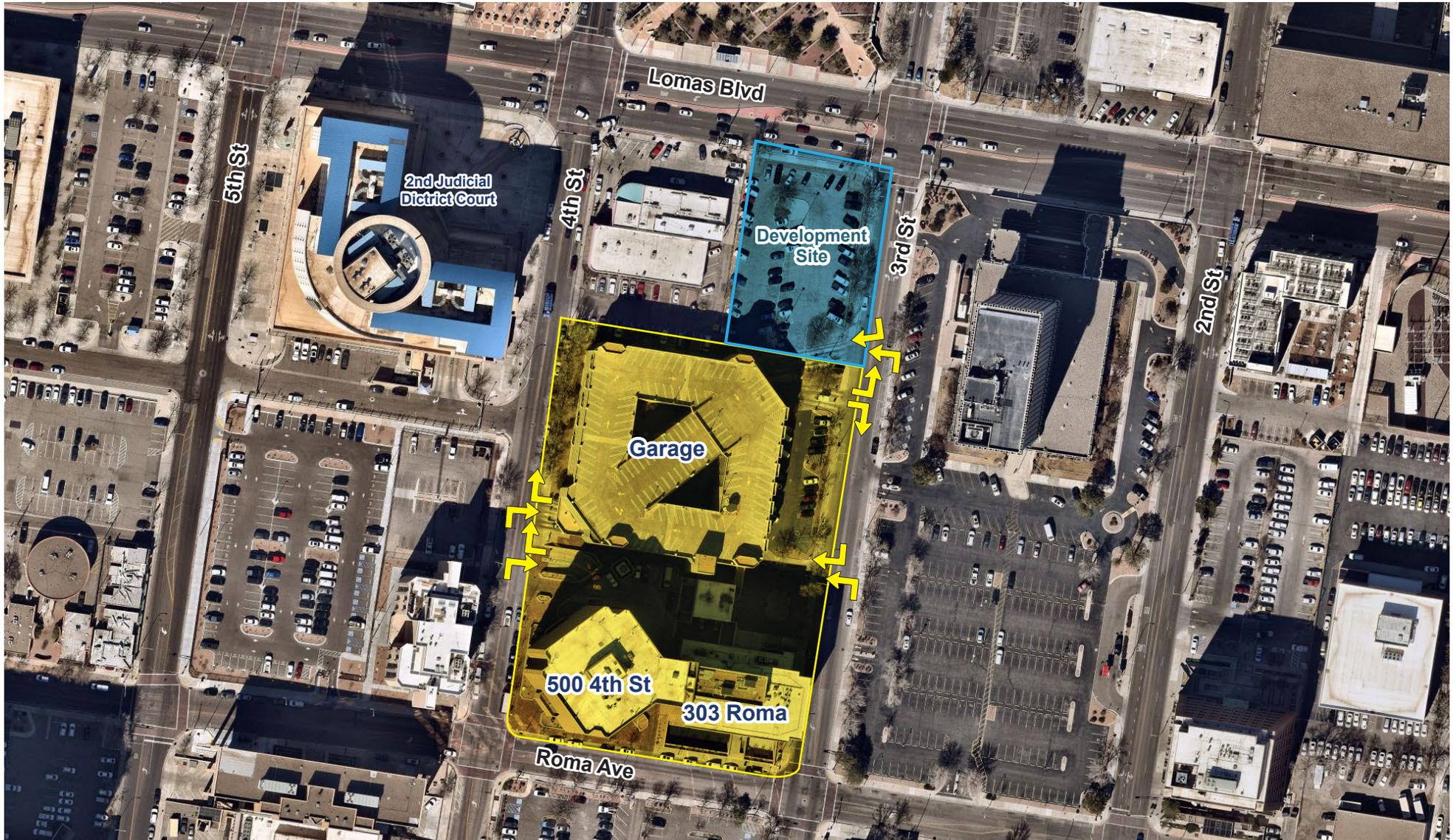
ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

SITE DEVELOPMENT

FOR
LEASE



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

AREA OVERVIEW

FOR
LEASE



Walkable Destinations

- Civic Plaza
- Downtown Hotels
- Court Houses
- Convention Center

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

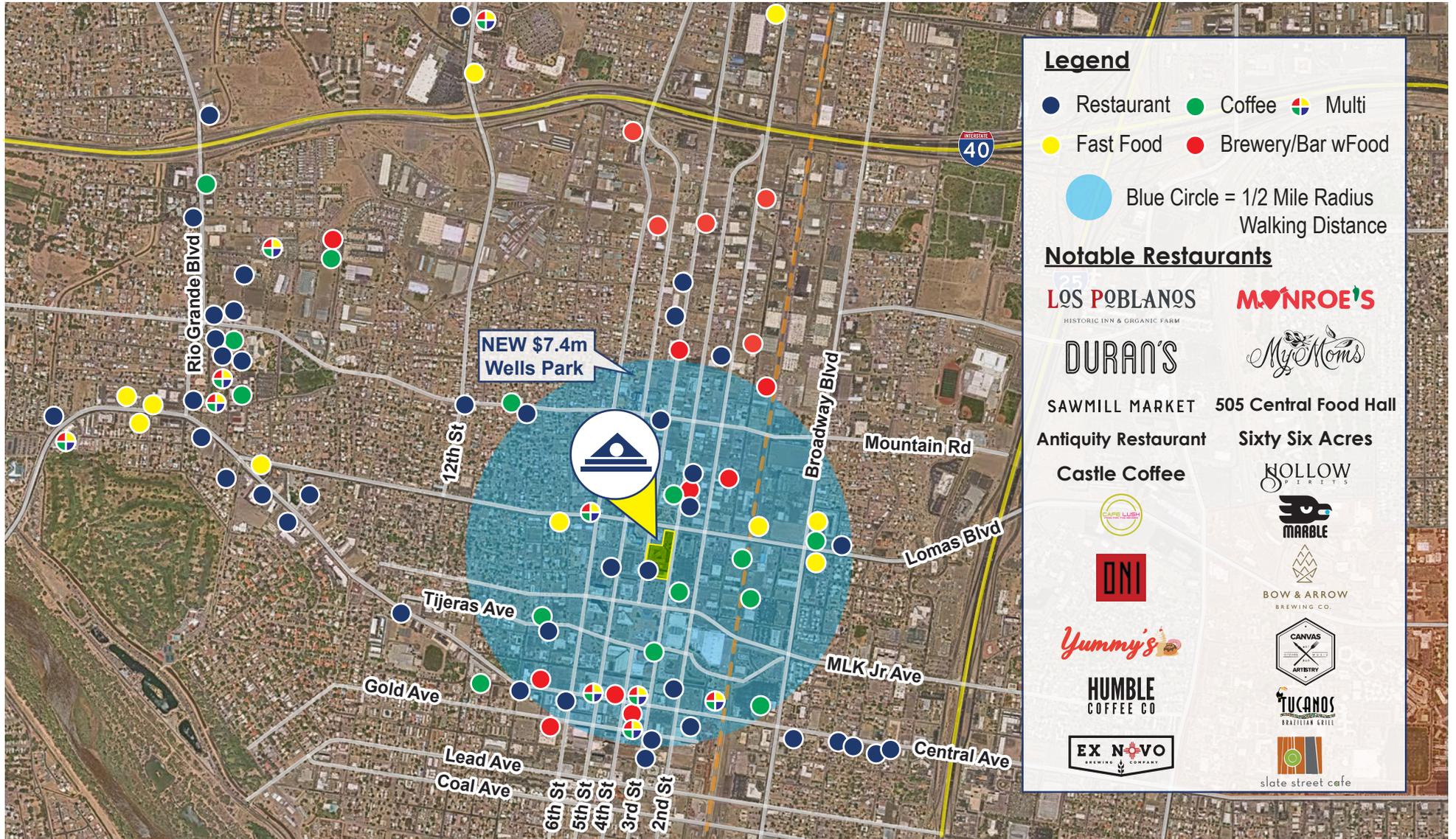
ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

AREA RESTAURANTS

FOR
LEASE



Legend

- Restaurant
- Coffee
- Multi
- Fast Food
- Brewery/Bar wFood
- Blue Circle = 1/2 Mile Radius Walking Distance

Notable Restaurants

- LOS POBLANOS
HISTORIC INN & ORGANIC FARM
- MONROE'S
- DURAN'S
- My Mom's
- SAWMILL MARKET
- 505 Central Food Hall
- Antiquity Restaurant
- Sixty Six Acres
- Castle Coffee
- HOLLOW
SWEETS
- CANE LUSH
- MARBLE
- ONI
- BOW & ARROW
BREWING CO.
- Yummy's
- CANVAS
ARTISTRY
- HUMBLE
COFFEE CO
- TUCANOS
BRAZILIAN GRILL
- EX N+VO
BREWING COMPANY
- slate street cafe

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

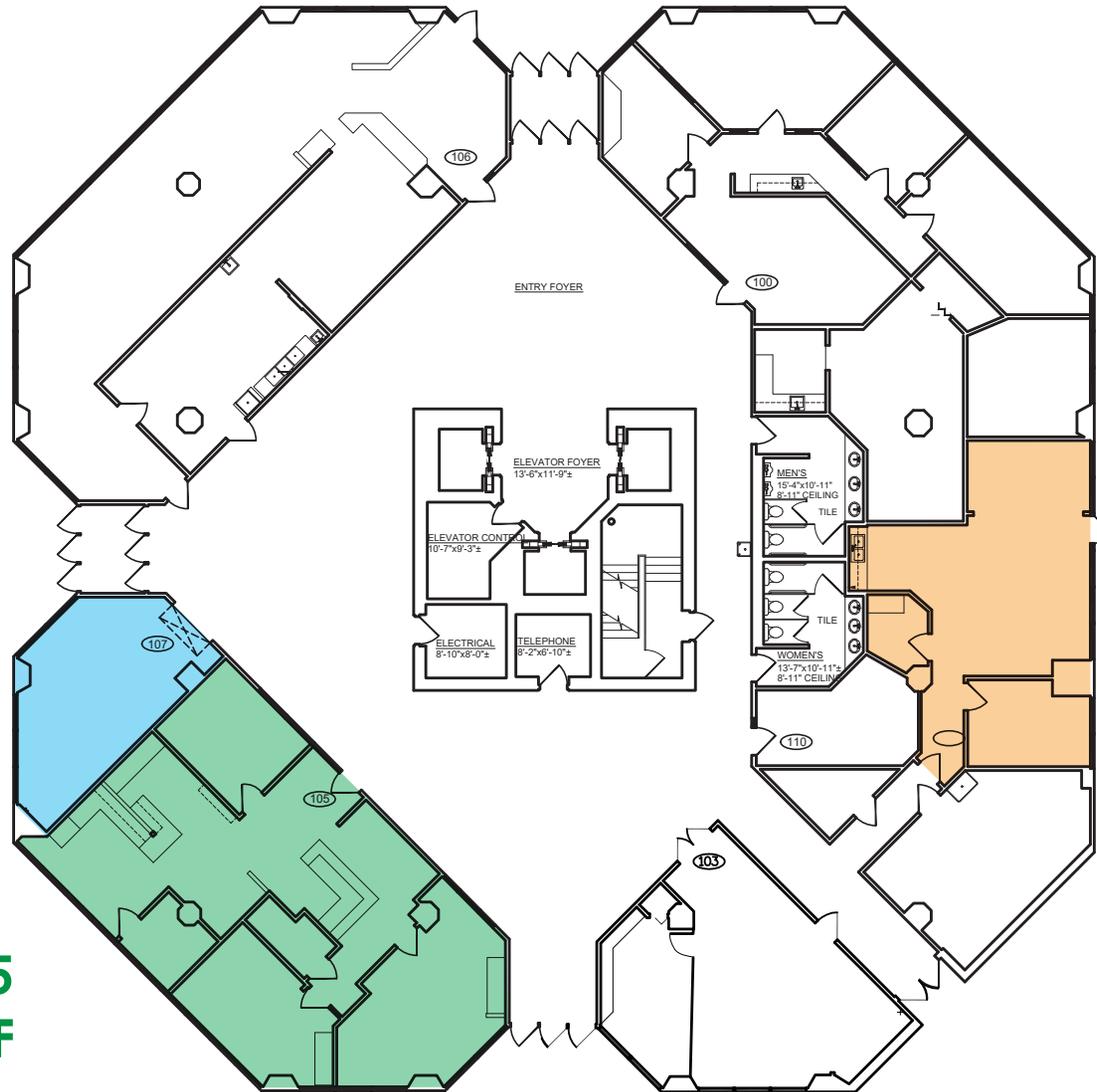
ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

500 4TH ST - 1ST FLOOR

FOR
LEASE



SUITE 103
428 RSF

SUITE 105
1,672 RSF

SUITE 115
877 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



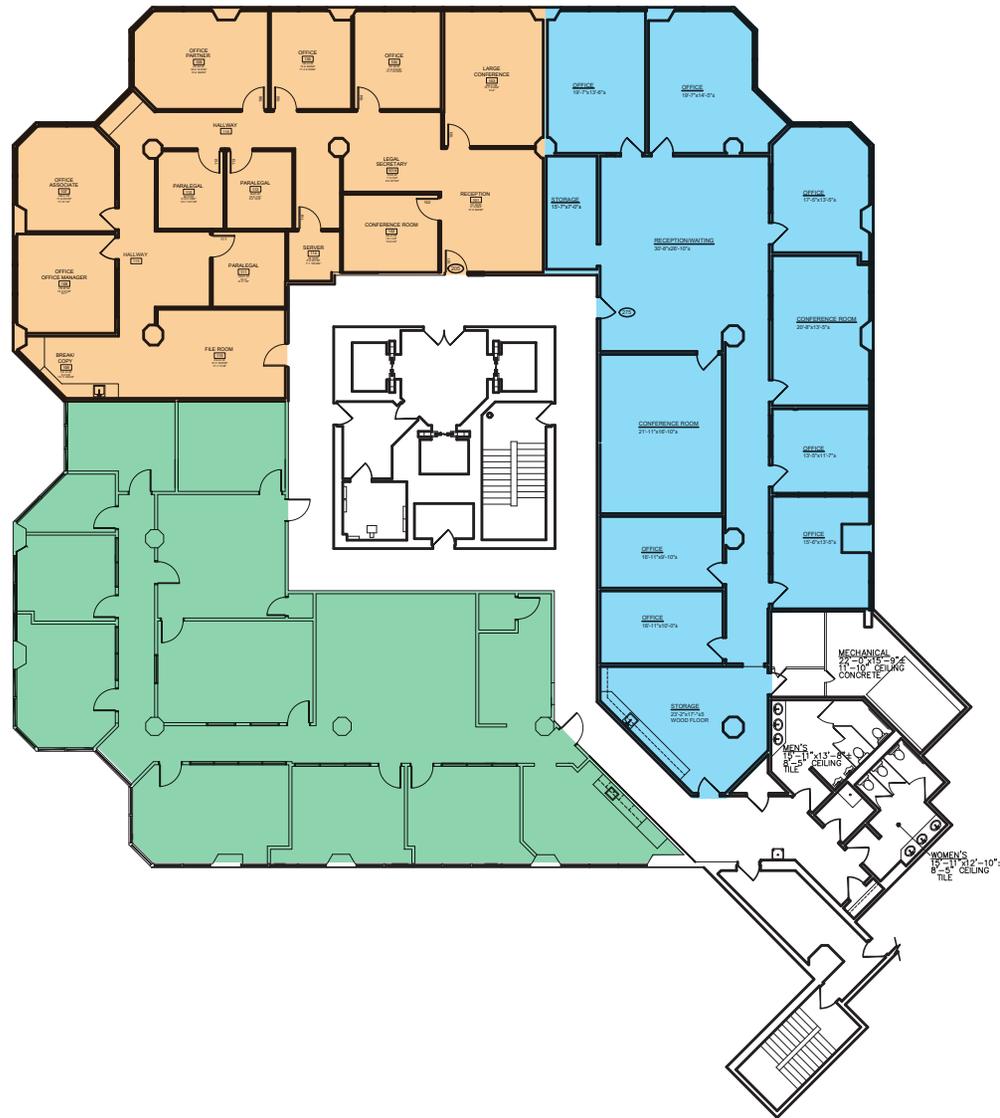
ROMA 4TH CENTER

500 4TH ST - 2ND FLOOR

13,852 FULL FLOOR
TOTAL RSF

SUITE 200
3,580 RSF

SUITE 250
4,258 RSF



SUITE 275
4,244 RSF

**FOR
LEASE**

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



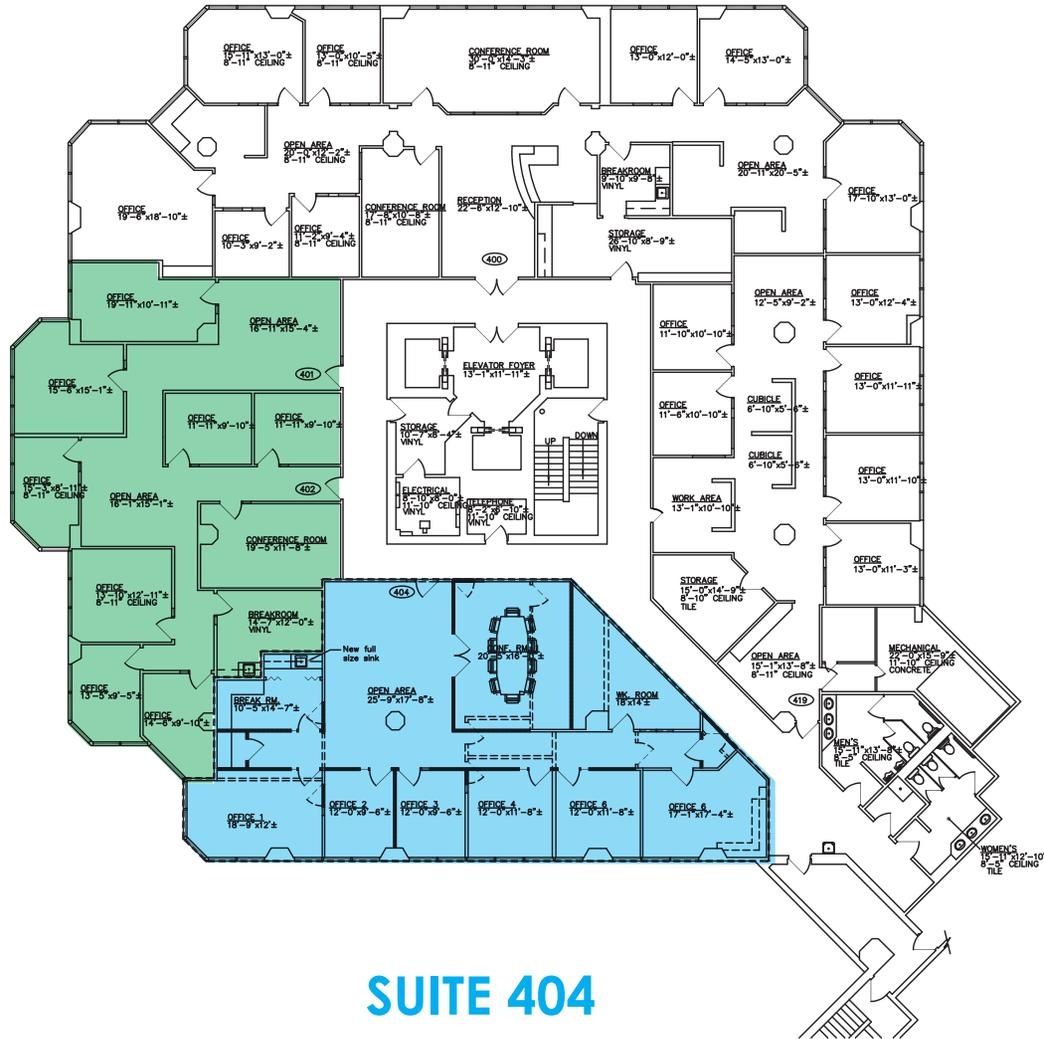
ROMA 4TH CENTER

500 4TH ST - 4TH FLOOR | CAN BE COMBINED

FOR
LEASE

5,785 TOTAL RSF

SUITE 403
2,955 RSF



SUITE 404
2,830 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM

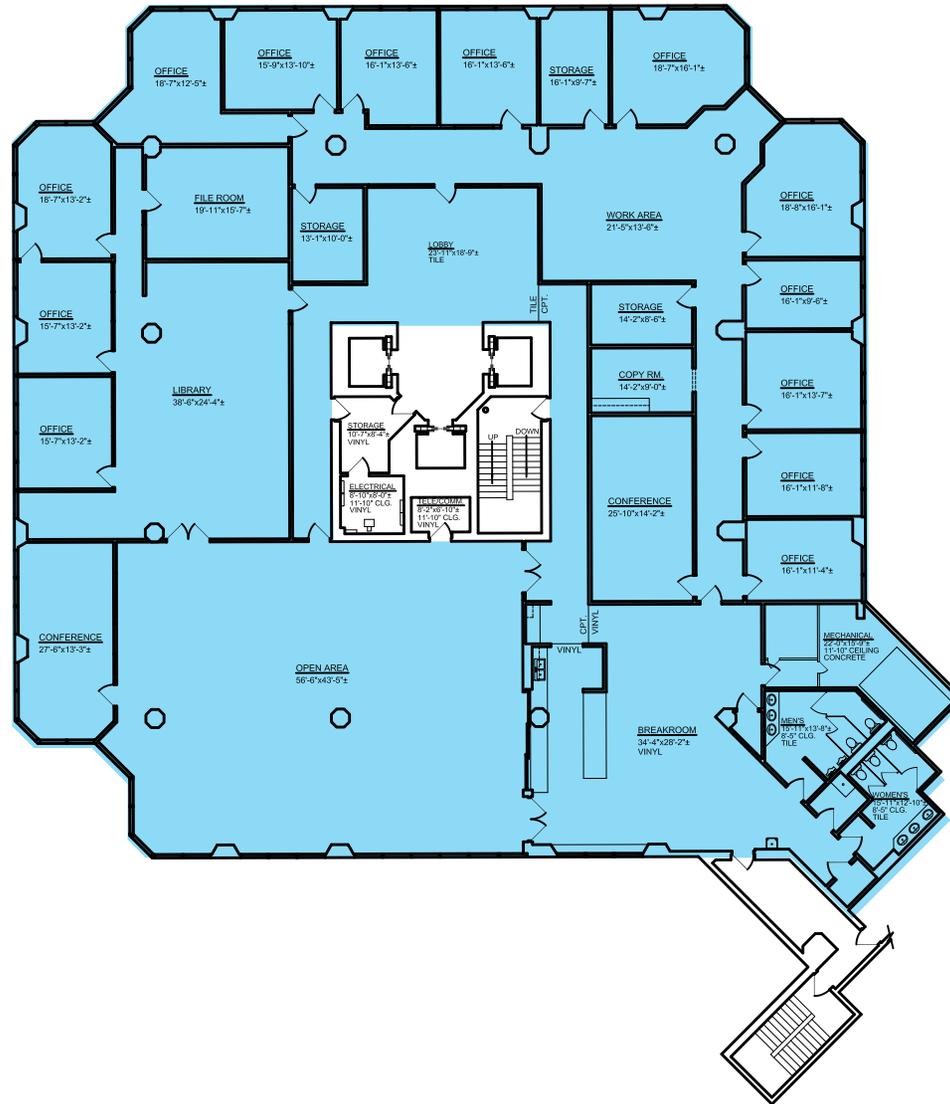


ROMA 4TH CENTER

500 4TH ST - 6TH FLOOR

FOR
LEASE

6TH FLOOR
13,852 RSF



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM

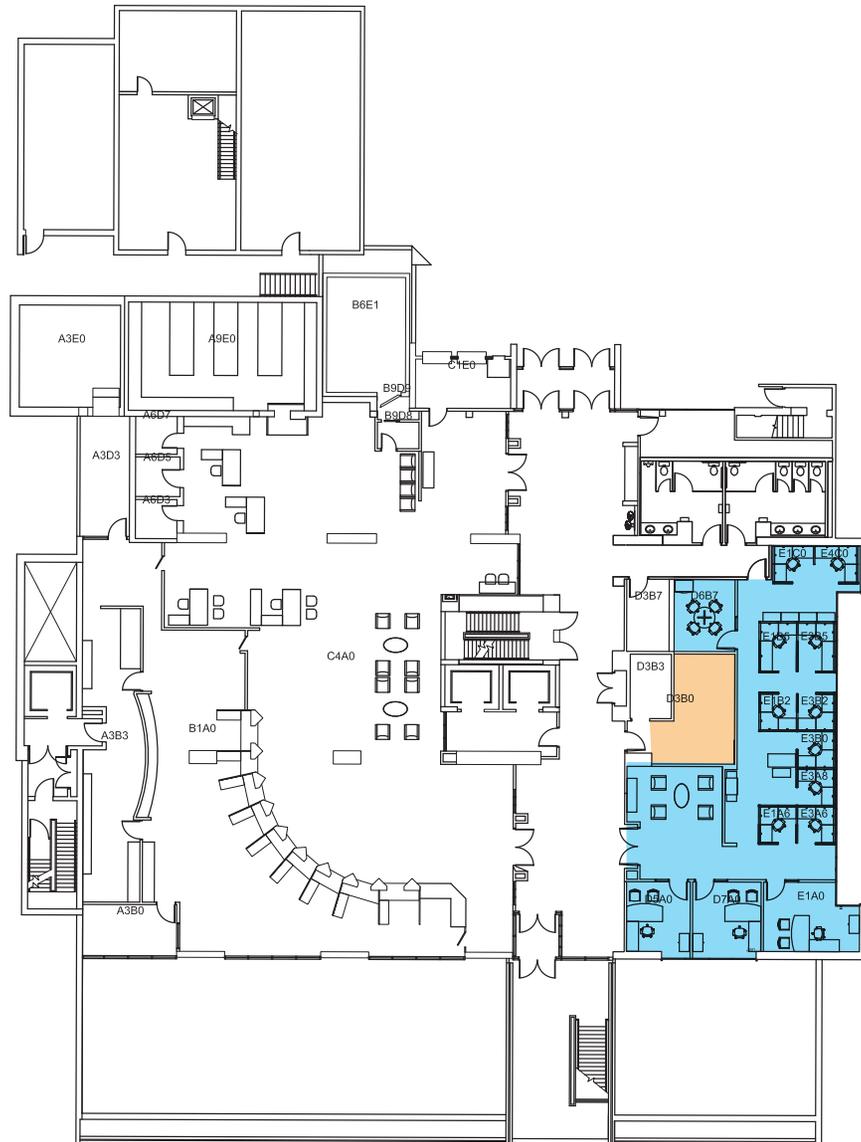


ROMA 4TH CENTER

303 ROMA - 1ST FLOOR

2,463 TOTAL RSF

FOR
LEASE



SUITE 110
2,203 RSF

OPTIONAL ADDITION
TOTAL = 2,463 RSF

FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM



ROMA 4TH CENTER

DRIVE TIME DEMOGRAPHICS

FOR
LEASE



5 MINUTE DRIVE TIME



Population - 34,242



Avg HH Income - \$51,987



10 MINUTE DRIVE TIME



Population - 131,176



Avg HH Income - \$60,967



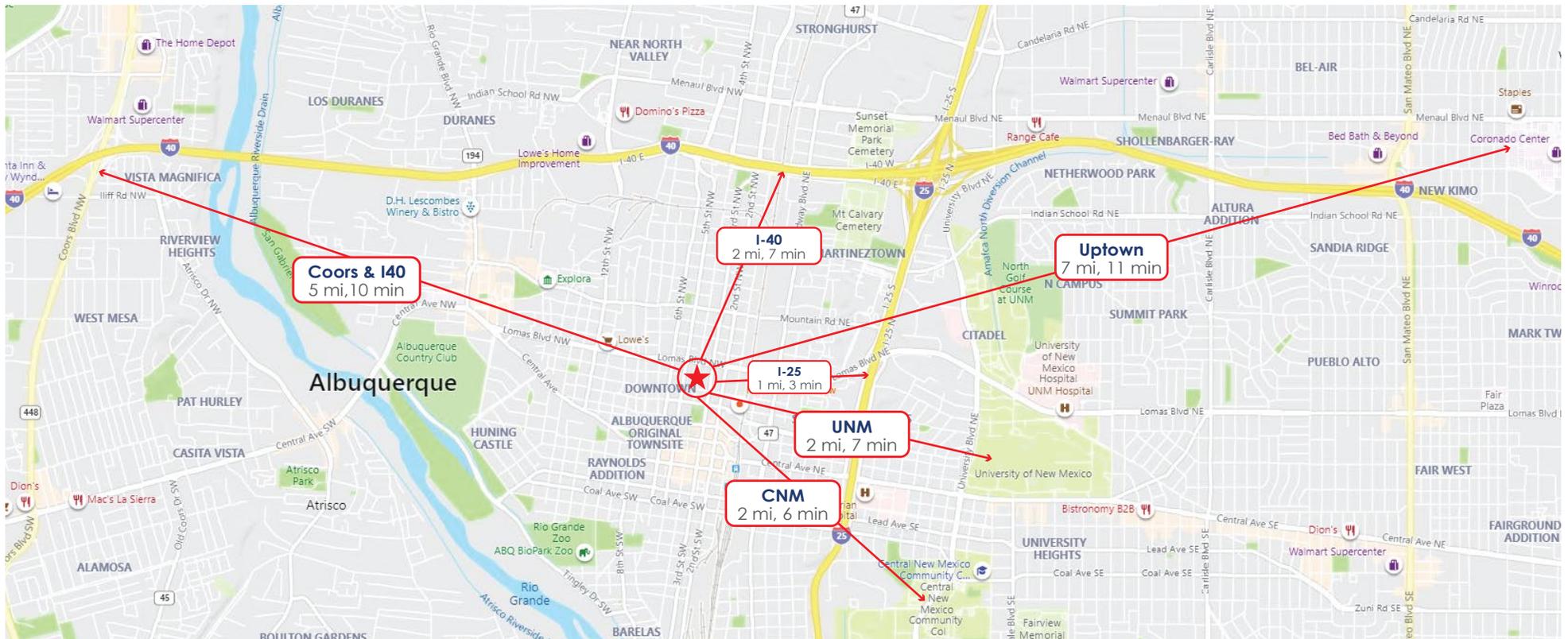
15 MINUTE DRIVE TIME



Population - 322,341



Avg HH Income - \$64,731



FOR LEASE | 500 4TH ST & 303 ROMA, ALBUQUERQUE, NM 87102

ARGUSINVESTMENTREALTY.COM

