



SILVER SQUARE

625 SILVER AVE. SW
ALBUQUERQUE, NM 87102

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Property Summary



OFFERING SUMMARY

Available SF:	5,685 - 16,384 SF
Lease Rate:	\$14.50 SF/YR
Lot Size:	0.98 Acres
Building Size:	40,548 SF
Zoning:	MX-FB-UD
Market:	Albuquerque
Submarket:	Downtown

PROPERTY OVERVIEW

This is a great Downtown location with quick access to all necessary amenities. This convenient location includes a state of the art conference room, accessible to all tenants. Also included is a fitness center and bathroom remodels on each floor. The Landlord has taken the initiative to make this one of the prime office locations in Downtown Albuquerque. Come take a look!!!

PROPERTY HIGHLIGHTS

- On-site parking 3/1000
- Fitness Facility
- State of the Art Conference Room
- Bathrooms Recently Remodeled
- On-site Security
- Quick Freeway Access
- Close Proximity to Courthouses and Amenities

Available Spaces



LEASE RATE:	\$14.50 SF/YR	TOTAL SPACE:	5,685 - 16,384 SF
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM
Ste 400	Office Building	\$14.50 SF/yr	Full Service	16,384 SF	Negotiable
Ste 414	Office Building	\$14.50 SF/yr	Full Service	5,685 SF	Negotiable

Floor Plans



NOTES

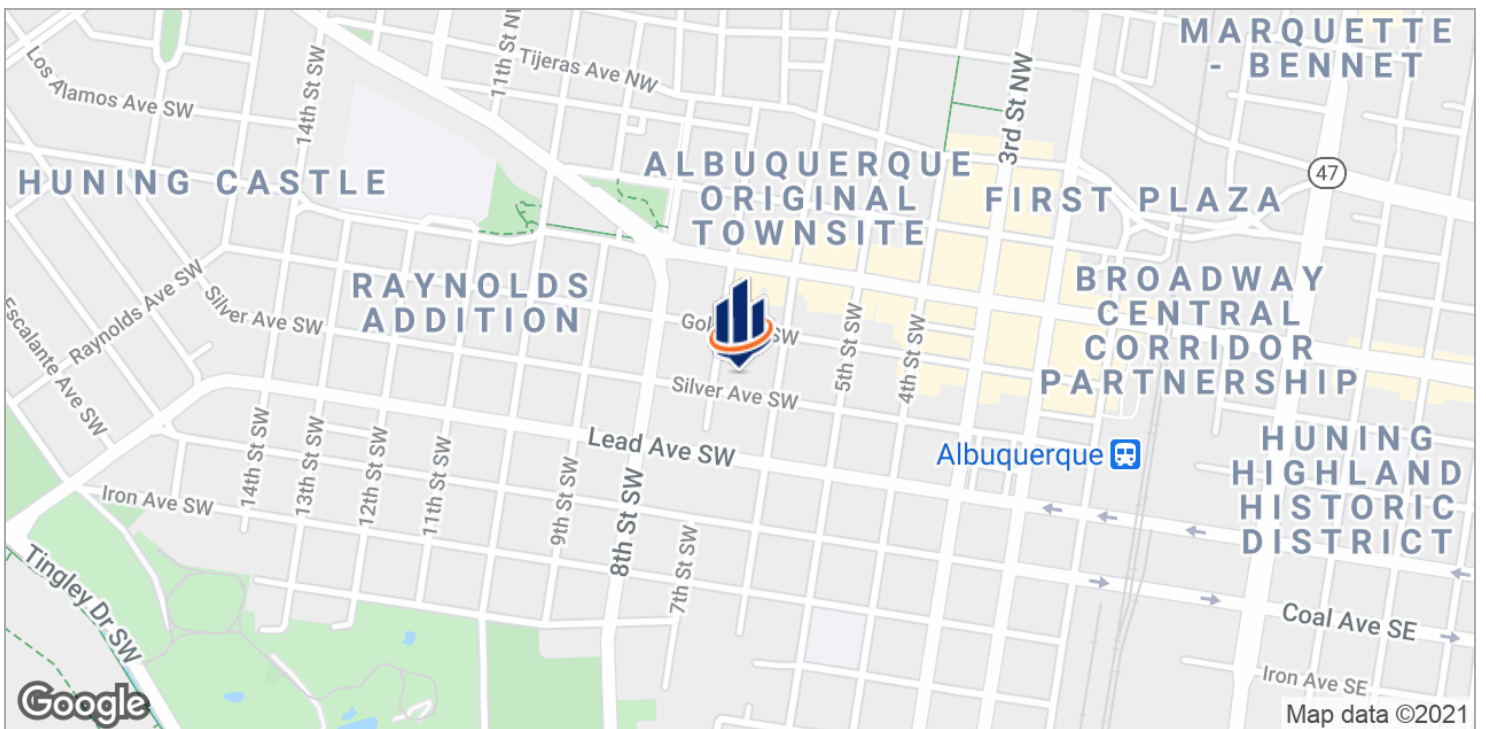
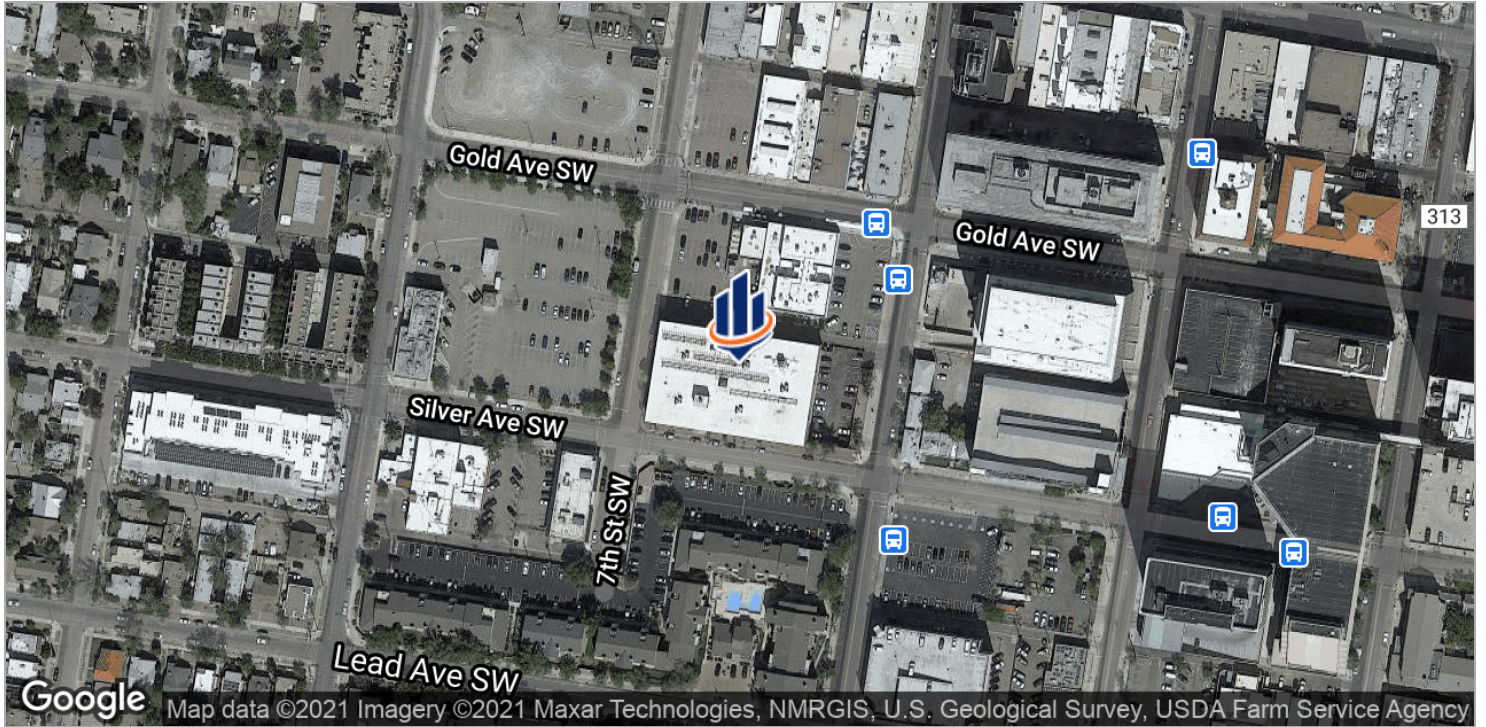
1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. CALCULATIONS EXCLUDE ALL STAIRWELL AND VERTICAL PENETRATIONS.

SILVER SQUARE, FOURTH FLOOR

SUITE 400: 16,384 SF

SUITE 414: 5,685 SF

Location Maps



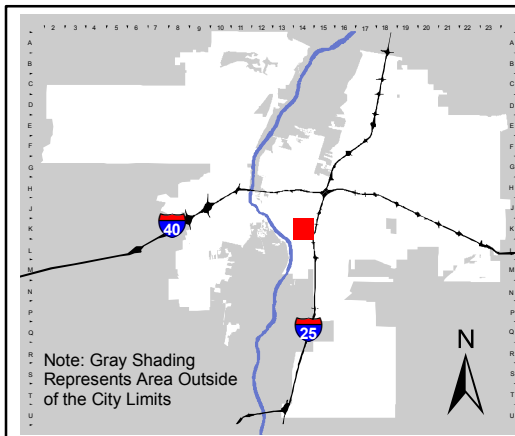
SILVER SQUARE | 625 SILVER AVE. SW, ALBUQUERQUE, NM 87102

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 5

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For more current information and details visit: www.cabq.gov/gis

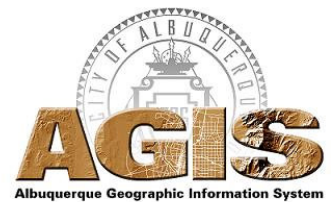


Note: Gray Shading Represents Area Outside of the City Limits

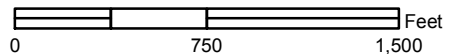
Address Map Page:

K-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



KEY FACTS

810

Population



1.0

Average Household Size

35.1

Median Age

\$23,451

Median Household Income

EDUCATION

11%

No High School Diploma



13%

High School Graduate



39%

Some College



38%

Bachelor's/Grad/Prof Degree

BUSINESS



207

Total Businesses



5,649

Total Employees

EMPLOYMENT



81%

White Collar



8%

Blue Collar



12%

Services

11.4%

Unemployment Rate

INCOME



\$23,451

Median Household Income



\$25,125

Per Capita Income



\$9,776

Median Net Worth

Households By Income

The largest group: <\$15,000 (33.1%)

The smallest group: \$150,000 - \$199,999 (0.3%)

Indicator	Value	Difference	
<\$15,000	33.1%	+18.9%	
\$15,000 - \$24,999	19.0%	+8.9%	
\$25,000 - \$34,999	11.1%	+0.6%	
\$35,000 - \$49,999	11.5%	-1.9%	
\$50,000 - \$74,999	14.3%	-2.9%	
\$75,000 - \$99,999	4.6%	-6.5%	
\$100,000 - \$149,999	3.9%	-9.7%	
\$150,000 - \$199,999	0.3%	-4.4%	
\$200,000+	2.3%	-3.0%	

Bars show deviation from Bernalillo County

KEY FACTS

7,614

Population



1.8

Average Household Size

37.4

Median Age

\$30,066

Median Household Income

EDUCATION

14%

No High School Diploma



17%

High School Graduate



32%

Some College



37%

Bachelor's/Grad/Prof Degree

BUSINESS



1,013

Total Businesses



24,232

Total Employees

EMPLOYMENT



75%

White Collar



10%

Blue Collar



15%

Services

15.1%

Unemployment Rate

INCOME



\$30,066

Median Household Income



\$25,082

Per Capita Income



\$11,530

Median Net Worth

Households By Income

The largest group: <\$15,000 (29.7%)

The smallest group: \$150,000 - \$199,999 (1.2%)

Indicator	Value	Difference	
<\$15,000	29.7%	+15.5%	<div style="width: 15.5%;"></div>
\$15,000 - \$24,999	12.9%	+2.8%	<div style="width: 2.8%;"></div>
\$25,000 - \$34,999	12.8%	+2.3%	<div style="width: 2.3%;"></div>
\$35,000 - \$49,999	14.7%	+1.3%	<div style="width: 1.3%;"></div>
\$50,000 - \$74,999	13.5%	-3.7%	<div style="width: 3.7%;"></div>
\$75,000 - \$99,999	7.2%	-3.9%	<div style="width: 3.9%;"></div>
\$100,000 - \$149,999	5.2%	-8.4%	<div style="width: 8.4%;"></div>
\$150,000 - \$199,999	1.2%	-3.5%	<div style="width: 3.5%;"></div>
\$200,000+	2.9%	-2.4%	<div style="width: 2.4%;"></div>

Bars show deviation from Bernalillo County

KEY FACTS

17,523

Population



1.9

Average Household Size

37.4

Median Age

\$33,420

Median Household Income

EDUCATION

16%

No High School Diploma



18%

High School Graduate



28%

Some College



38%

Bachelor's/Grad/Prof Degree

BUSINESS



1,940

Total Businesses



37,000

Total Employees

EMPLOYMENT



72%

White Collar



11%

Blue Collar



17%

Services

13.4%

Unemployment Rate

INCOME



\$33,420

Median Household Income



\$26,521

Per Capita Income



\$12,675

Median Net Worth

Households By Income

The largest group: <\$15,000 (26.7%)

The smallest group: \$150,000 - \$199,999 (1.7%)

Indicator	Value	Difference	
<\$15,000	26.7%	+12.5%	<div style="width: 12.5%;"></div>
\$15,000 - \$24,999	12.4%	+2.3%	<div style="width: 2.3%;"></div>
\$25,000 - \$34,999	12.4%	+1.9%	<div style="width: 1.9%;"></div>
\$35,000 - \$49,999	14.8%	+1.4%	<div style="width: 1.4%;"></div>
\$50,000 - \$74,999	13.9%	-3.3%	<div style="width: -3.3%;"></div>
\$75,000 - \$99,999	8.1%	-3.0%	<div style="width: -3.0%;"></div>
\$100,000 - \$149,999	6.7%	-6.9%	<div style="width: -6.9%;"></div>
\$150,000 - \$199,999	1.7%	-3.0%	<div style="width: -3.0%;"></div>
\$200,000+	3.4%	-1.9%	<div style="width: -1.9%;"></div>

Bars show deviation from Bernalillo County

