



LEASE

Silver Square

625 SILVER AVE. SW

Albuquerque, NM 87102

PRESENTED BY:

KELLY SCHMIDT, SIOR, MICP

Senior Advisor

O: 505.503.2643

C: 505.417.1214

kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255

C: 505.269.9358

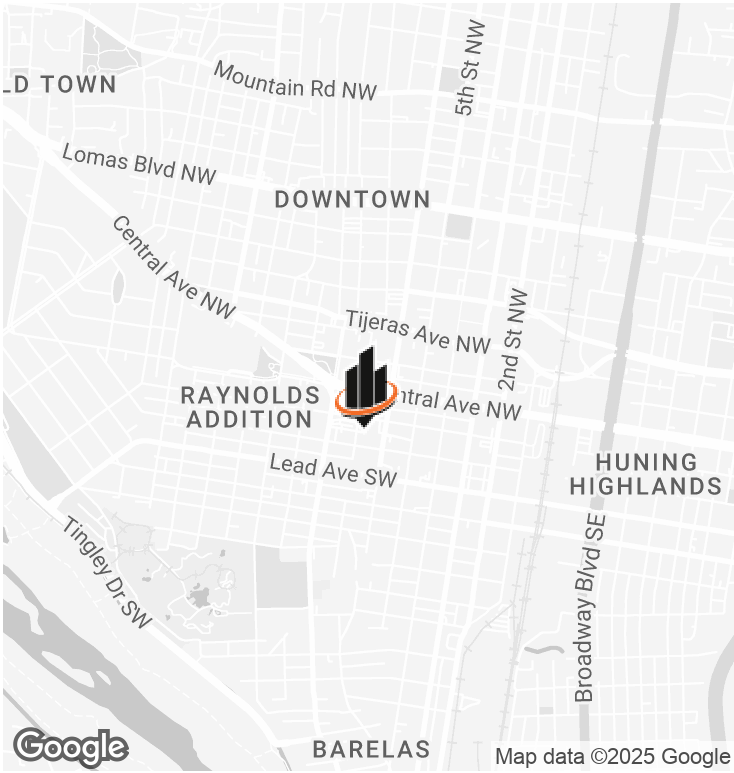
walt.arnold@svn.com



**SILVER
SQUARE**

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/yr (Full Service)
BUILDING SIZE:	120,000 SF
AVAILABLE SF:	1,034 - 31,554 SF
ZONING:	MX-FB-UD
MARKET:	Albuquerque
SUBMARKET:	Downtown

KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,034 - 31,554 SF	LEASE RATE:	\$15.50 SF/yr

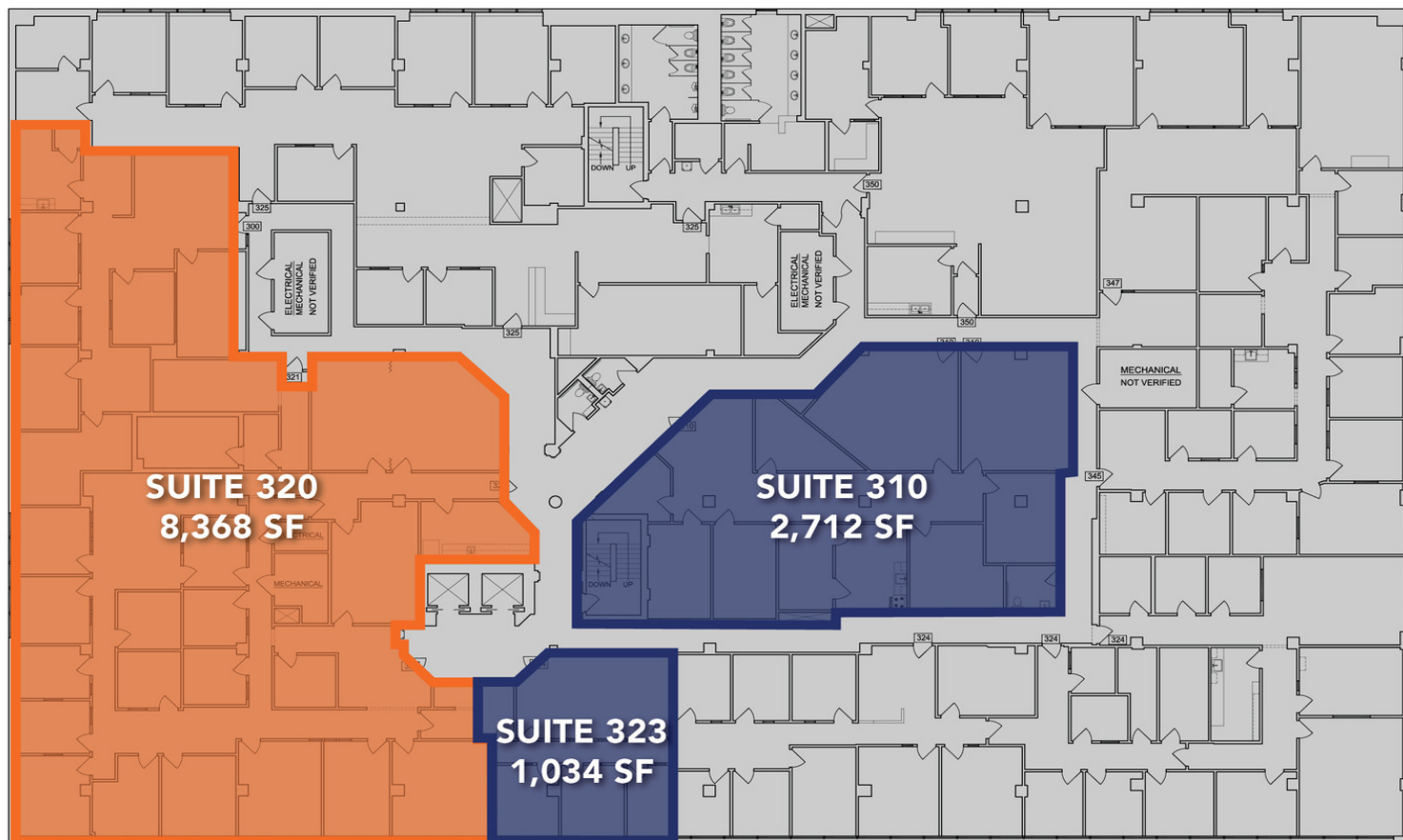
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 310	Available	2,712 SF	Full Service	\$15.50 SF/yr
Suite 320	Available	8,368 SF	Full Service	\$15.50 SF/yr
Suite 323	Available	1,034 SF	Full Service	\$15.50 SF/yr
Suite 400	Available	16,059 SF	Full Service	\$15.50 SF/yr
Suite 414	Available	5,423 SF	Full Service	\$15.50 SF/yr
Suite 420	Available	4,181 SF	Full Service	\$15.50 SF/yr
Fourth Floor	Available	31,554 SF	Full Service	\$15.50 SF/yr

KELLY SCHMIDT, SIOR, MICP Senior Advisor O: 505.503.2643 C: 505.417.1214 kelly.schmidt@svn.com	WALT ARNOLD, CCIM, SIOR Managing Director O: 505.256.1255 C: 505.269.9358 walt.arnold@svn.com
--	---

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

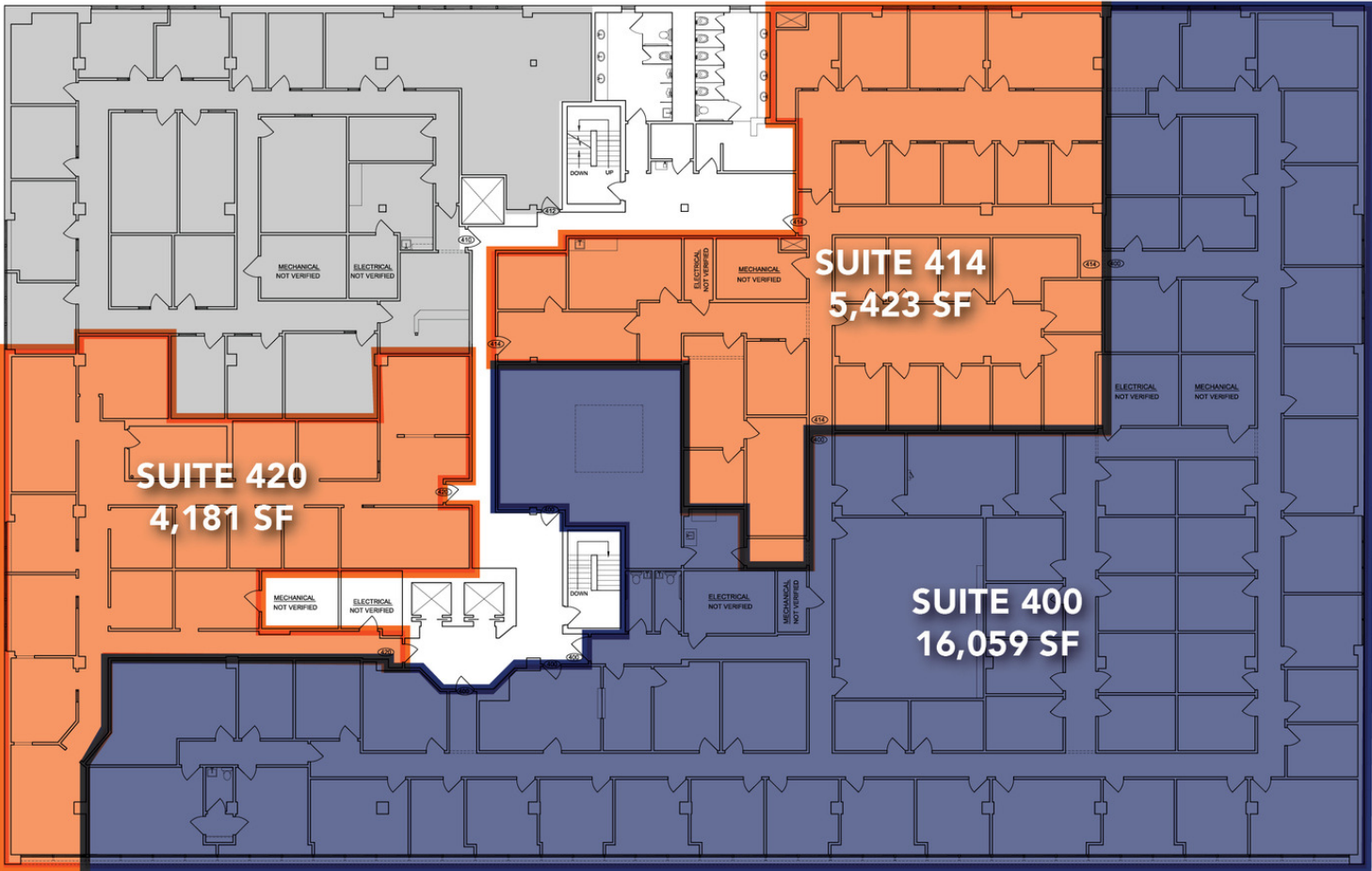
FLOOR PLAN: THIRD FLOOR



KELLY SCHMIDT, SIOR, MICP
 Senior Advisor
 O: 505.503.2643 | C: 505.417.1214
 kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
 Managing Director
 O: 505.256.1255 | C: 505.269.9358
 walt.arnold@svn.com

FLOOR PLAN: FOURTH FLOOR



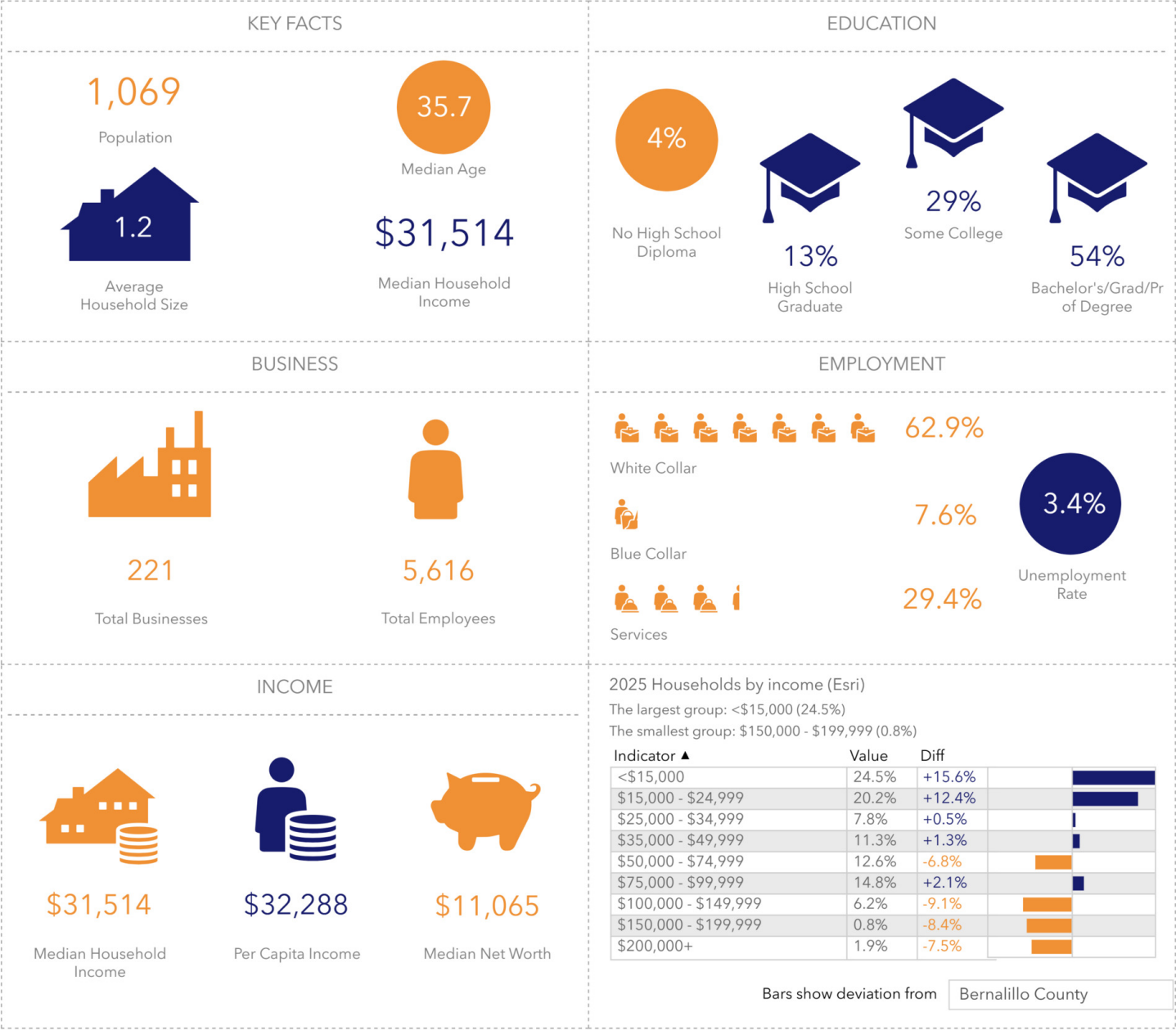
KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

Key Facts

Silver Square
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030. © 2025 Esri

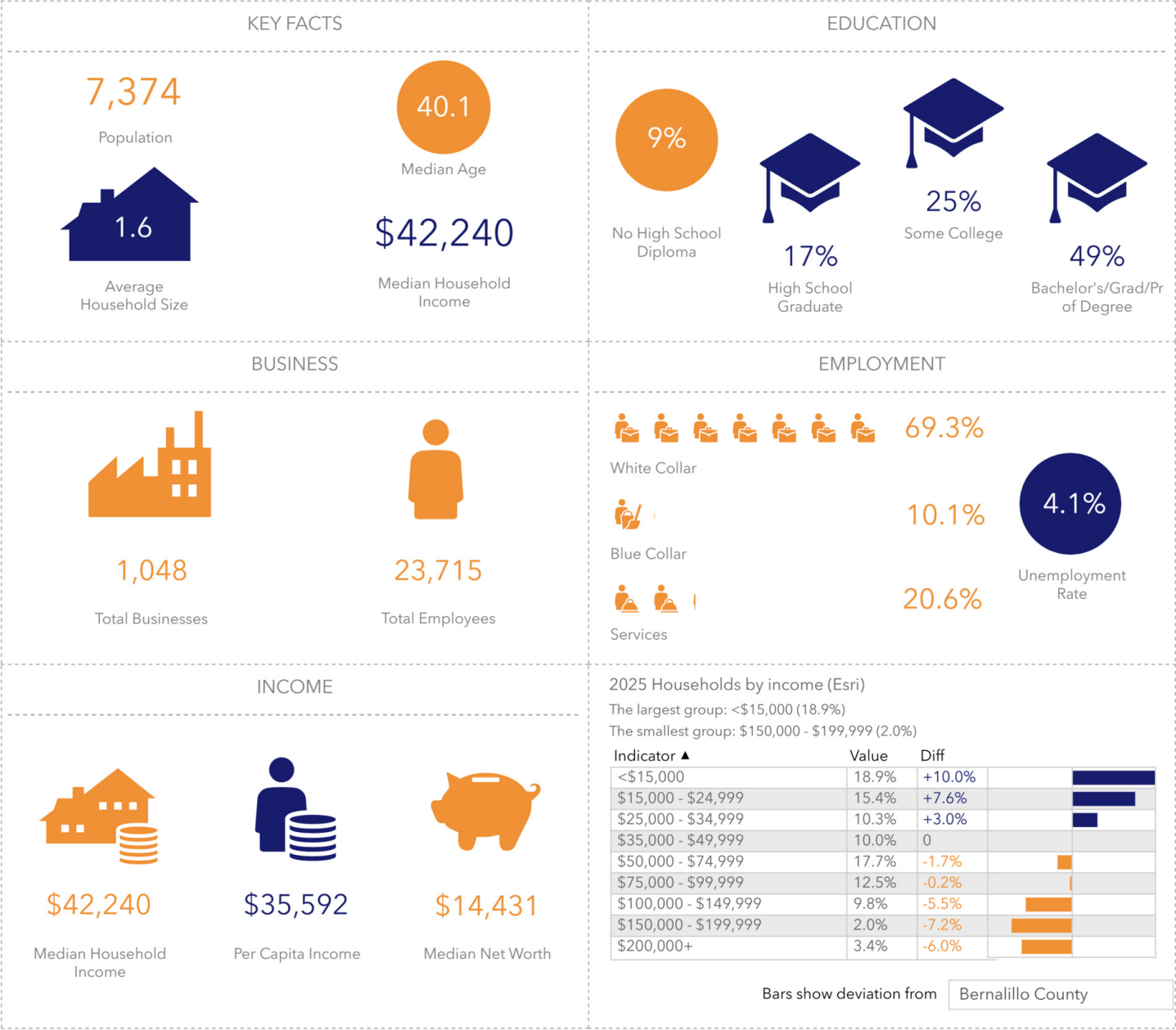
KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

Key Facts

Silver Square
Drive time of 3 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030. © 2025 Esri

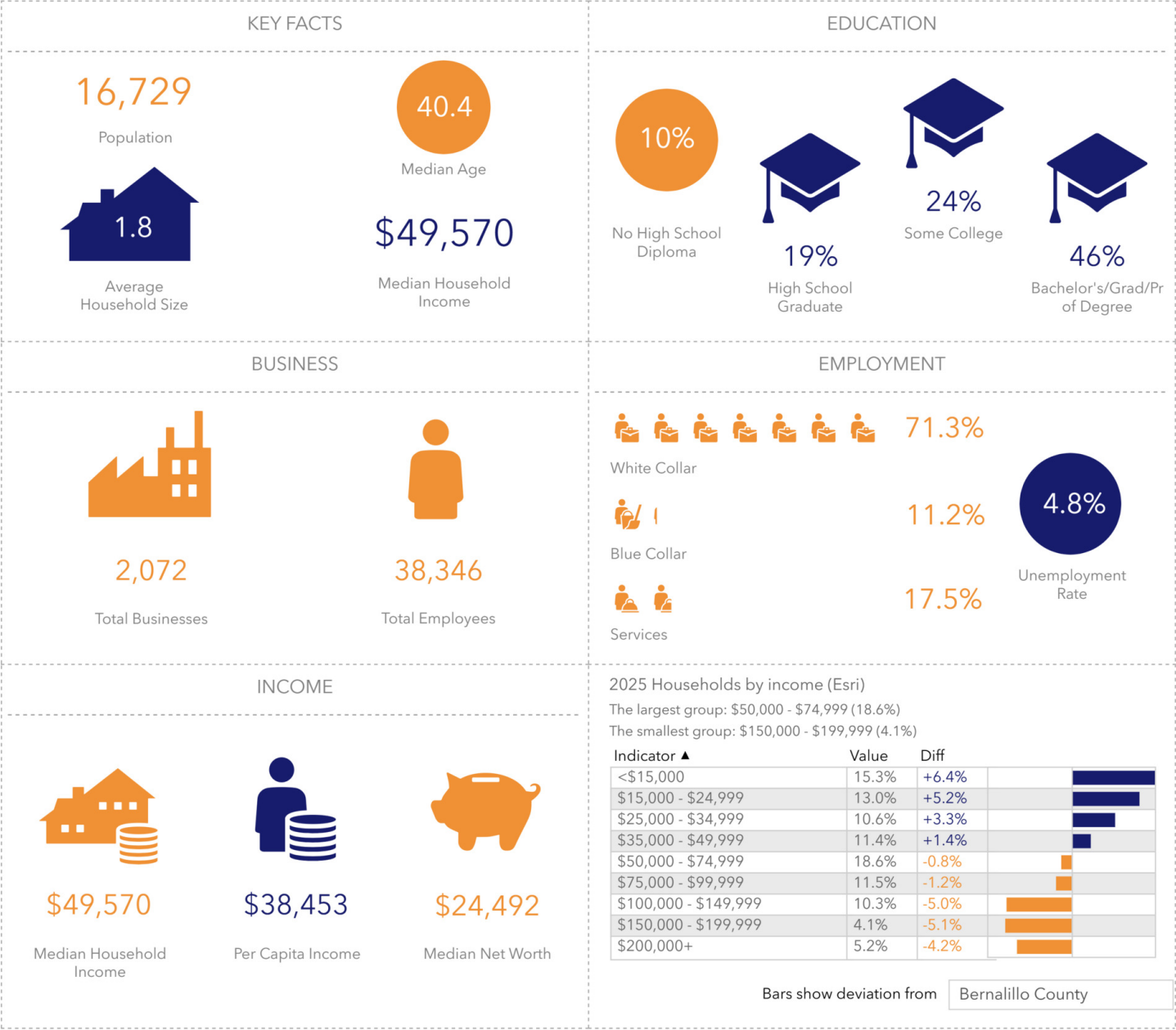
KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

Key Facts

Silver Square
Drive time of 5 minutes



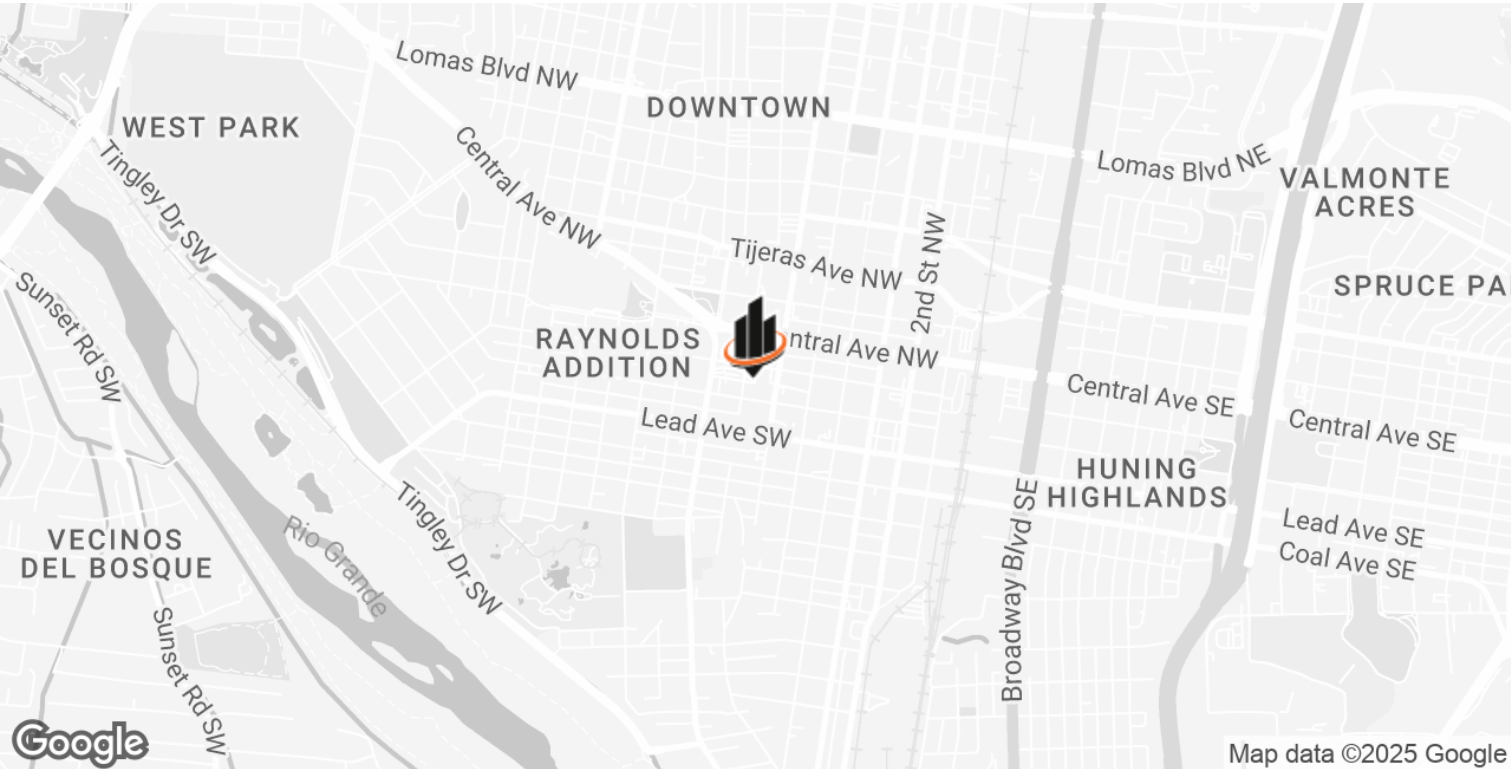
This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030. © 2025 Esri

KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



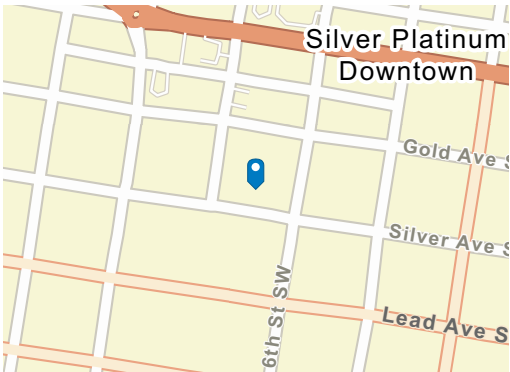
KELLY SCHMIDT, SIOR, MICP
Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

Traffic Count Map - Close Up

625 Silver
625 Silver Ave SW, Albuquerque, New Mexico, 87102
Drive time: 1, 3, 5 minute radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

