



NOB HILL PROFESSIONAL OFFICE | SUITE 15

INTERSECTION OF SILVER AVE SE AND TULANE DR SE
122 Tulane Drive Southeast, Suite 15 Albuquerque, NM 87106



FOR LEASE

AVAILABLE SPACE
1,103 SF

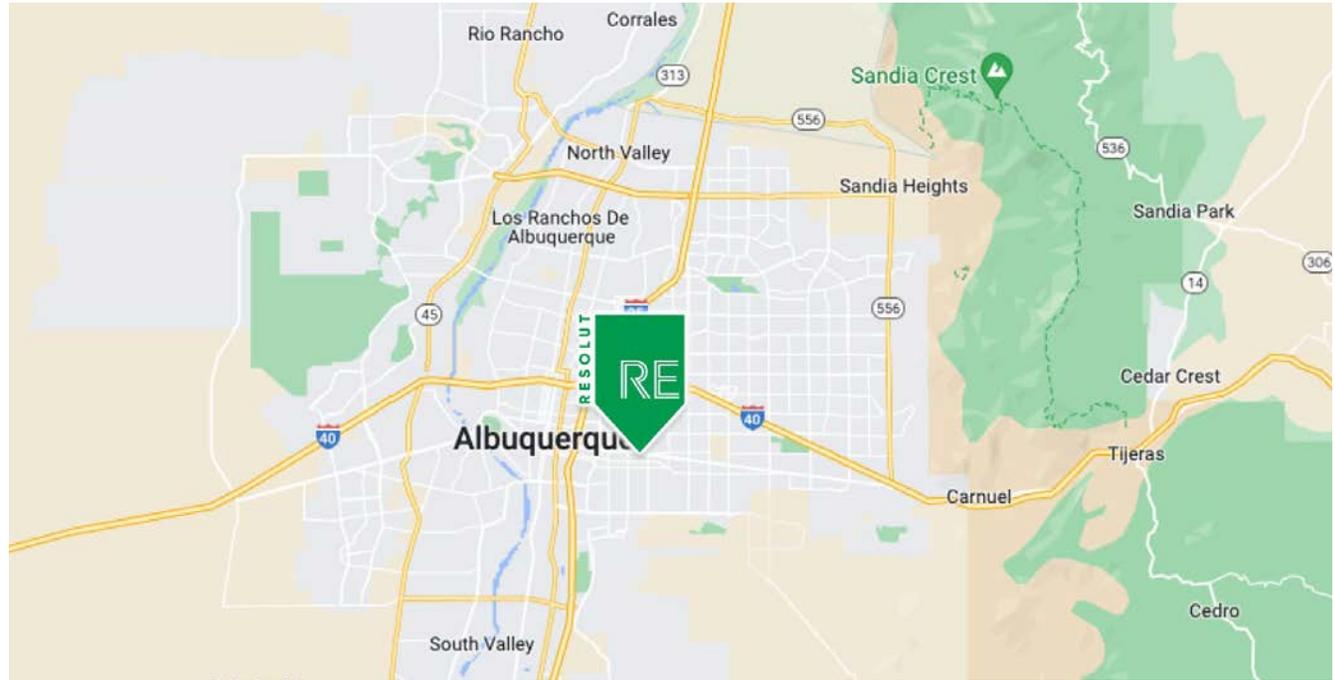
RATE
\$3,000 / Month
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- 1,103 SF Professional Office / Creative Space
- Located in the heart of Nob Hill
- Near Central Ave & Tulane Dr corridor
- Modern, updated office environment
- Ideal for professional services, counseling, boutique firms, or creative users
- Walkable to restaurants, retail, coffee shops & neighborhood amenities
- Minutes to UNM, Downtown, and I-25
- Excellent Nob Hill visibility and accessibility
- Professional setting within established executive office building
- Available Now



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



105,827
POPULATION
3-MILE RADIUS



\$74,879.00
AVG HH INCOME
3-MILE RADIUS



137,187
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central: 16,838 VPD
Tulane (S): 160 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

122 Tulane Dr SE is a well-located professional office property in the heart of Albuquerque's highly desirable Nob Hill district. Positioned just off Central Avenue, the building offers excellent access, strong surrounding demographics, and walkability to numerous restaurants, coffee shops, and neighborhood retailers. The property provides a professional executive-office environment ideal for small businesses seeking a central, high-visibility location with convenient access to UNM, Downtown Albuquerque, and I-25. The building features a modern, updated aesthetic and supports a variety of office and creative uses. On-site parking and strong connectivity to major corridors make it an attractive option for professional service firms, boutique operators, counseling practices, and other small office users looking to establish or expand their presence in Nob Hill.

LOCATION OVERVIEW

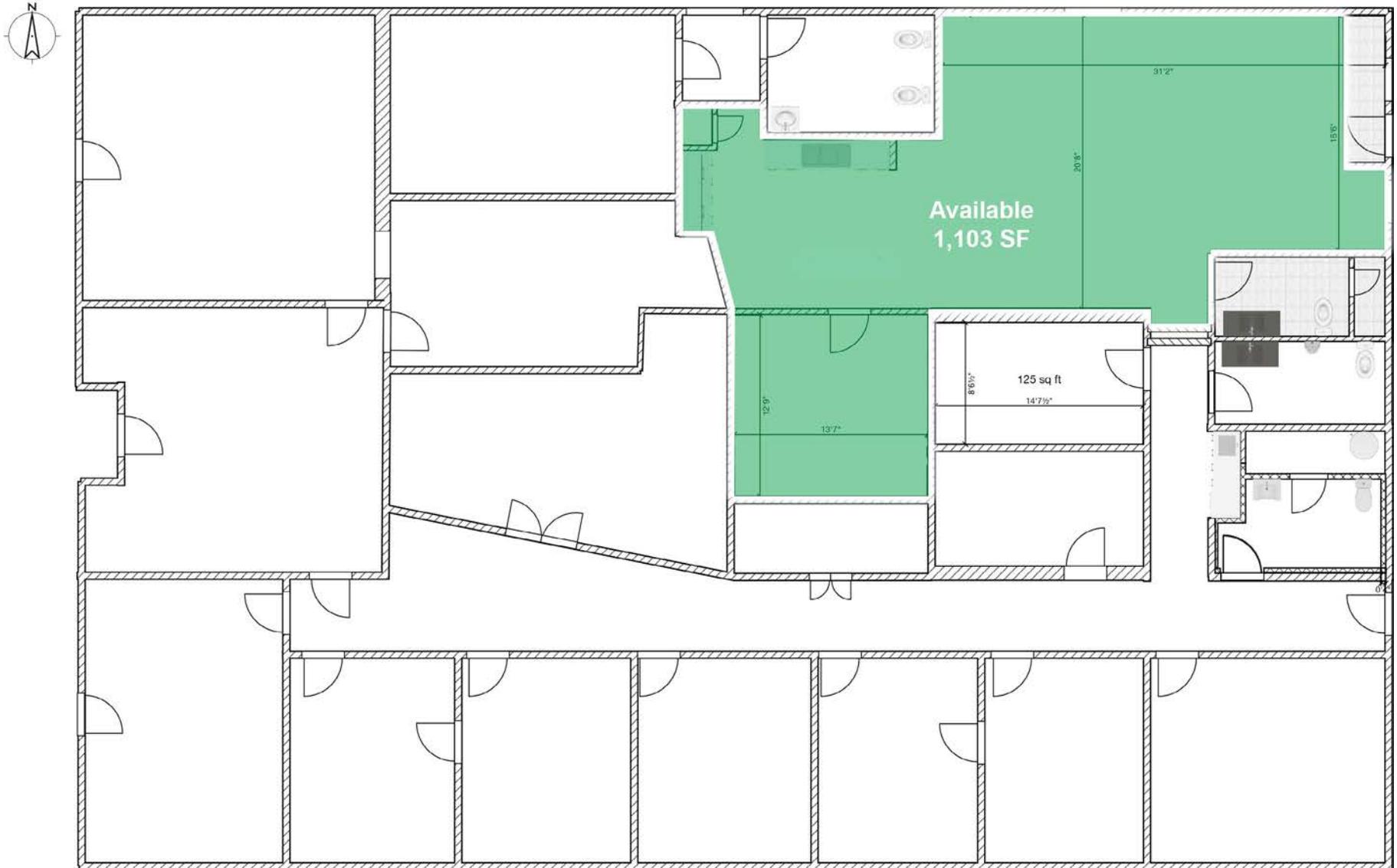
122 Tulane Dr SE is located in the heart of Albuquerque's highly desirable Nob Hill district, just off Central Avenue (Route 66). This vibrant corridor is known for its walkability, strong daytime population, and mix of local restaurants, boutique retail, coffee shops, and service-oriented businesses. The property benefits from consistent foot traffic and excellent visibility within one of the city's most established commercial submarkets. The site offers convenient access to UNM, Downtown Albuquerque, and I-25, making it easily accessible from all quadrants of the metro area. Its central location, proximity to major employment centers, and strong surrounding demographics make it an ideal setting for professional office, creative, or boutique service users seeking both convenience and prestige.



PROPERTY OVERVIEW

Lease Rate:	\$3,000/Month
Available SF:	1,103 SF
Submarket:	Nob Hill

Floor Plan - 1,103 SF



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