

549 S Guadalupe St

Santa Fe, NM 87501



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

UPSCALE SANTA FE OFFICES IN PRIME LOCATION



\$20.00 PSF
FULL SERVICE



GARDEN LEVEL: ±3,419 SF
DEMISABLE – 6 EXECUTIVE
SUITES



SUITE 203: ±134 SF
\$750/MO – FULLY FURNISHED



NEAR THE ROUNDHOUSE
ACROSS FROM RAIL RUNNER
STATION

Christian File

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » **±3,553 SF available** – Garden Level ±3,419 SF (demisable) plus Suite 203 ±134 SF
- » **\$20.00 PSF Full Service** on the Garden Level
- » **Six executive suites** available on the Garden Level (100 – 350 SF)
- » **Directly across from the Santa Fe Rail Yard** and NM Rail Runner Station
- » **Close proximity to the Roundhouse**, New Mexico's State Capitol Building
- » Walking distance to **world-class accommodations, dining, galleries and shopping**
- » Building conference room, break room/kitchen areas and **Wi-Fi throughout**
- » **Secure key fob access**, elevator and stair access – professionally managed



PROPERTY DESCRIPTION:

549 S. Guadalupe St. offers **upscale office space** at the high-traffic intersection of S. Guadalupe St., Paseo de Peralta and Cerrillos Rd. – directly across from the **Santa Fe Rail Yard** and **NM Rail Runner Station**, near the Roundhouse and New Mexico government buildings.

The building offers **common-area conference rooms**, kitchen areas, restrooms on each floor and private offices plus open work areas. The **demisable ±3,419 SF Garden Level** includes **six executive suites (100 – 350 SF)**, an open work/meeting area, storage and a break room – ideal for **co-working, an art gallery, a yoga studio or executive offices**. **Suite 203 (±134 SF)** is **fully furnished**.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:	549 S. Guadalupe St., Santa Fe, NM 87501
LEASE RATE:	\$20.00 PSF
LEASE TYPE:	Full Service
TOTAL AVAILABLE:	±3,553 SF
GARDEN LEVEL:	±3,419 SF (demisable) 6 executive suites, 100 – 350 SF Full floor: ±\$5,698/mo
SUITE 203:	±134 SF – \$750/mo Second level, fully furnished
SUBMARKET:	Santa Fe
ZONING:	BCDCER
PARKING RATIO:	1.9 / 1,000 SF
TRAFFIC COUNTS:	Cerrillos Rd – 17,197 VPD S. Guadalupe St – 11,049 VPD Paseo de Peralta – 5,318 VPD
DAYTIME POPULATION:	66,360
WALK / BIKE SCORE:	74 / 85



OFFERING SUMMARY

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PROPERTY FEATURES:

Building Features:

- Building conference room
- Break room/kitchen areas
- Restrooms on each floor
- Secure key fob access
- Elevator and stair access
- LED lighting
- Wi-Fi throughout
- Property professionally managed

Location:

- Directly across from the **Santa Fe Rail Yard** and **NM Rail Runner Station**
- In proximity to New Mexico government buildings and establishments
- Historic rail turnaround in front parking lot

Garden Level (±3,419 SF – Demisable):

- **\$20.00 PSF Full Service**
- **Six executive suites** available (100 – 350 SF)
- Versatile open floor plan – open work/meeting area
- Ideal for gathering, co-working, art gallery, yoga studio or executive office
- Storage
- Common restrooms and break room/kitchen

Suite 203 (±134 SF – Second Level):

- **\$750/mo**
- Fully furnished

74 WALK SCORE	85 BIKE SCORE	66,360 DAYTIME POPULATION	100+ RESTAURANTS NEARBY	1.9/1,000 PARKING RATIO
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PRIME LOCATION

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PRIME LOCATION:

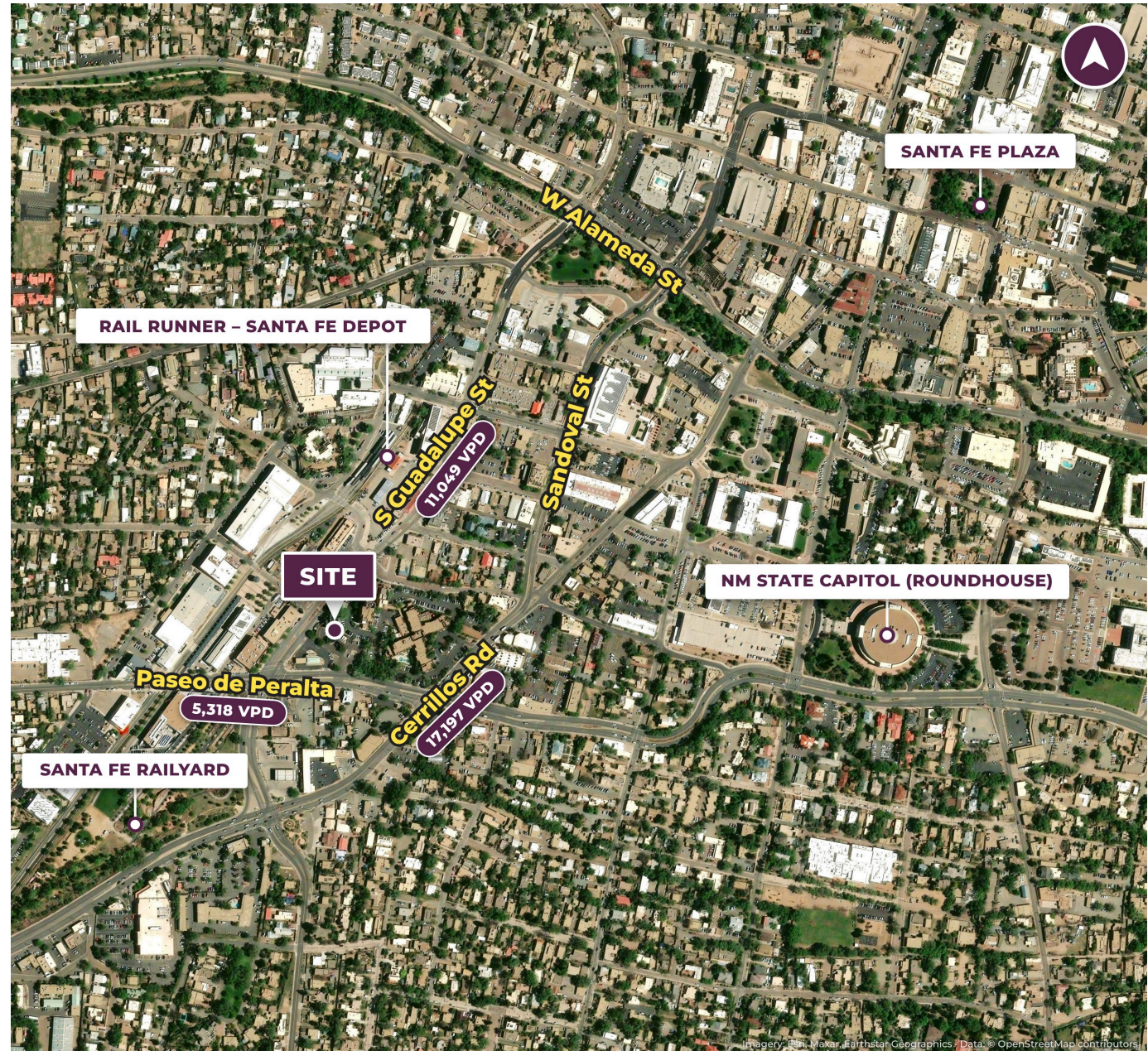
Located at the high-traffic intersection of **S. Guadalupe St.**, **Paseo de Peralta** and **Cerrillos Rd.**, 549 S. Guadalupe St. provides unbeatable visibility – directly across from the Santa Fe Rail Yard and NM Rail Runner Station, with the Roundhouse and the Santa Fe Plaza close by.

TRAFFIC COUNTS

Cerrillos Rd	17,197 VPD
S. Guadalupe St	11,049 VPD
Paseo de Peralta	5,318 VPD

±3,553 SF

AVAILABLE



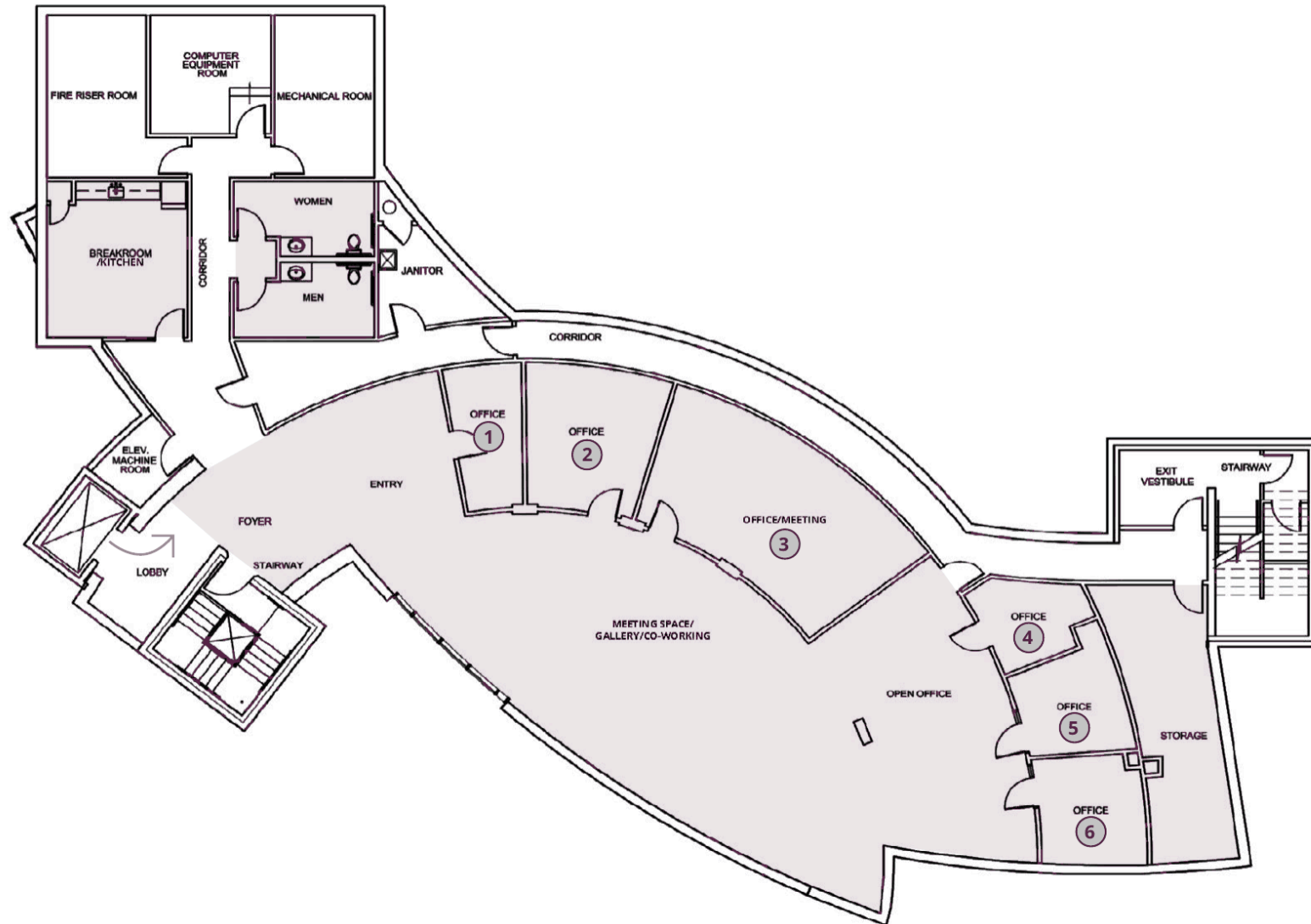
GARDEN LEVEL FLOOR PLAN

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±3,419 SF | 6 EXECUTIVE SUITES AVAILABLE (100 – 350 SF) | \$20.00 PSF FULL SERVICE



GARDEN LEVEL – ALTERNATE LAYOUT

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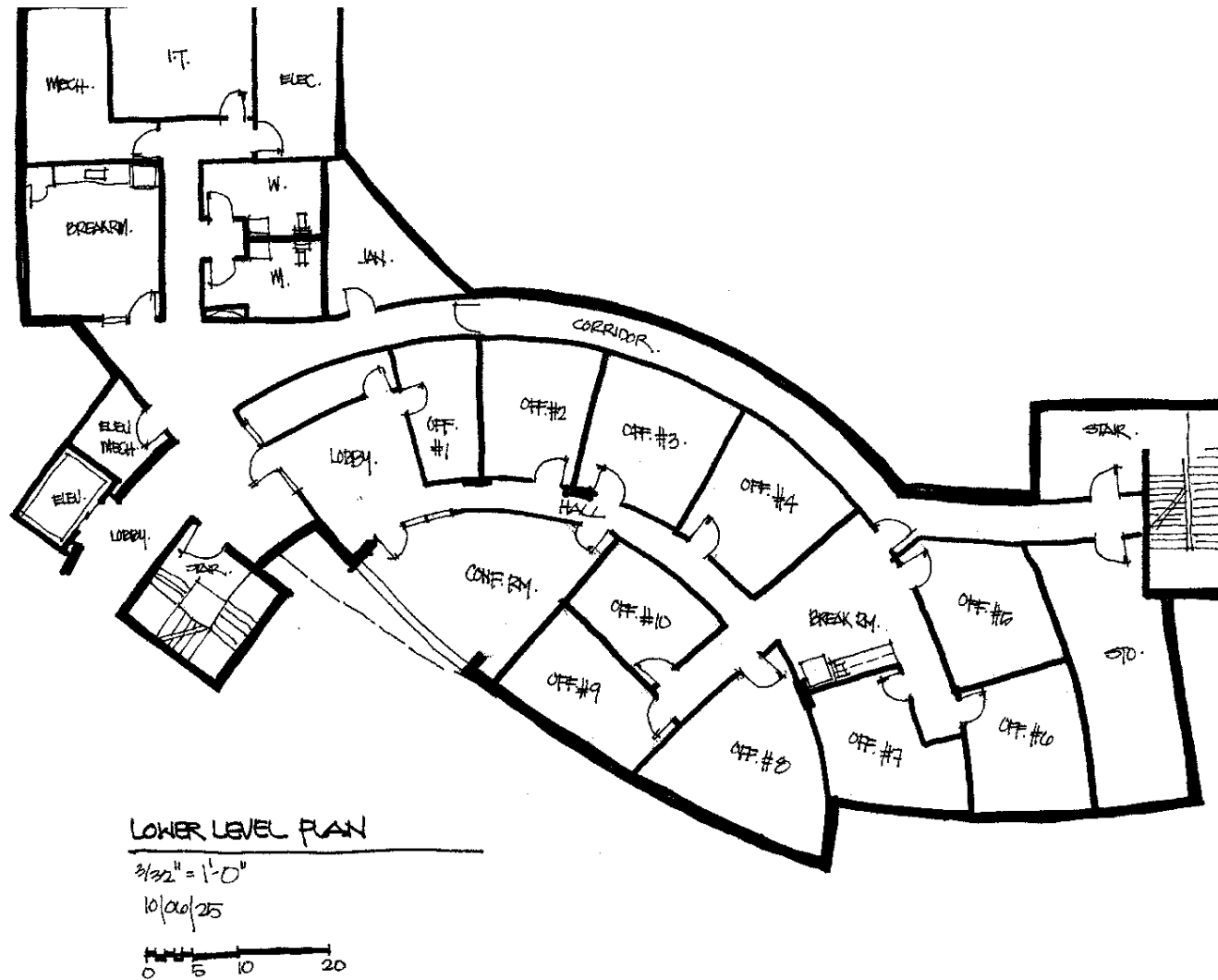


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±3,419 SF | DEMISABLE



* Conceptual Alternate Office Configuration



GARDEN LEVEL – GALLERY LAYOUT

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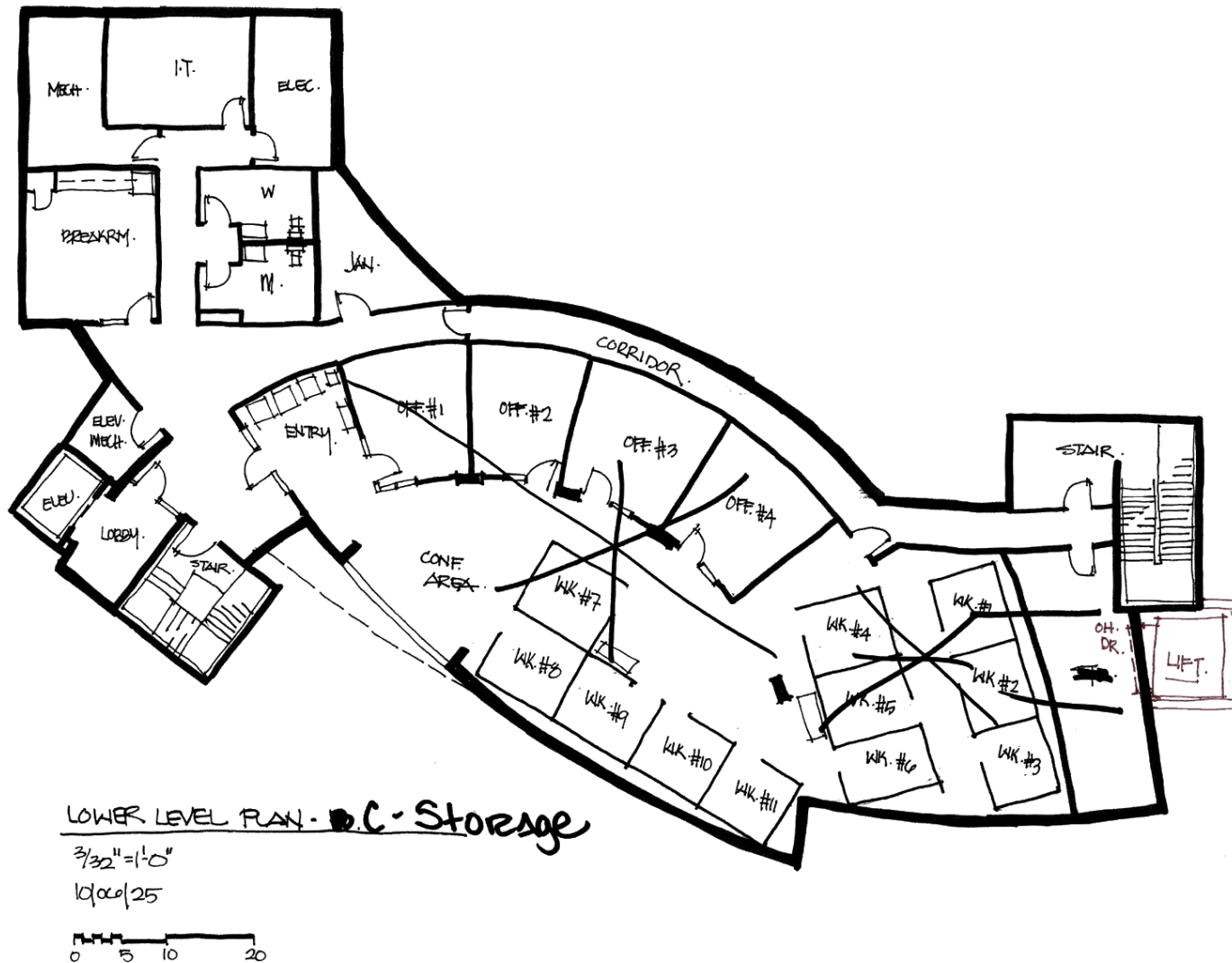


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±3,419 SF | DEMISABLE



* Conceptual Art Gallery Storage



SECOND LEVEL FLOOR PLAN

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SUITE 203 | ±134 SF | \$750/MO | FULLY FURNISHED

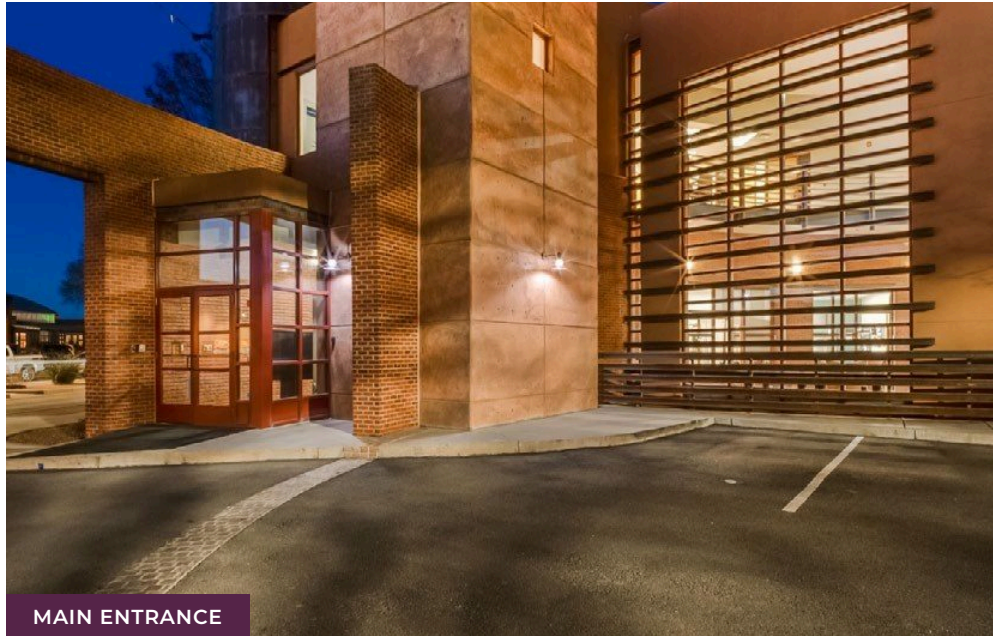


PROPERTY PHOTOS

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MAIN ENTRANCE



NM RAIL RUNNER STATION – ACROSS THE STREET



HISTORIC RAIL TURNAROUND



MONUMENT SIGNAGE OPPORTUNITY



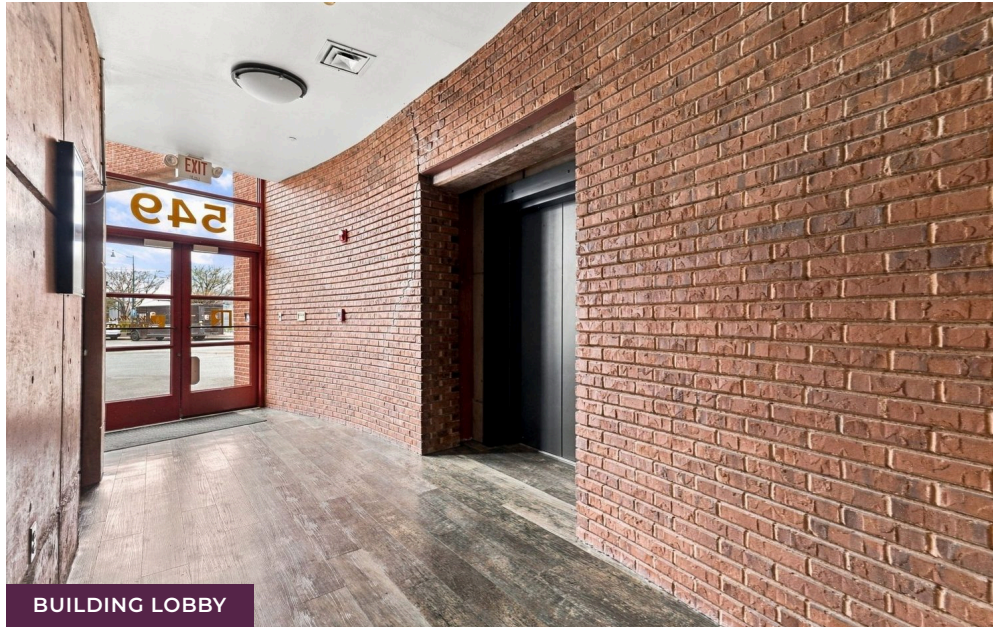
BUILDING EXTERIOR

COMMON AREA PHOTOS

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BUILDING LOBBY



COMMON AREA LOUNGE



BUILDING CONFERENCE ROOM



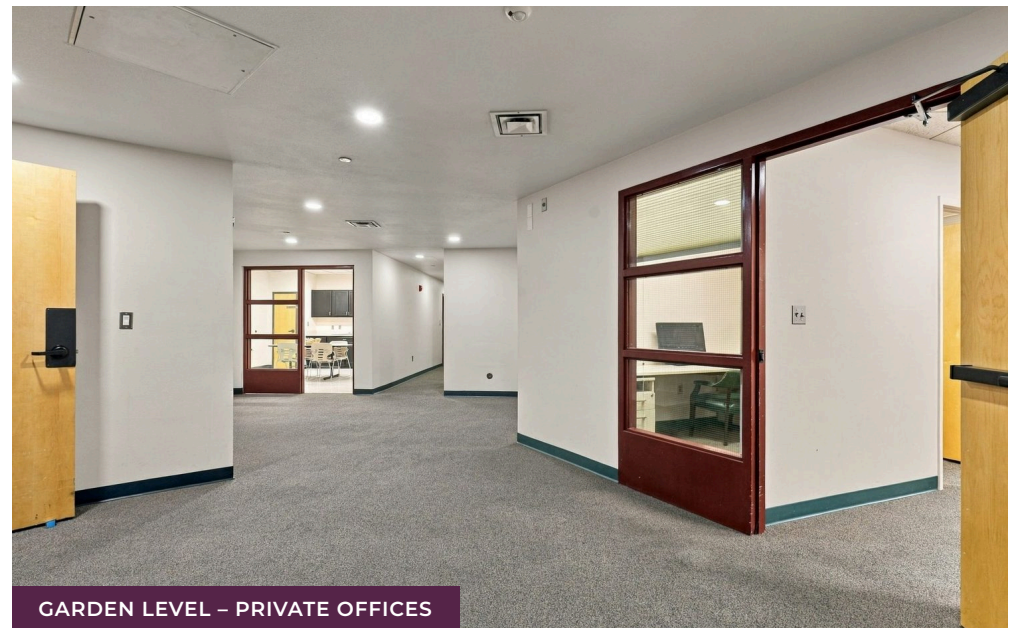
BREAK ROOM / KITCHEN

GARDEN LEVEL PHOTOS

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OFFICE & SUITE 203 PHOTOS

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LOCATION MAP

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VIEW ON
GOOGLE MAPS

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LOCAL AREA

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Steps from the **Santa Fe Railyard**, with the Plaza's restaurants and **Canyon Road's galleries** close by:

LOCAL EATERIES

1. Rio Chama Steakhouse
2. The Pink Adobe
3. Radish & Rye
4. Sage Bakehouse
5. Iconik Coffee
6. Cowgirl BBQ
7. Coyote Cafe & Rooftop Cantina
8. The Pantry Rio
9. Tia Sophia's
10. Plaza Cafe Downtown
11. Il Vicino Wood Oven Pizza
12. The Shed Restaurant
13. La Boca
14. TerraCotta Wine Bistro
15. Bumble Bee's Baja Grill

SANTA FE RAILYARD

- NM Rail Runner Express
- Santa Fe Farmers Market
- Art Vault
- SITE Santa Fe
- Violet Crown Santa Fe
- REI
- BOXCAR
- Second Street Brewery
- Sky Coffee
- La Lecheria Railyard
- Casa Nova
- Railyard Flats
- Pop Up Santa Fe Clay
- Santa Fe Tourism Center

CANYON ROAD GALLERIES

- Acosta Strong Fine Art
- Freeman Gallery
- Adobe Gallery
- Underwood Gallery
- Aurelia Gallery
- Sage Creek Gallery
- El Zaguán
- Kay Contemporary Art
- New Concept Gallery
- Giacobbe-Fritz Fine Art
- Dominique Boisjoli Fine Art
- Turner Carroll Gallery
- Globe Fine Art
- Edition ONE Gallery