



DOWNTOWN STAND ALONE OFFICE/ INDUSTRIAL

2ND AND MARBLE
1000 2nd St NW Albuquerque, NM 87102



FOR SALE

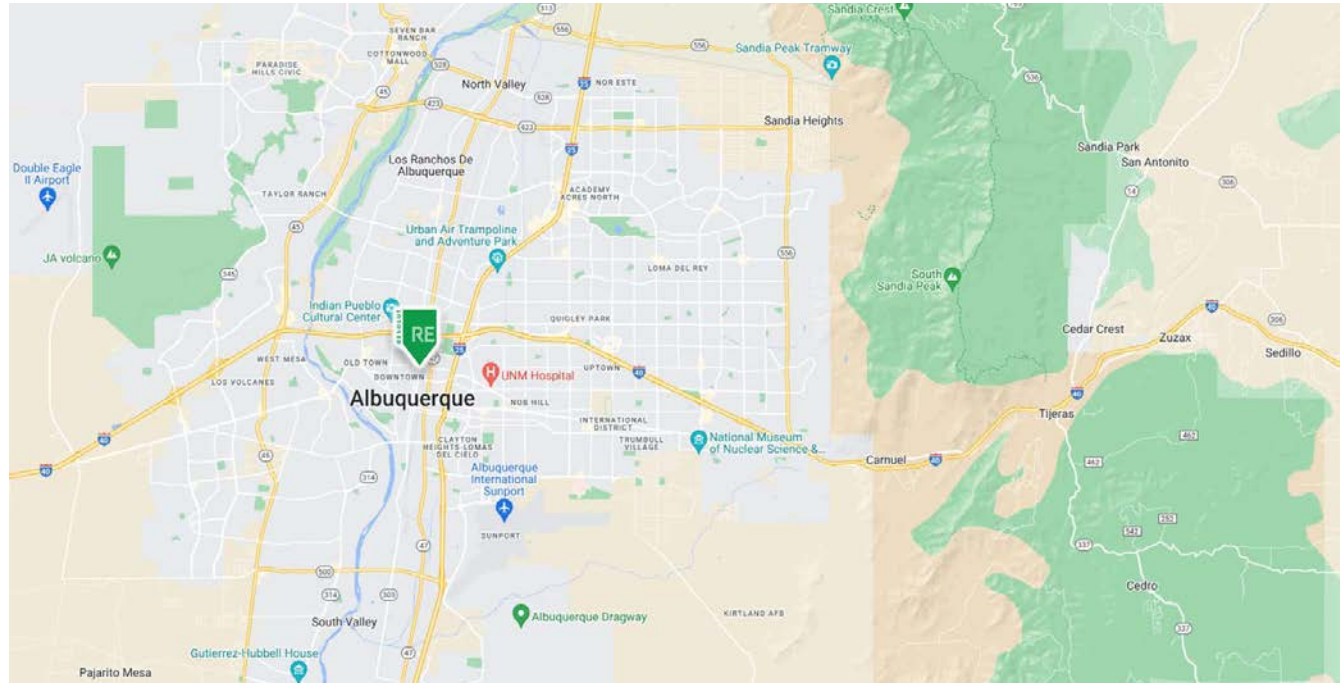
AVAILABLE SPACE
4,000 SF
Office/Industrial

PRICE
\$745,000

Billy Lehmann
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505.337.0777

PROPERTY HIGHLIGHTS

- Walking distance to Courthouses
- 7 Private Spacious offices
- Efficient Floorplan
- Private office bathroom
- Open Work Areas
- Perfect Location for Attorney's office
- Walking distance to restaurants
- Easy access to public transportation
- On street Parking
- Possible drive in Garage/Shop/Warehouse space



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



95,413
POPULATION
3-MILE RADIUS



\$85,101.00
AVG HH INCOME
3-MILE RADIUS



116,065
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
2nd St. N: 4,993 VPD
Lomas Blvd: 21,438 VPD
(Sites USA 2024)

DOWNTOWN STAND ALONE OFFICE/INDUSTRIAL | 1000 2nd St NW Albuquerque, NM 87102**PROPERTY OVERVIEW**

This office space for sale at 1000 2nd St, Albuquerque, New Mexico, offers an excellent opportunity for professionals looking to establish themselves in a prime location. Strategically situated just a short distance from the courthouse, this property provides convenient access for legal practitioners and businesses needing to collaborate with judicial services.

The office features a modern layout with seven private offices, two conference rooms, two bathrooms, a kitchenette, and four cubicles. The ample natural light and professional atmosphere make it ideal for various uses. With the curb cut on the south side of the building the possibility to add a roll up door and convert the conference rooms to warehouse/shop space creates a fantastic opportunity for someone needing some office/warehouse space downtown. Its proximity to the courthouse enhances its appeal, offering the potential for increased foot traffic and networking opportunities with legal professionals and clients alike.

In addition to its prime location near key government buildings, the surrounding area boasts a variety of amenities, including restaurants, cafes, and public transportation options, making it a convenient spot for both employees and clients. This combination of accessibility and vibrant surroundings makes 1000 2nd St a compelling choice for anyone looking to invest in commercial real estate in Albuquerque.

LOCATION OVERVIEW

Downtown Albuquerque is a vibrant hub that combines a rich cultural heritage with modern amenities, making it an ideal location for businesses. The area is characterized by its bustling atmosphere, with a mix of historic architecture and contemporary buildings that create an inviting environment.

One of the standout features of downtown Albuquerque is its accessibility. Well-connected public transportation options, including buses and the Albuquerque Rail Runner, make commuting easy for employees and clients. Additionally, ample parking facilities are available, enhancing convenience for visitors.



The downtown district boasts a diverse array of restaurants, cafes, and shops, providing plenty of options for lunch breaks and after-work gatherings. Being located next to Marble Brewery creates a great atmosphere for walking traffic, food trucks, and a generally positive vibe. Cultural attractions, such as museums, galleries, and performance venues, contribute to a dynamic community feel, fostering a creative and inspiring workplace environment.

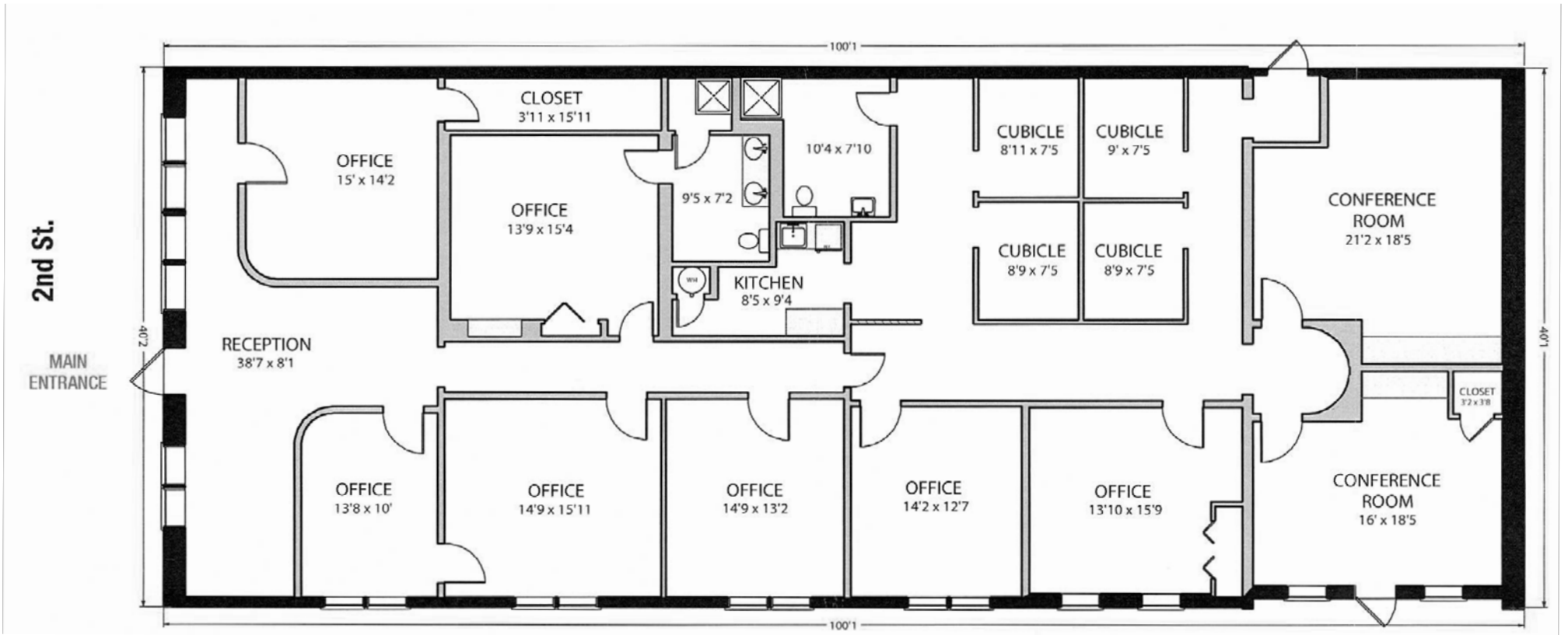
Moreover, the presence of key institutions, including government offices and the nearby courthouse, enhances the area's professional appeal. This synergy offers networking opportunities and positions businesses at the heart of local governance and commerce.

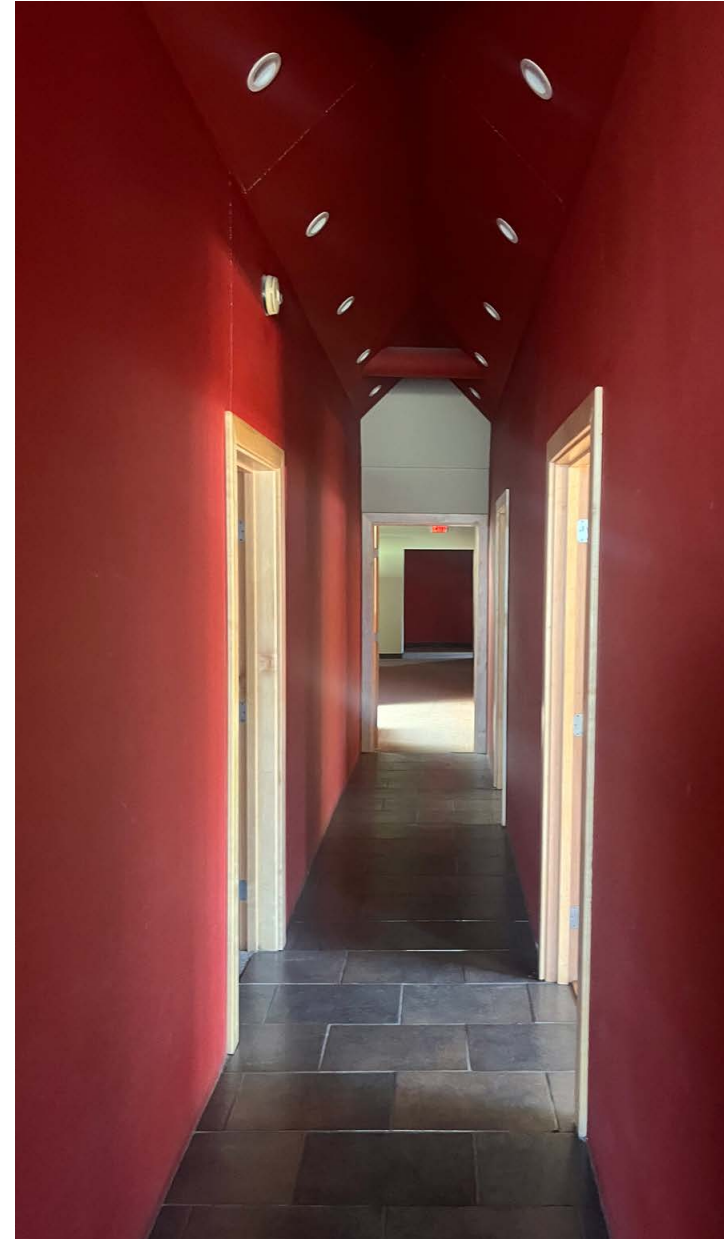
Overall, downtown Albuquerque is a thriving location that balances work and leisure, making it an attractive choice for businesses seeking a vibrant and engaging setting.

PROPERTY HIGHLIGHTS

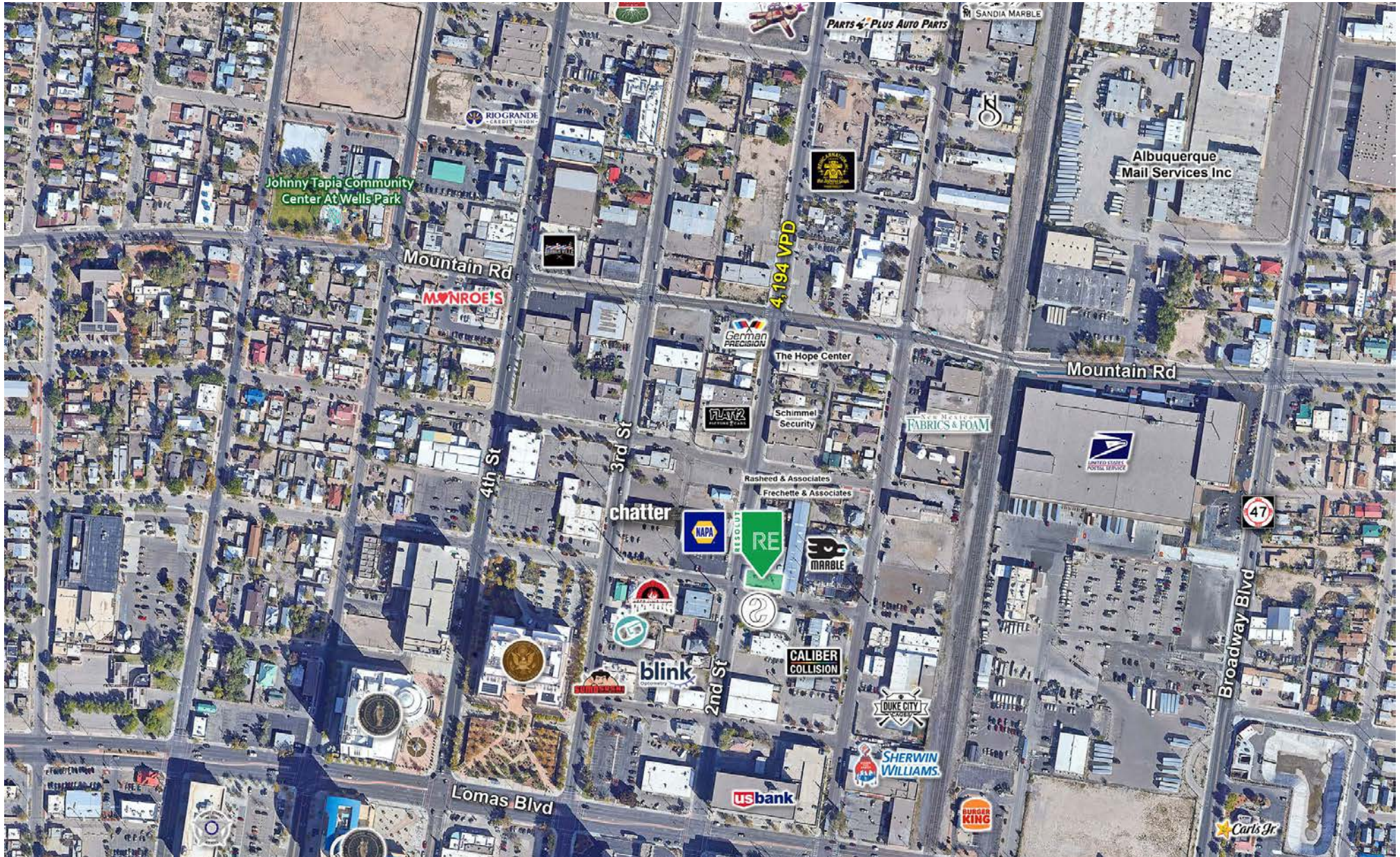
Price :	\$745,000 (\$186.25 PSF)
Available SF:	4,000 SF
Zoning:	MX-M

FLOOR PLAN - +/- 4,000 SF





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