

STUDIOS AT PARKWAY

PHASE II



1189 PARKWAY DR, SANTA FE, NM 87507

LIST PRICE: **\$525,000**

- 1587 SQ FT
- I-1 ZONING
- CONTEMPORARY DESIGN
- NEW CONSTRUCTION





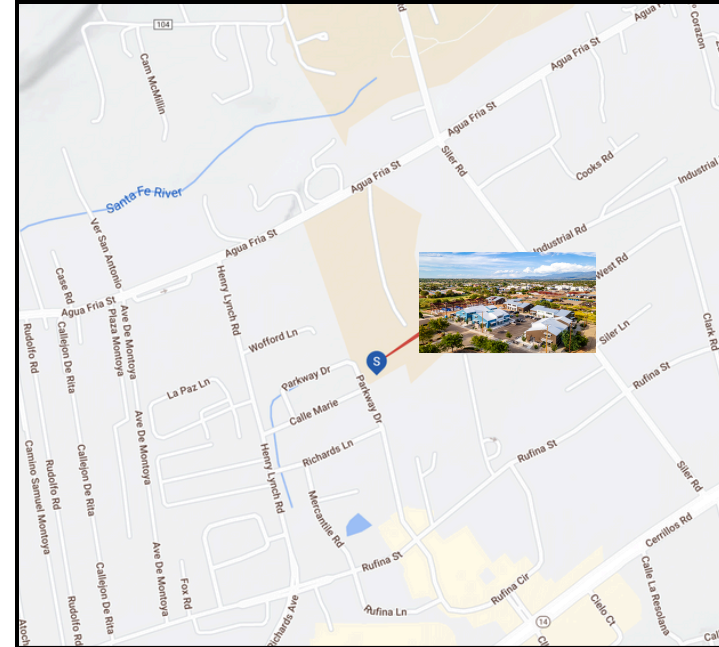






THE STUDIOS AT PARKWAY, SANTA FE'S NEWEST FLEX-USE CONDOS

The Studios at Parkway, currently under construction, is Santa Fe's newest commercial, industrial, flex-use condominium development in the burgeoning Warehouse/Art & Innovation District of Siler/Rufina. Designed to support a vibrant mix of local enterprises—such as F1 Cyclery, Wild Leaven Bakery, Tula Rosa Coffee Shop, a fitness gym, Uncommon Finds retail, pet grooming services, and creative workspaces—The Studios offers an industrial aesthetic with lofty, open, and inspiring light-filled spaces. Contemporary design elements create an ideal setting for businesses to thrive, featuring tall ceilings, generous roll-up aluminum glass garage doors, expansive storefront windows, finished concrete floors, LED lighting, handcrafted steel staircases with wood treads, and smooth drywall finishes. The ground floor offers 1,092 SF with an additional 584 SF on the second story. Completion is expected in May 2026.



Separately metered utilities, provisions stubbed out for a kitchen, planned location for a shower and landscaped grounds that are pleasing and thoughtfully considered for shipping and receiving. These state-of-the-art condominiums are zoned I-1 suitable for offices, galleries, light industry, artists, warehouses, health and wellness businesses and countless other purposes. Stubbed out for Solar PV on Roof. Property is a Federal Opportunity Zone.



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