



Colliers

# For Sale

219 Central Ave NW  
2nd & 7th Floors - Available Separately  
Albuquerque, NM 87102

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# Property Overview

2nd Floor Sale Price    \$1,750,000 (\$185 PSF) Investment/Owner-User

**2nd Floor Size**        **± 9,446 SF**

Available	Suite 209	± 1,198 SF
	Suite 210	± 1,583 SF
	Mezzanine	± 2,100 SF

Tenant	Law Office   ± 5,220 SF
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Term of Lease	5 years expiring September 2025
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Lease Rate	\$17.18 FS + annual increases
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Actual NOI	\$89,680
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**7th Floor Sale Price**    **\$1,212,000 (\$150 PSF) Development/Owner-User**

Size	± 8,082 SF
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Occupied	Vacant (Development opportunity)
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Highest & Best Use	Multifamily   Mixed-Use
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Submarket	Downtown
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Zoning	MX-FB-UD ( <a href="#">Mixed-Use - Form-Based Urban Development</a> )
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Utilities	All utilities, heating & cooling in place
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Highest & Best Use	Multi-family (See architect's sketches)
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## Features

- 2nd & 7th floors sold separately
- Abundance of windows
- Building's cooling system provides cold and hot water for unit fan coils
- 2nd Floor's highest and best use is office
- Ideally located in Albuquerque's downtown business district, off of historic Route 66
- ± 8,000 SF roof top deck with 360 degree city views and open air balconies available to all tenants
- Exceptionally secure with on site security and key card access
- Attached breeze way access to adjacent 3rd Street parking garage
- Common area patio on 2nd floor
- Unique architectural features that provide an unmatched level of ambiance and sophistication unlike any other building in the city
- 25 fully leased or owned condos located in the building along with occupied office and retail tenants (not included in the offering)
- On-site coffee shop, Mocha Joe's, on ground floor

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# Historic & Iconic

Originally designed by Henry Charles Trost, of El Paso's Trost and Trost Architectural Firm, The Banque Lofts blends urban life with contemporary design while maintaining the original business renaissance style of the early 1920s. Completed with palladian style windows and masterfully crafted medallions and pilasters, this architectural marvel became an Albuquerque landmark in 1979. It became historically known as the First National Bank building.

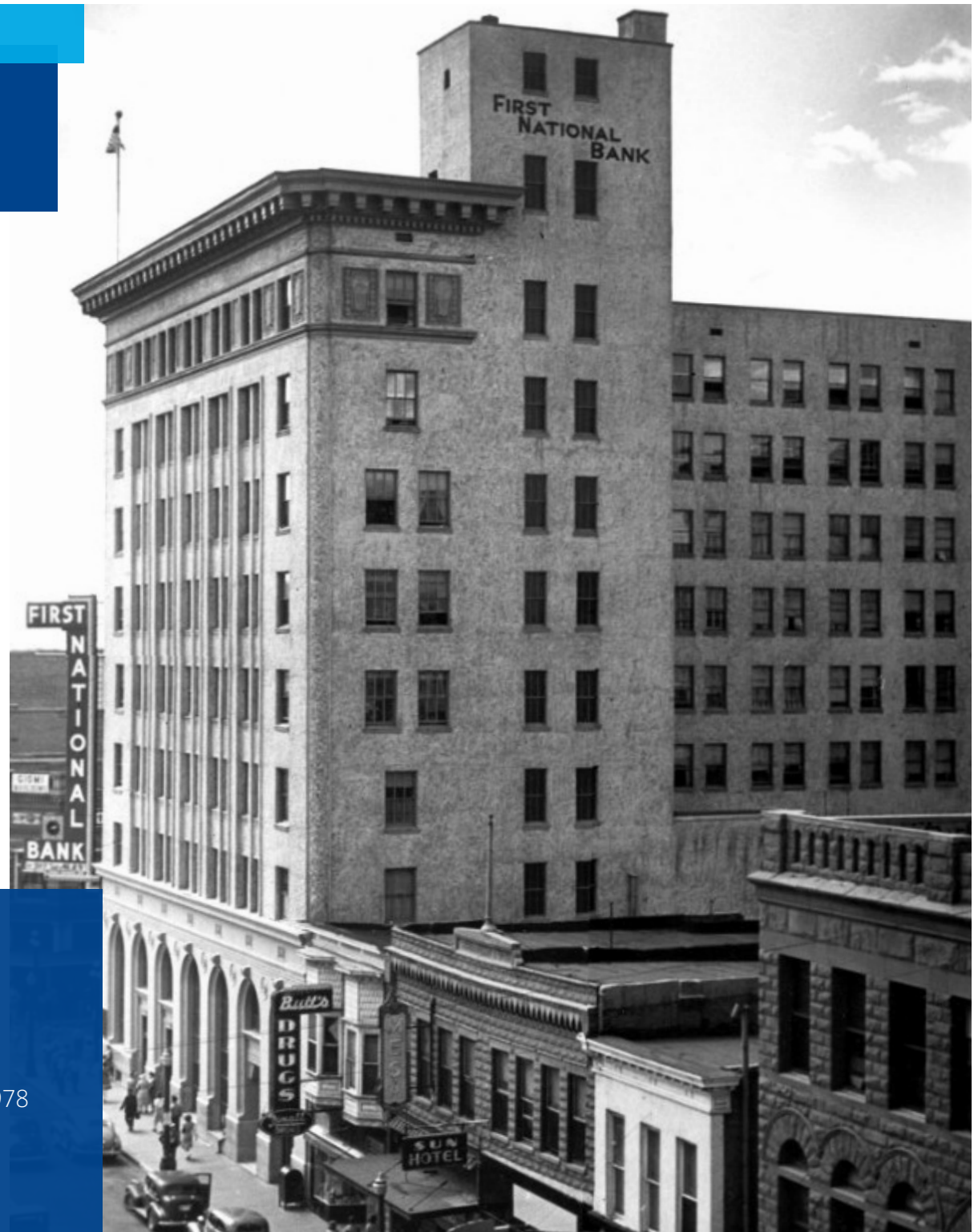
The Banque Lofts was Albuquerque's first skyscraper built originally in 1921, and it's still one of the tallest structures on the city's famed downtown Central Ave, part of the original Route 66.

Today it holds a distinguished place in the Albuquerque skyline.

## Recognitions Local and National

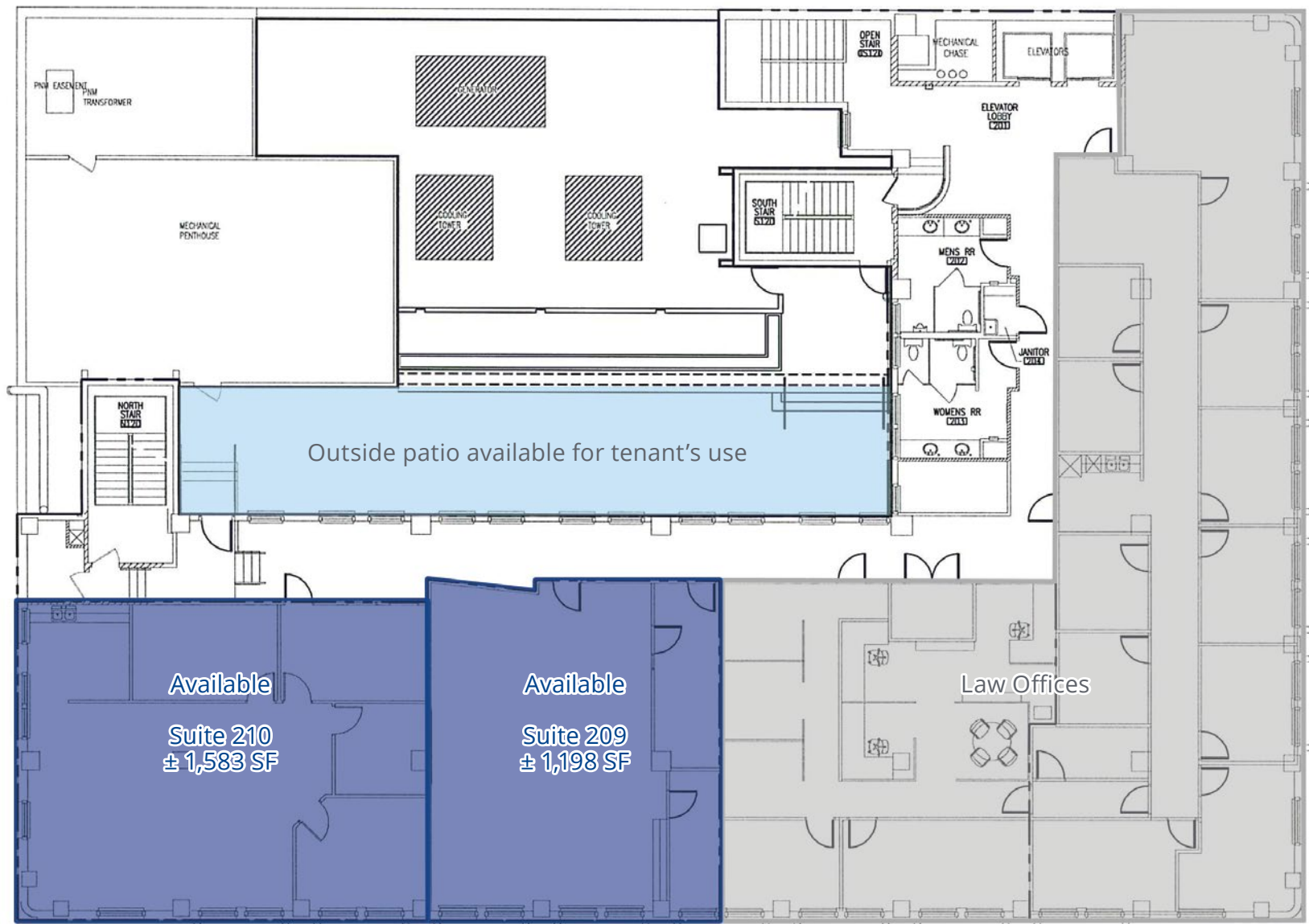
New Mexico State Register of Cultural Properties, 1978

National Register of Historic Places, 1979



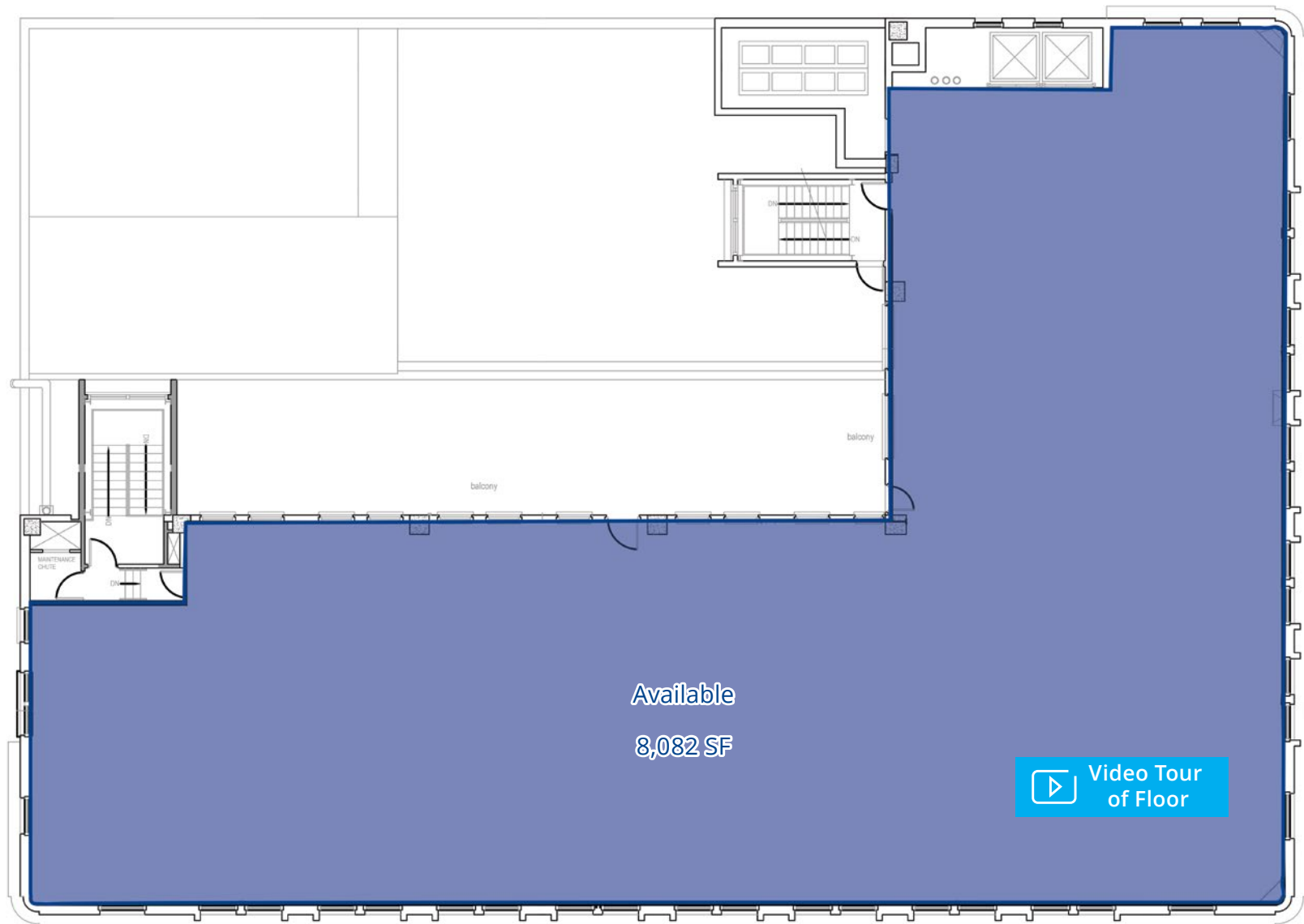


# Floor Plan - 2nd Floor



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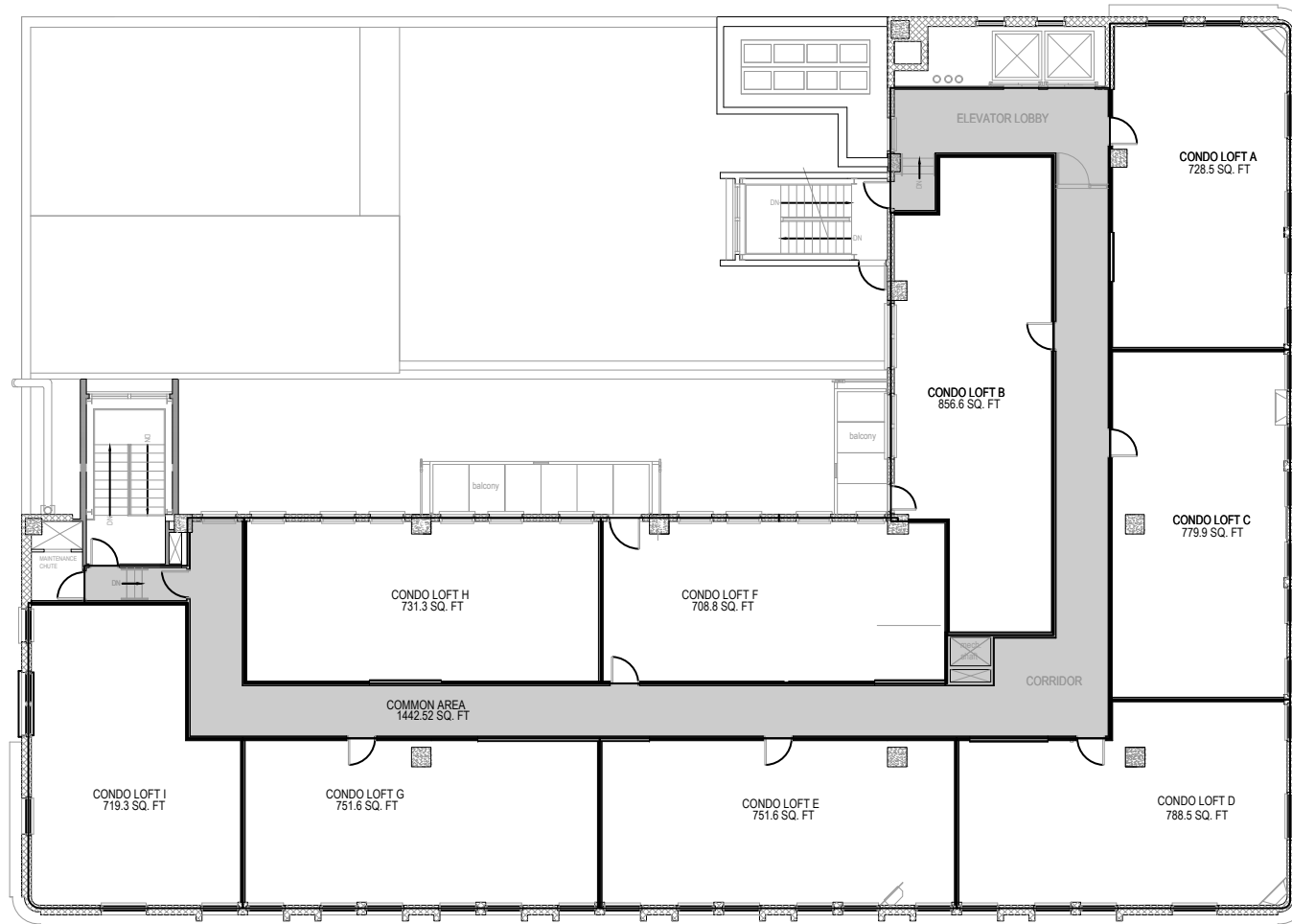
# Floor Plan - 7th Floor



[Video Tour of Floor](#)

# Floor Plan - 7th Floor

## Schematic Floor Plan

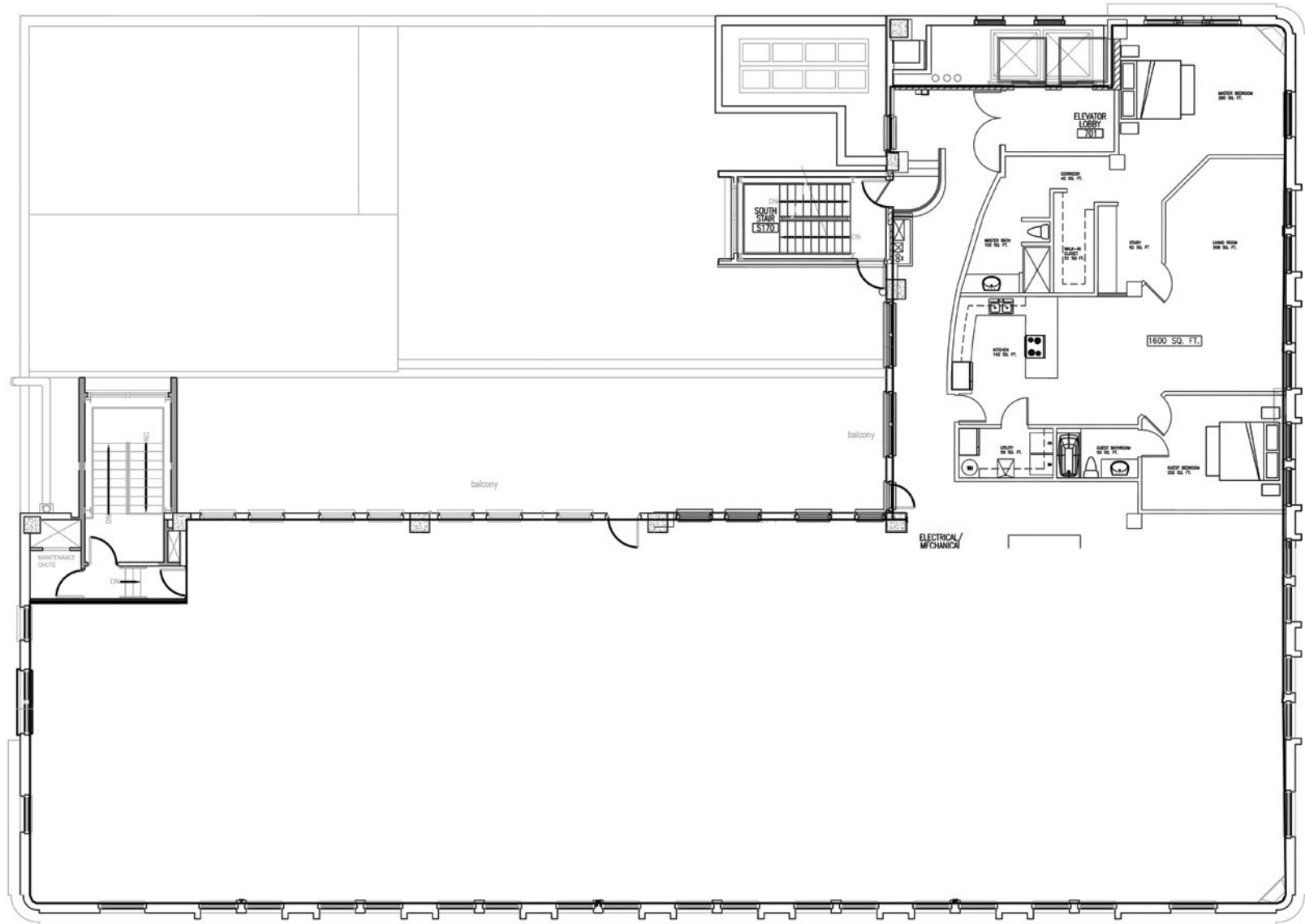


7THTH LEVEL FLOOR PLAN-TYPICAL

SCALE 1/8"=1'-0"

# Floor Plan - 7th Floor

Schematic Floor Plan







Located in the center of it all

- |                                  |  |   |
|----------------------------------|--|---|
| 1. Albuquerque Convention Center | 9. BBVA Compass                                | 16. Gold Street Lofts                                   |
| 2. First Plaza Galleria          | 10. Bank of Albuquerque                        | 17. Alvarado Transportation Center/<br>RailRunner       |
| 3. ABQ Plaza/Hyatt Regency       | 11. Second Judicial Court Bernalillo<br>County | 18. Innovate ABQ  |
| 4. Doubletree Hotel              | 12. Civic Plaza                                | 19. UNM Rainforest                                      |
| 5. Hotel Andaluz                 | 13. City Hall                                  | 20. ART Downtown Station<br>(Albuquerque Rapid Transit) |
| 6. Wells Fargo                   | 14. ABQ Convention Center Parking              | 21. One Central   |
| 7. Bernalillo County Metro Court | 15. US District Court                          |   |
| 8. Mixx Apartments               |  |   |



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# Property Gallery



Year Built:  
1921



Sunport Airport  
10 min. Drive



Connected  
Parking Garage



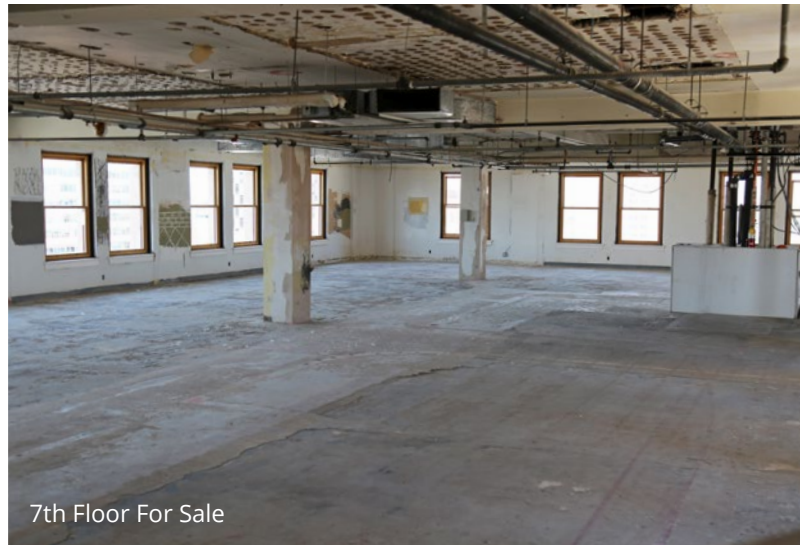
Walk Score™  
95



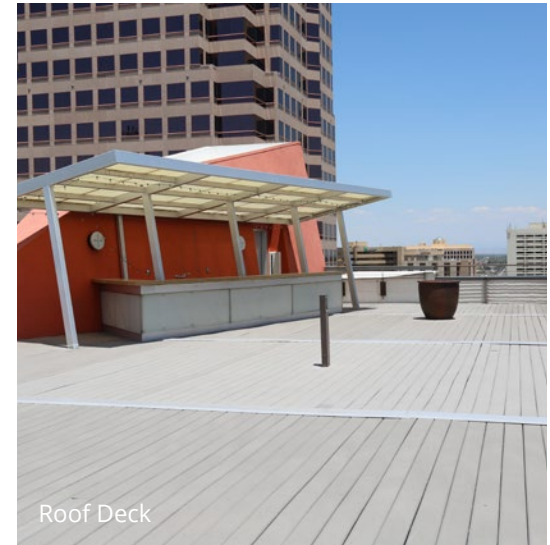
Bike Score  
91



Roof Deck



7th Floor For Sale



Roof Deck



Lobby



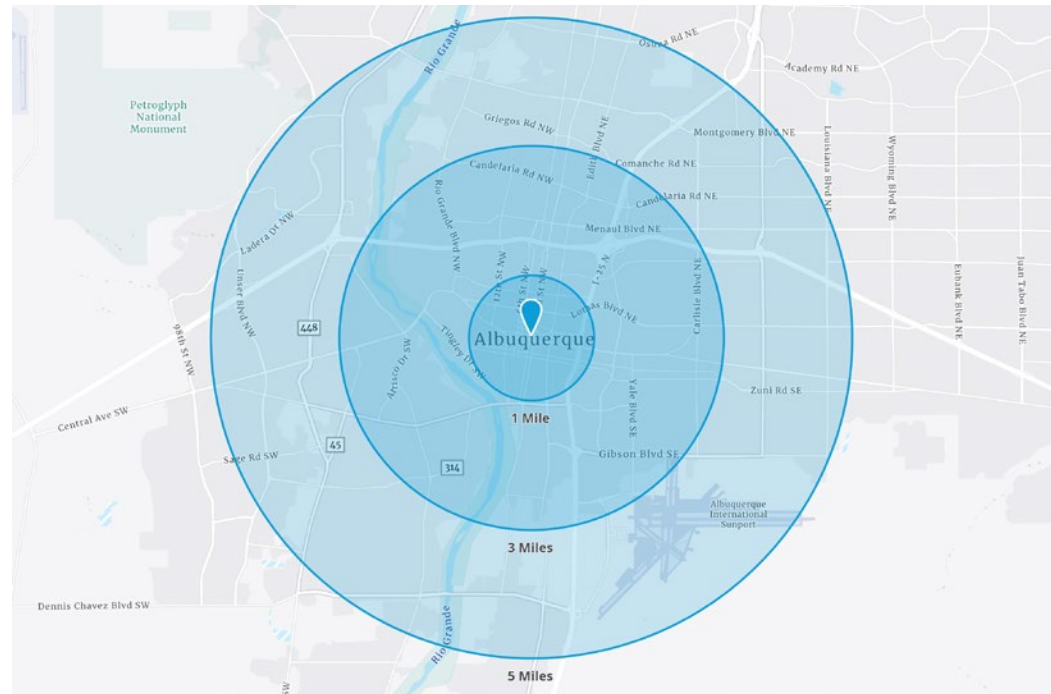
Lobby



2nd Floor Mezzanine (For Lease)

# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	14,107	91,026	236,840
Households	7,714	40,682	101,983
Median Age	37.0	35.6	35.9
Average HH Income	\$61,328	\$70,683	\$71,575
Per Capita Income	\$36,926	\$31,908	\$30,894
Daytime Population	44,588	142,730	306,307
College Education	49%	46.3%	40.5%

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