



5000

Marble Ave. NE
ALBUQUERQUE | NM

Opportunity to own
or lease unique
educational facility.

+/- 58,763 SF education center with
enclosed courtyard, ballroom, library,
and customizable classroom spaces.

\$17.00

PSF // FULL SERVICE

CONTACT BROKER FOR SALE INFORMATION

Scott Whitefield
Managing Director | Principal
+1 505 880 7055
scott.whitefield@colliers.com
Lic. No. 15079

Shona Martinez
Senior Associate
+1 505 492 9405
shona.martinez@colliers.com
Lic. No. 51234

Kate Potter
Senior Associate
+1 505 880 7005
kate.potter@colliers.com
Lic. No. 53845

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676 | colliers.com/newmexico



Potential for a variety of users and uses.

Formerly a post-secondary institution, this building has studio and makers spaces, meeting and office spaces, educational and training spaces, and even a large gallery space. Ideal campus for a large charter school, private school, or community organization.

+/- 58,763
SF AVAILABLE



Wheelchair
Accessible



Parking
Available



+/- 58,763 SF



Walk Score™
83



2 Floors &
Basement



272,679
Population



Classroom
Build-out



Bike Score™
83



5000 MARBLE

PROPERTY DETAILS

Lease Rate	\$17.00/SF
Lease Type	Full Service
Sale Price	Contact Broker
Available Space	+/- 58,763 SF
Lot Size	107,985 SF
Floors	3
Submarket	University
Zoning	MX-T - Transition Zone District

PROPERTY FEATURES

- Enclosed courtyard inside property
- Unique architectural features, including industrial exposed ceilings and finishes, half-walls, and adjoining classrooms
- Excellent parking available
- Secured and gated doors
- 3 floors, including a lower level
- Fiber capable
- Passenger elevator and handicap accessible
- Located off Lomas Blvd, with easy access to I-40, I-25 and UNM
- For more information on the allowable uses of MX-T zoning, you can visit <https://link.colliersnm.com/MXT>.





Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

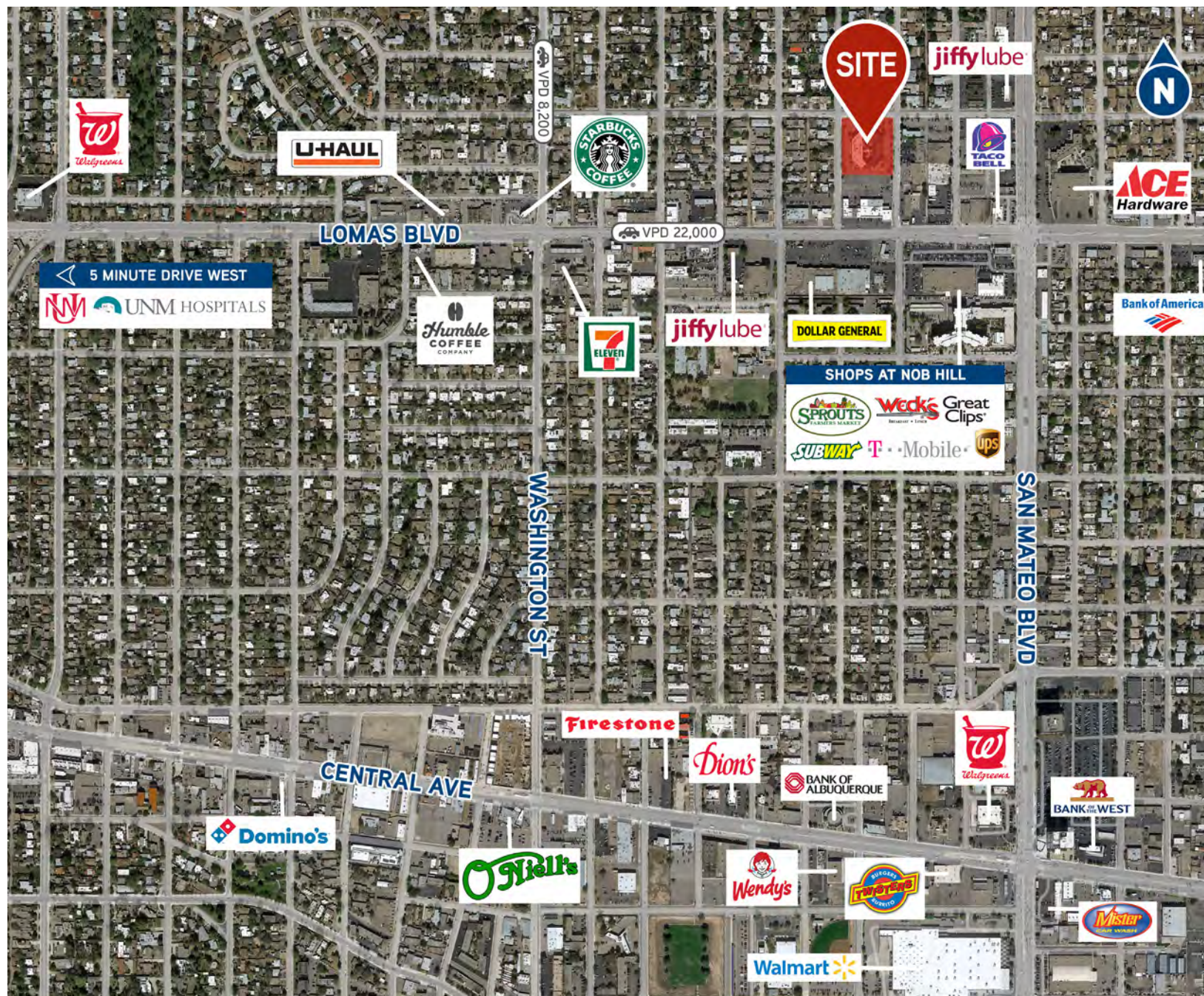


5000 MARBLE

AREA TENANTS



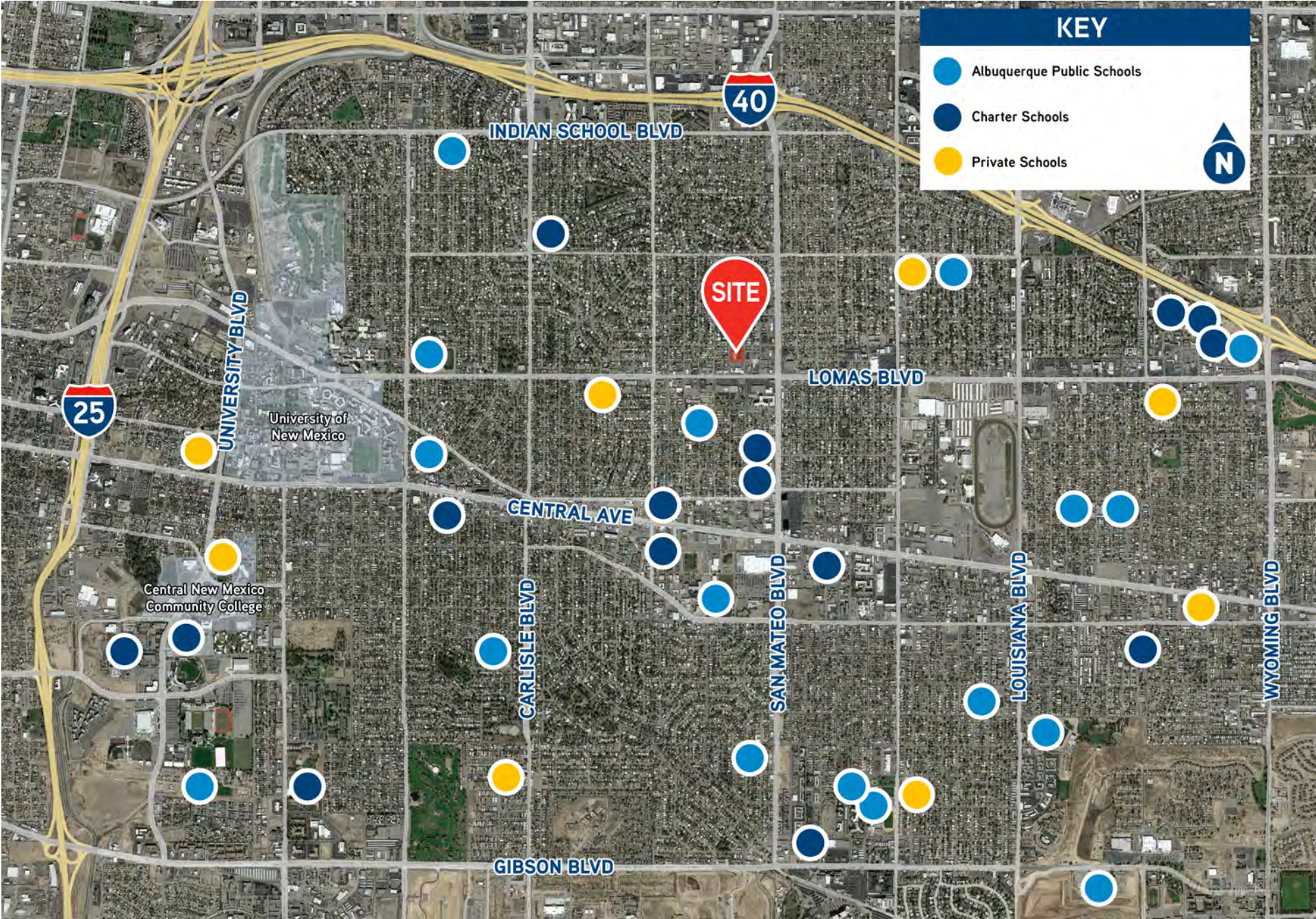
AERIAL MAP





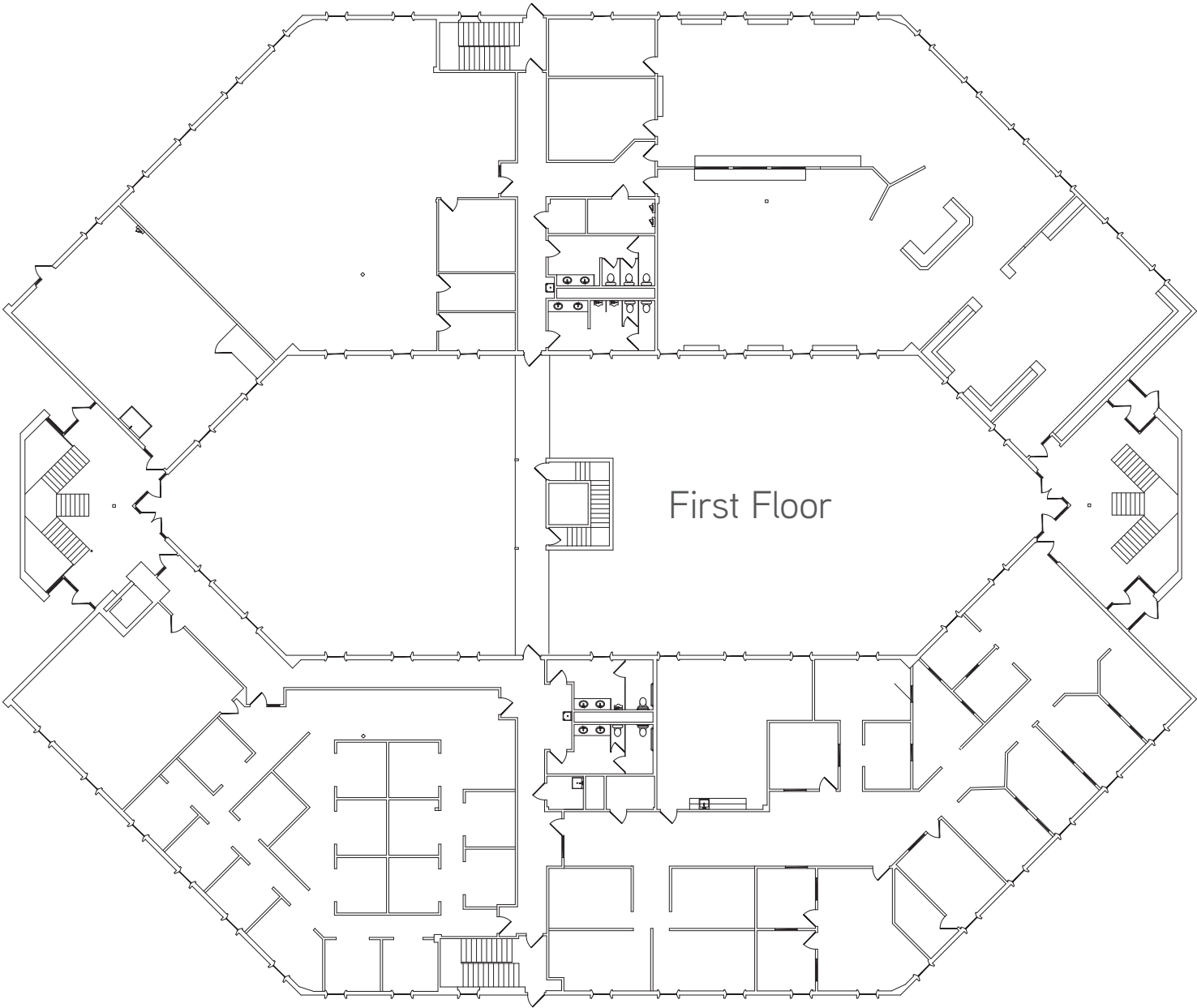
Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

AREA SCHOOLS MAP



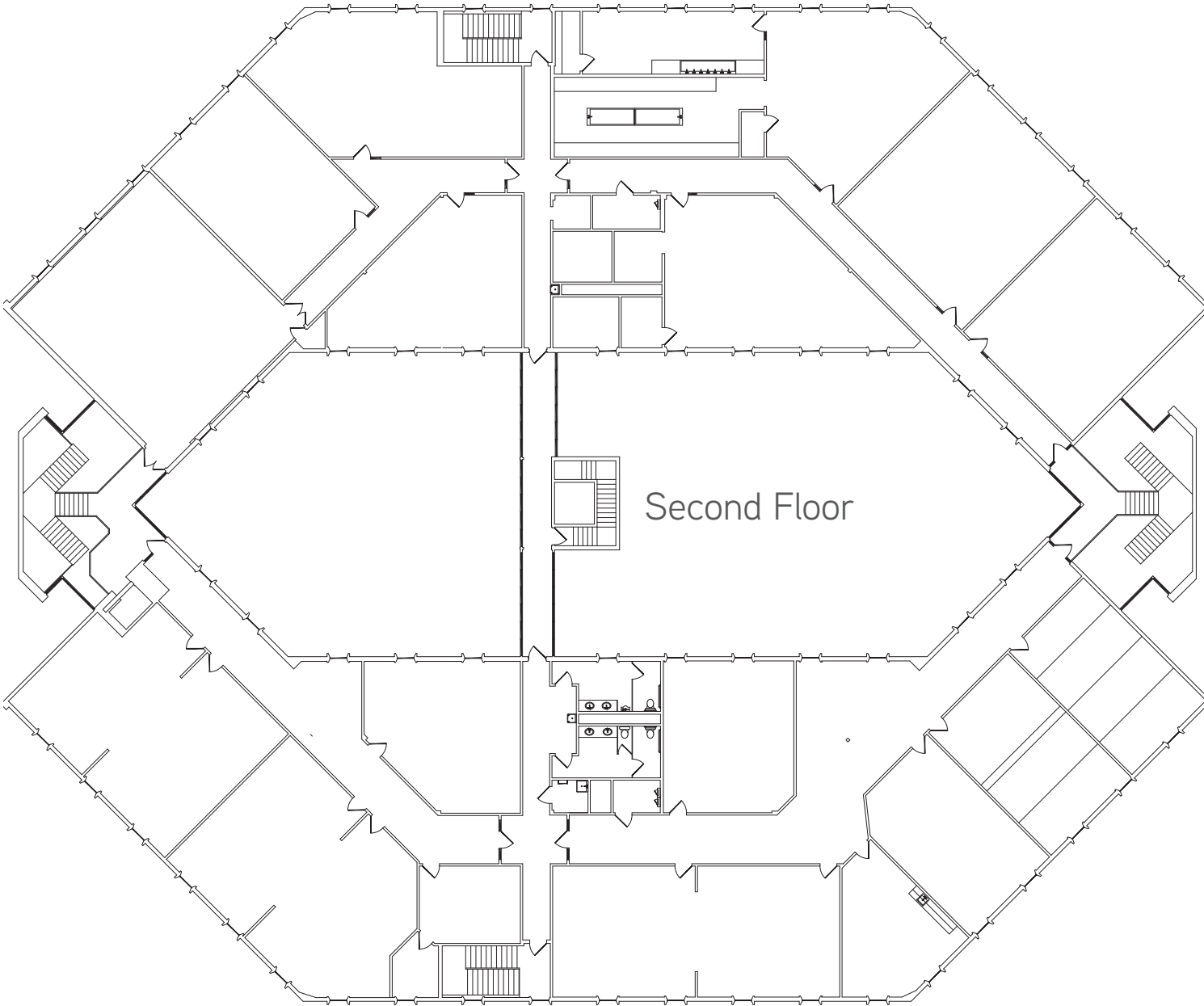
FLOOR PLANS

First Floor +/- 23,091 SF



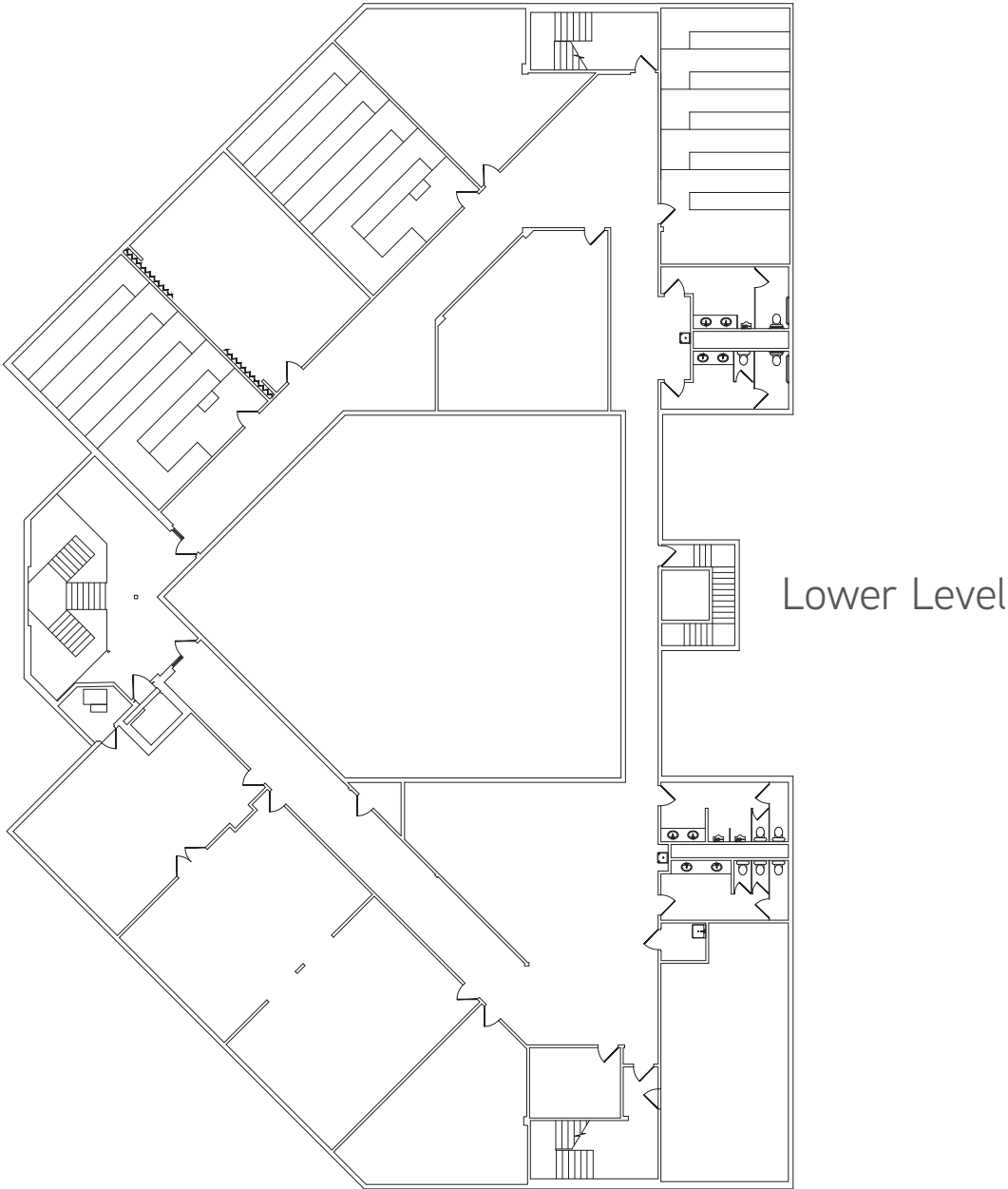
FLOOR PLANS

Second Floor +/- 22,556 SF



FLOOR PLANS

Lower Level +/- 13,116 SF





Scott Whitefield
Managing Director | Principal
+1 505 880 7055
scott.whitefield@colliers.com
Lic. No. 15079

Shona Martinez
Senior Associate
+1 505 492 9405
shona.martinez@colliers.com
Lic. No. 51234

Kate Potter
Senior Associate
+1 505 880 7005
kate.potter@colliers.com
Lic. No. 53845

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676 | colliers.com/newmexico

