



For Sale or Lease

219 Central Ave NW
Albuquerque, NM 87102

Floors Available Separately

- 2nd Floor
- 7th Floor



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Property Overview

For Lease

	Rentable SF	Lease Rate	Space Condition
Suite 201	± 5,220 SF	\$17-\$22 PSF	Former Law Office
Suite 209	± 1,198 SF	\$17-\$22 PSF	Open Floor Plan
Suite 210	± 1,583 SF	\$17-\$22 PSF	Former Architect
Mezzanine	± 2,304 - 5,244 SF	\$18.00 MG	Former Salon

For Sale

	Rentable SF	Sale Price	Space Condition
2nd Floor	± 9,427 SF (±12,481 GSF)	\$1,805,125 (\$145 PSF)	Improved
Mezzanine	± 2,304 - 5,244 SF	\$917,700 (\$175 PSF)	Former Salon
7th Floor	± 7,524 SF (± 9,962 GSF)	\$1,495,000 (\$150 PSF)	Shell with Utilities

Additional Details

Submarket	Downtown
Zoning	MX-FB-UD (Mixed-Use - Form-Based Urban Development)

Features

- 2nd & 7th floors available for sale separately
- 2nd floor is fully improved, 7th floor is shell w/ utilities
- Exceptionally secure with on site security and key card access
- Ideally located in Albuquerque's downtown business district, off of historic Route 66
- Attached breeze way access to adjacent 3rd Street parking garage
- On-site coffee shop Mocha Joe's located on the ground floor
- ± 8,000 SF roof top deck with 360 degree city views and open air balconies available to all tenants
- Unique architectural features that provide an unmatched level of ambience and sophistication unlike any other building in the city
- 25 fully leased or owned residential condos in the building, along with occupied office and retail tenants (not included in the offering)

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Historic & Iconic

Originally designed by Henry Charles Trost, of El Paso's Trost and Trost Architectural Firm, The Banque Lofts blends urban life with contemporary design while maintaining the original business renaissance style of the early 1920s. Completed with palladian style windows and masterfully crafted medallions and pilasters, this architectural marvel became an Albuquerque landmark in 1979. It became historically known as the First National Bank building.

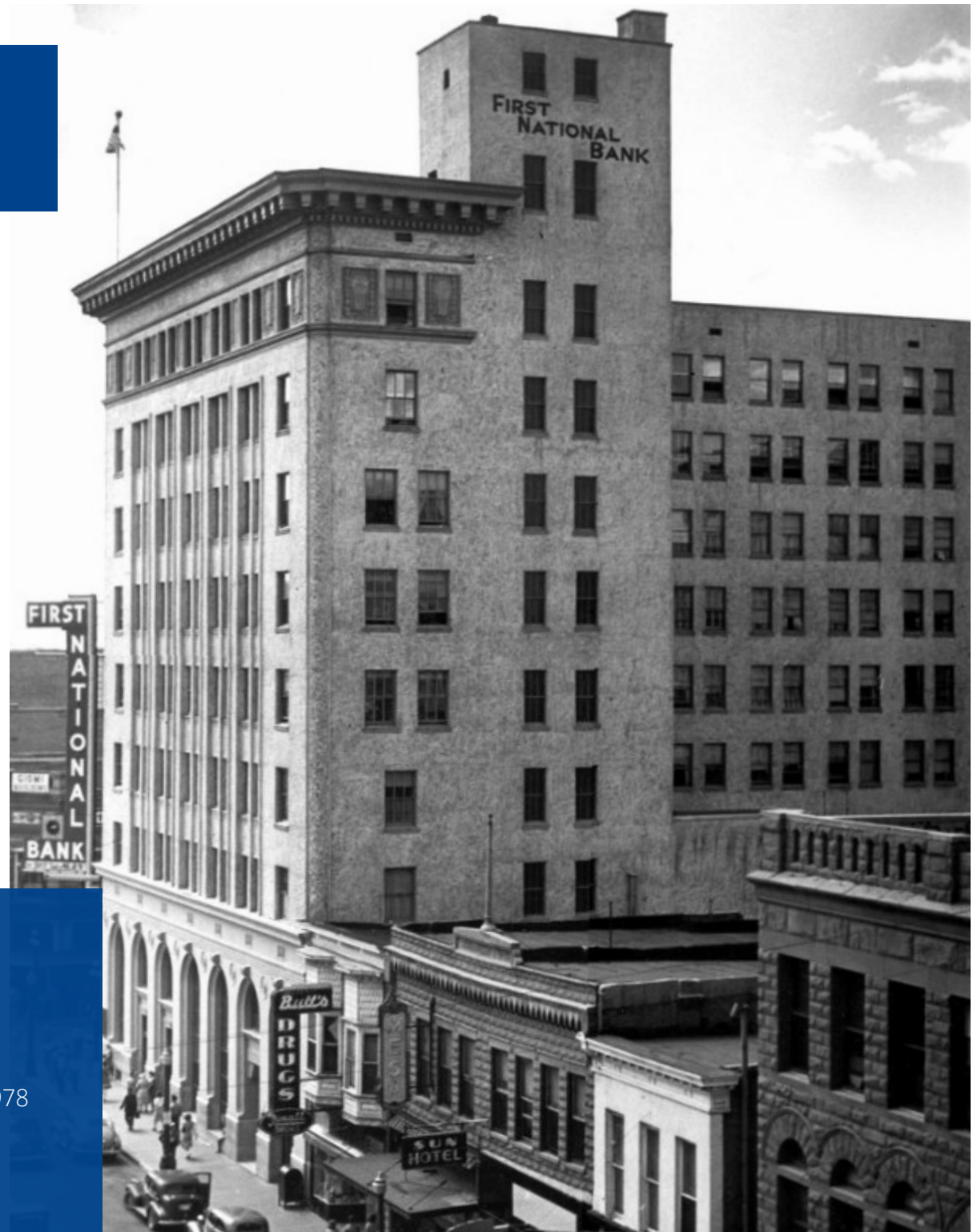
The Banque Lofts was Albuquerque's first skyscraper built originally in 1921, and it's still one of the tallest structures on the city's famed downtown Central Ave, part of the original Route 66.

Today it holds a distinguished place in the Albuquerque skyline.

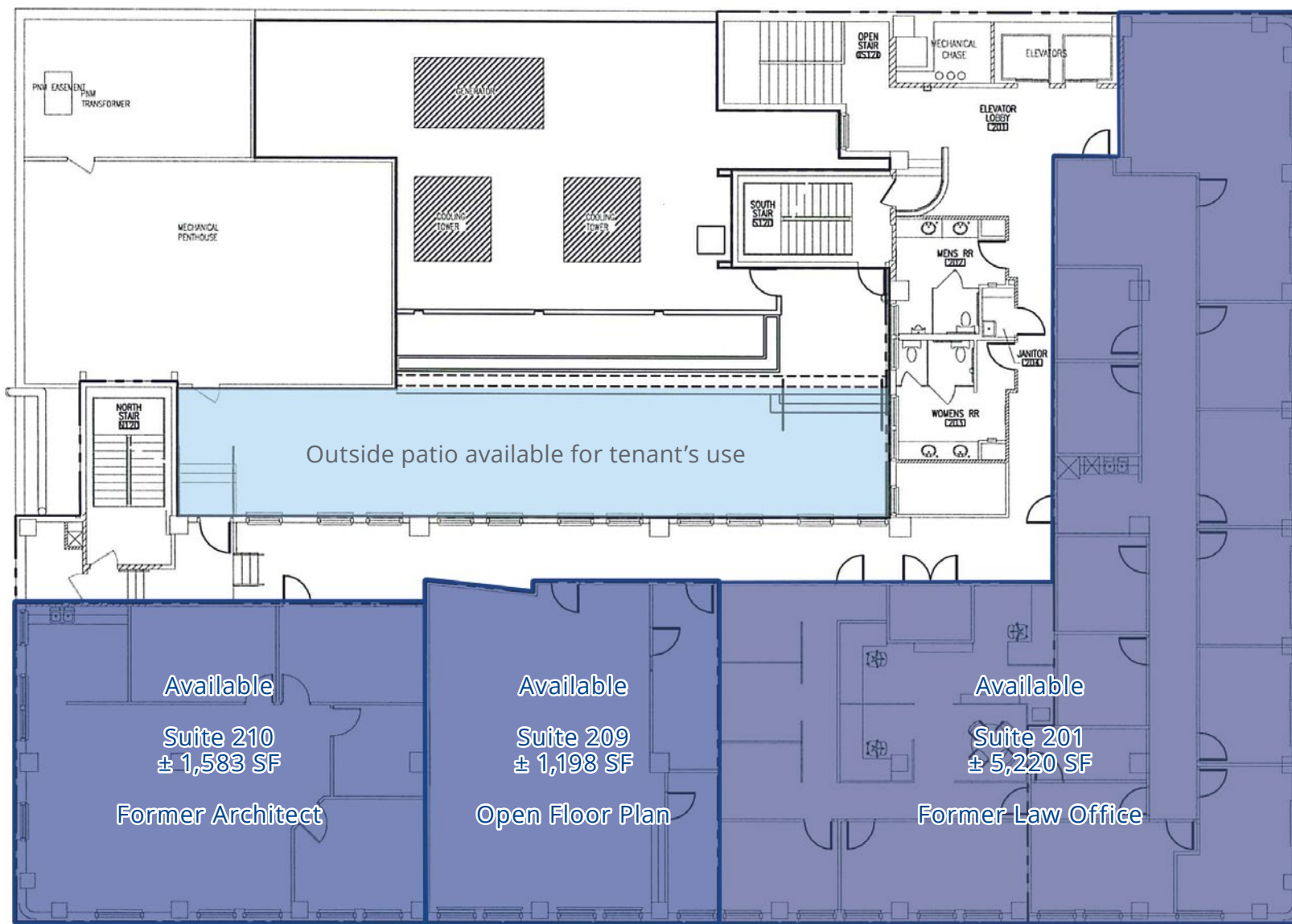
Recognitions Local and National

New Mexico State Register of Cultural Properties, 1978

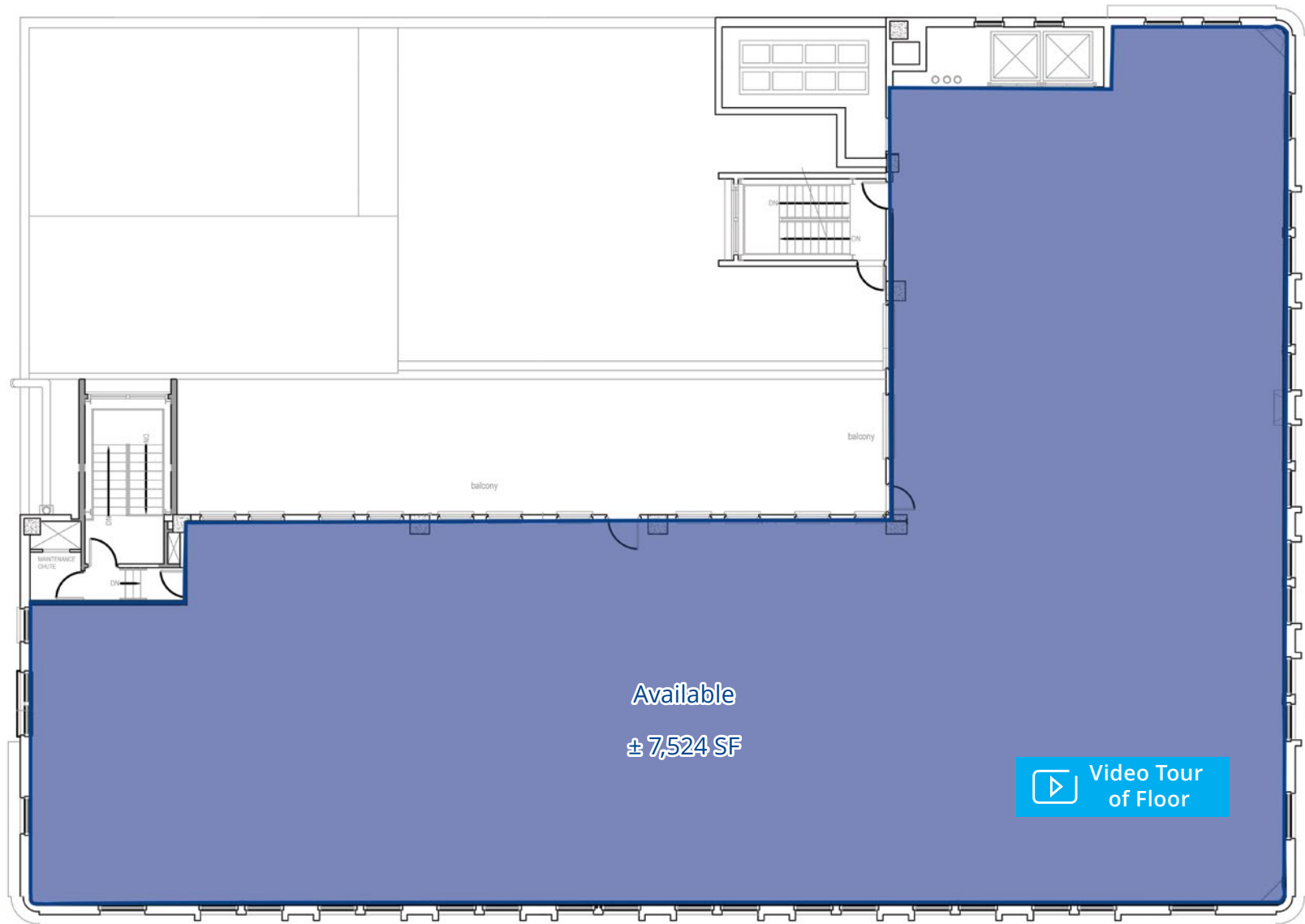
National Register of Historic Places, 1979



Floor Plan - 2nd Floor



Floor Plan - 7th Floor



Available

± 7,524 SF

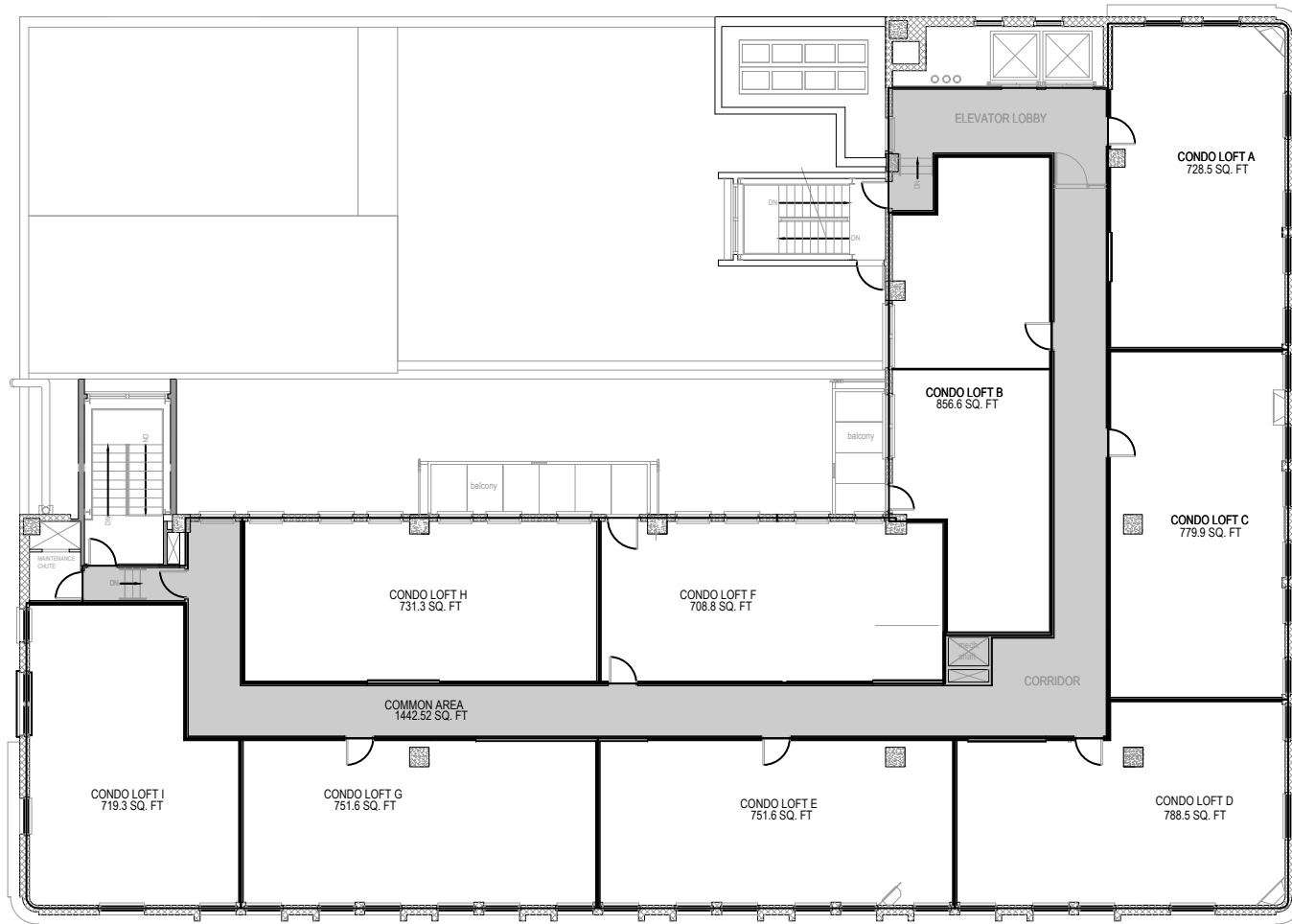
 Video Tour
of Floor

Floor Plan - Mezzanine



Floor Plan - 7th Floor

Schematic Floor Plan
(Multi-Family - 10 units)



7THTH LEVEL FLOOR PLAN-TYPICAL

SCALE 1/8"=1'-0"



Located in the center of it all

1. Albuquerque Convention Center
2. First Plaza Galleria
3. ABQ Plaza/Hyatt Regency
4. Doubletree Hotel
5. Hotel Andaluz
6. Wells Fargo
7. Bernalillo County Metro Court
8. Mixx Apartments
9. BBVA Compass
10. Bank of Albuquerque
11. Second Judicial Court Bernalillo County
12. Civic Plaza
13. City Hall
14. ABQ Convention Center Parking
15. US District Court
16. Gold Street Lofts
17. Alvarado Transportation Center/ RailRunner
18. Innovate ABQ
19. UNM Rainforest
20. ART Downtown Station (Albuquerque Rapid Transit)
21. One Central

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Property Gallery



Year Built:
1921



Sunport Airport
10 min. Drive



Connected
Parking Garage



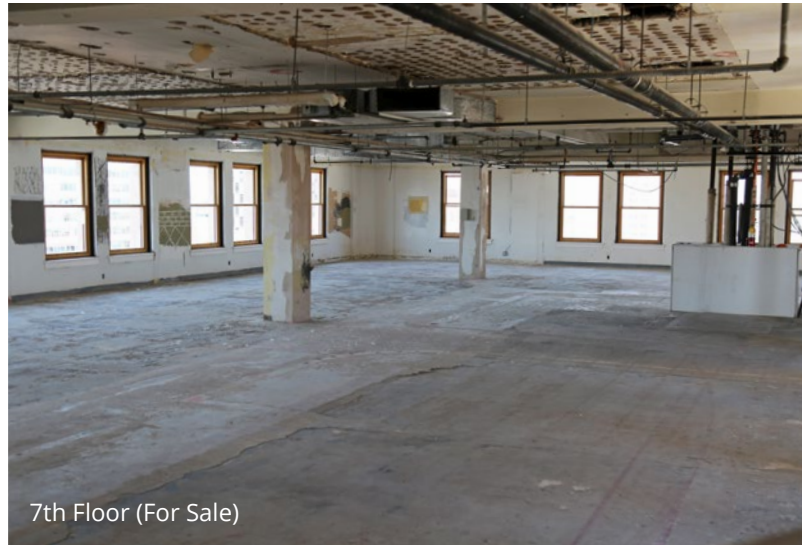
Walk Score™
95



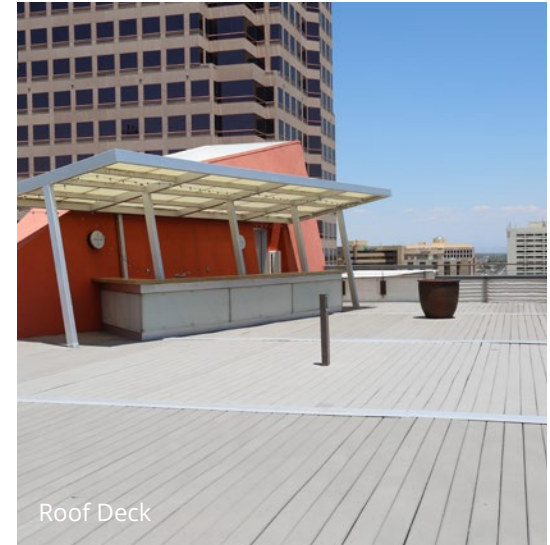
Bike Score
91



Roof Deck



7th Floor (For Sale)



Roof Deck



Lobby



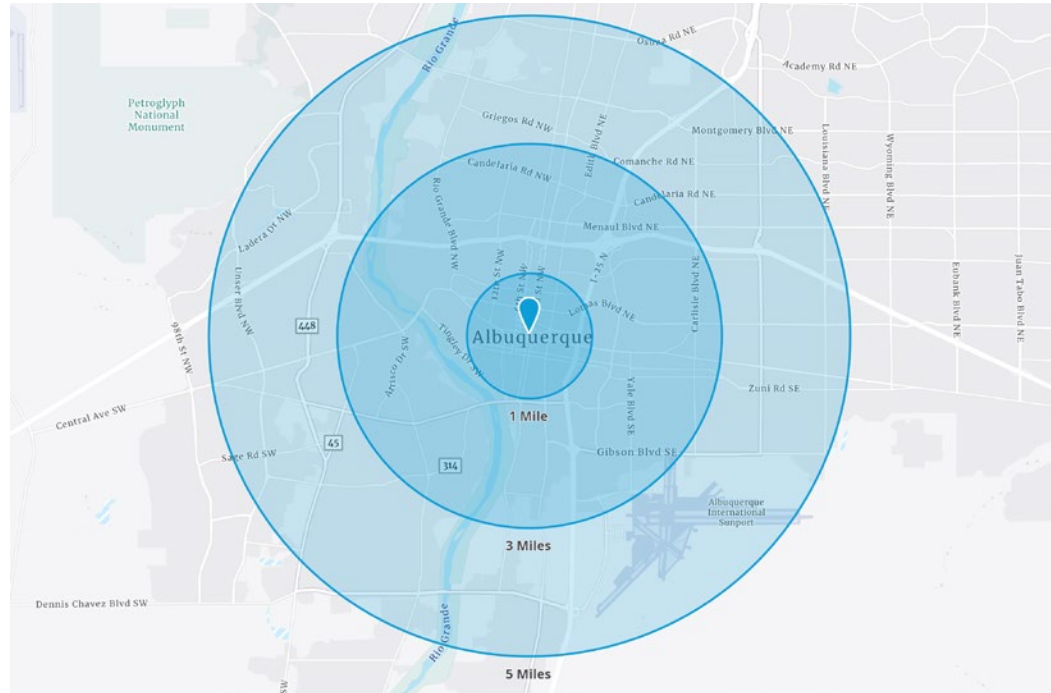
Lobby



2nd Floor Mezzanine (For Lease)

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	14,107	91,026	236,840
Households	7,714	40,682	101,983
Median Age	37.0	35.6	35.9
Average HH Income	\$61,328	\$70,683	\$71,575
Per Capita Income	\$36,926	\$31,908	\$30,894
Daytime Population	44,588	142,730	306,307
College Education	49%	46.3%	40.5%

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