



MODERN DOWNTOWN STANDALONE OFFICE

SEC OF 2ND ST NW AND MARBLE AVE NW
924 2nd Street Northwest Albuquerque, NM 87102

A large, bold, green "SOLD" text with a white outline is superimposed over a photograph of a modern, single-story office building. The building has a light-colored facade and large windows. In the foreground, there is a paved parking lot with a blue handicapped parking symbol. Bare trees are visible on the left and right sides of the building. The sky is overcast with grey clouds.

SOLD

Billy Lehmann
blehmann@resolutre.com
505.337.0777

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

MODERN DOWNTOWN STANDALONE OFFICE | 924 2nd Street Northwest Albuquerque, NM 87102

PROPERTY HIGHLIGHTS

- 5,000 SF Building Currently Demised into Two Suites--An Office Suite and a Bar/Distillery.
- Approximately 2,800 SF Vacant and Available for Tenant or Owner/User.
- The Office Suite Features Multiple Private Offices, Conference Room, Reception, and ample Open Office Area.
- Bar/Distillery Suite, approximately 2,200 SF, is Separately Addressed (120 Marble NW) with an Existing Tenant in Place.



AREA TRAFFIC GENERATORS



Billy Lehmann

blehmann@resolutre.com | 505.337.0777

Jeremy Salazar

jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



95,430
POPULATION
3-MILE RADIUS



\$80,752.00
AVG HH INCOME
3-MILE RADIUS



116,166
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
2nd St NW: 4,730 VPD
Marble Ave NW: 322 VPD
(Sites USA 2024)

MODERN DOWNTOWN STANDALONE OFFICE | 924 2nd Street Northwest Albuquerque, NM 87102

PROPERTY OVERVIEW

924 Second St NW is a freestanding, 5,000 SF building located just north of Albuquerque's downtown core. The building is currently demised into two suites--a vacant 2,800 SF office with modern finishes and a 2,200 SF bar/distillery.

Office suite consists of multiple private offices, a conference room, reception, and ample open office area all with a clean, modern look. In addition there is a well appointed kitchen and two restrooms. The office suite can be further demised to accomodate two separate tenants.

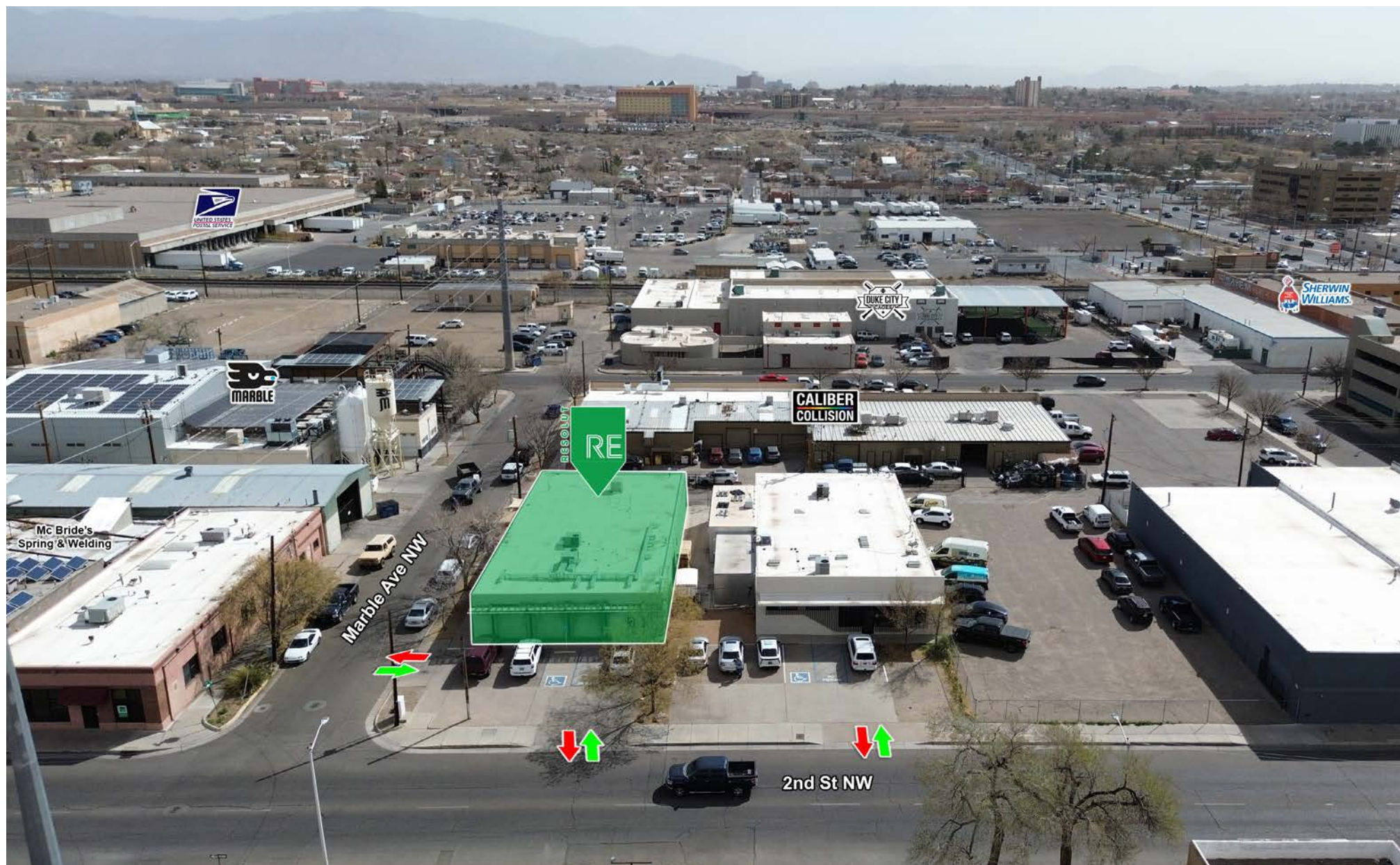
Bar/Distillery (120 Marble Ave NW) is the separately addressed, second suite located at the east side of the building. Still Spirits, a local bar/distillery, has a lease in place until November 2028, providing a new owner with rental revenue.

PROPERTY OVERVIEW

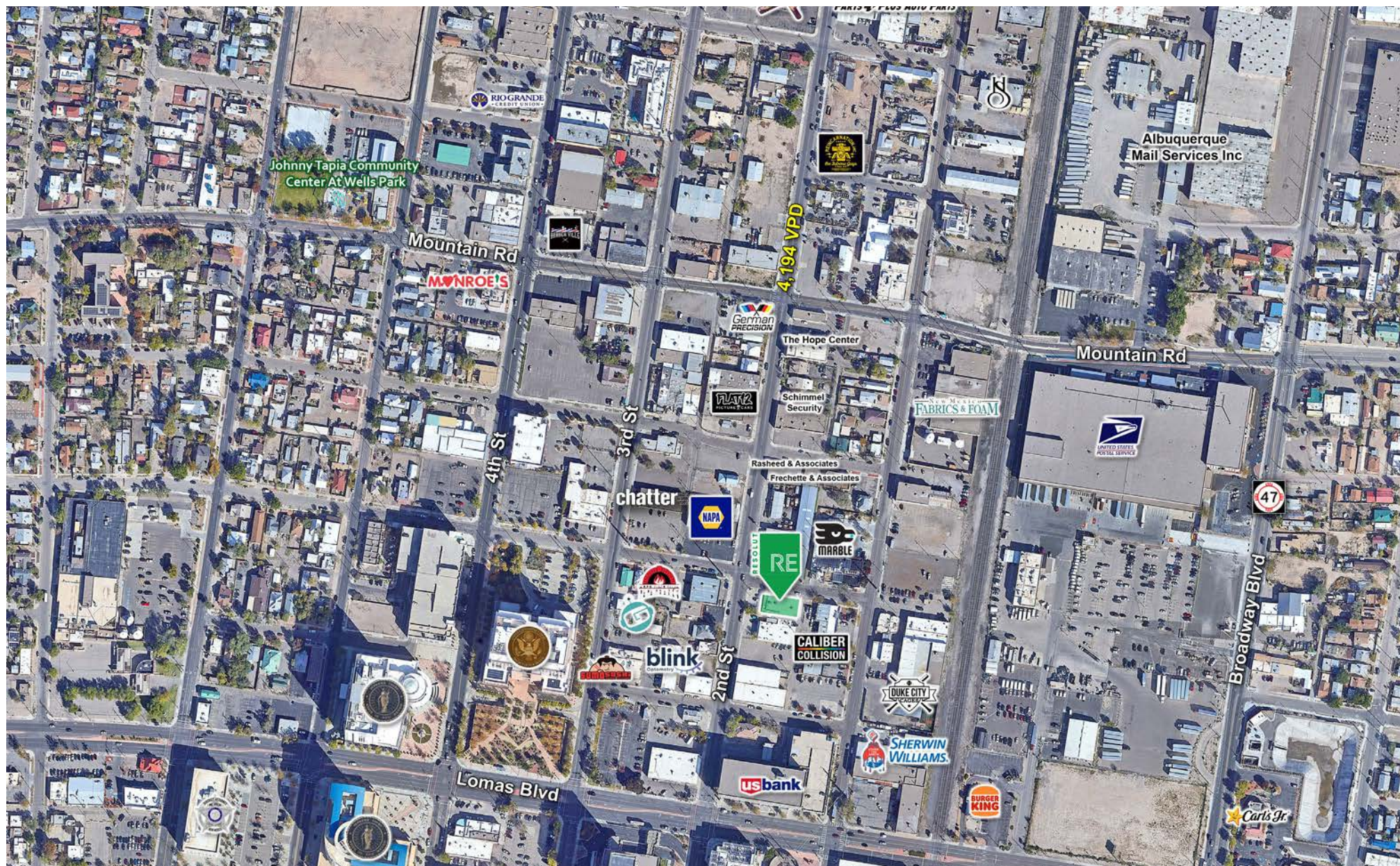
Sale Price:	SOLD
Zoning:	MX-M
Submarket:	Downtown



MODERN DOWNTOWN STANDALONE OFFICE | 924 2nd Street Northwest Albuquerque, NM 87102



MODERN DOWNTOWN STANDALONE OFFICE | 924 2nd Street Northwest Albuquerque, NM 87102



MODERN DOWNTOWN STANDALONE OFFICE | 924 2nd Street Northwest Albuquerque, NM 87102

