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Highly anticipated One Central opens Downtown

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One Central, the Downtown mixed-use project on the northeast corner of Central Avenue and First Street that has been in the works for over a year and a half, is open for business.

The first residents will move in next week, beginning the process of filling 68 available studio and two-bedroom apartments. About one-third of the units have already been leased, according to One Central Director of Operations [David Stroud](#).

The ground-level will be occupied by several businesses, including Deep Space Coffee, which is relocating from 504 Central Ave. SW, according to [Business First reporting](#). The on-site parking garage has over 400 parking spots.

Developers include [Jerry Mosher](#), Tony Pisto of Maranatha Construction and [Dale Armstrong](#) of TLC Plumbing & Utility. The building features 44,000 square feet of street-level commercial space and over 20,000-square-feet of patio space. Albuquerque-based [Klinger Constructors](#) was the general contractor and Albuquerque-based [SMPC Architects](#) was the architecture firm. SMPC collaborated with local architecture firm Studio Southwest Architects, which provided design for the apartment interiors.

The city of Albuquerque [contributed over \\$17.5 million to the estimated \\$40 million project](#), money which came from lodgers' tax funds, general obligation bonds and parking revenue bonds, as well as land valued at \$1.4 million.

An industrial revenue bond package including property and gross receipts tax breaks was also approved by Bernalillo County, the [Albuquerque Journal reported](#).

Other commercial tenants include an Italian restaurant and an ax-throwing company, Stroud said.