OBERSTEIN
PROPERTIES, INC.

DOWNTOWN SANTA FE

Marcy Plaza: 119 ~ 123 East Marcy Street



FOR LEASE

- **Building 119**
- **Suite 201 ~ 2,468 SqFt**
  Suite 203 ~ 1,315 SqFt
- **Leasehold Improvements Negotiable**
- **Offered on a NNN Basis**
- **On-site Parking Spaces Included in Lease Rate**
- **Walking distance City Hall, New Convention Center and Central Plaza**
- **Three Story Parking Garage 250+ Parking Spaces**
- **Showings by Appointment Only**



For Information Contact:

David Oberstein
Owner/Broker

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Marcy Plaza
119 ~ 123 East Marcy Street
Santa Fe, New Mexico

Executive Summary

The opportunity to lease a downtown Santa Fe property with on-site parking, is being offered for consideration. Marcy Plaza represents the best of location, configuration and inherent value.

Numerous improvements have been made, both to the exterior and interior. A number of interior improvements to the offices and the common areas have been made on the first and second floors, including new ceiling treatments, new lighting, remodeled common area restrooms and common area carpeting.

Marcy Plaza is positioned directly across from the main City Library, one block from City Hall, one block from the Santa Fe Convention Center, two blocks from the U.S. Courthouse and the U.S. Post Office and three blocks from the County Courthouse. Numerous top quality restaurants are within short walking distance both for lunch and dinner dining. The historic Santa Fe Plaza is a close block away. This is a location that offers the best of Santa Fe whether for business, or the pleasure and charm of the community's rich and vibrant culture. Marcy Plaza has the added benefit of convenient on-site parking for tenants and their clients. The three story parking structure has a parking capacity in excess of 240 vehicles.

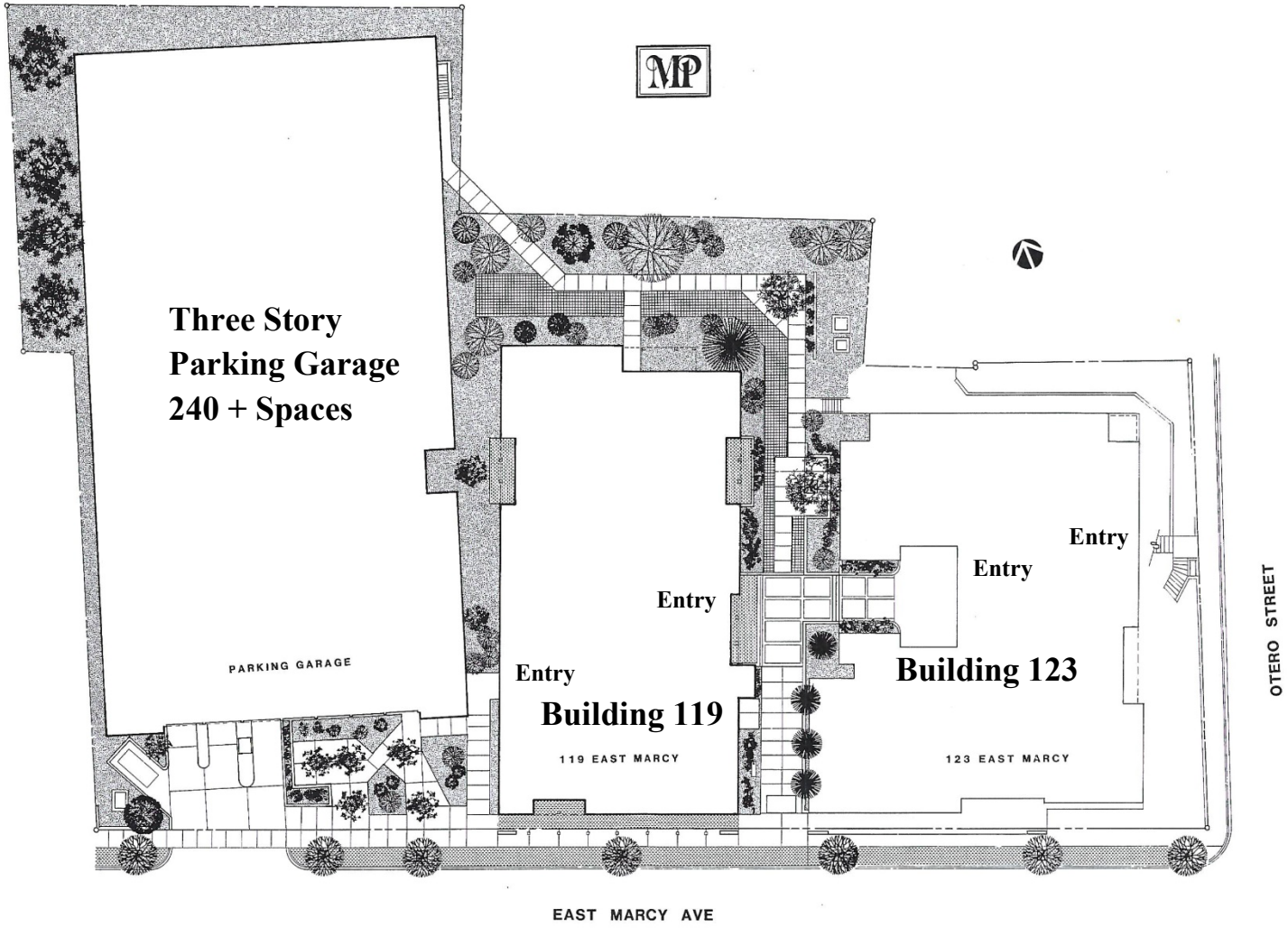
Presently the property has leases with both local and national tenants. Detailed information on lease terms and conditions are available upon request. Operating expenses are in line with comparable downtown properties.

Property showings by advance appointment only.

Marcy Plaza

119 & 123 East Marcy Street, Santa Fe, New Mexico

Site Plan



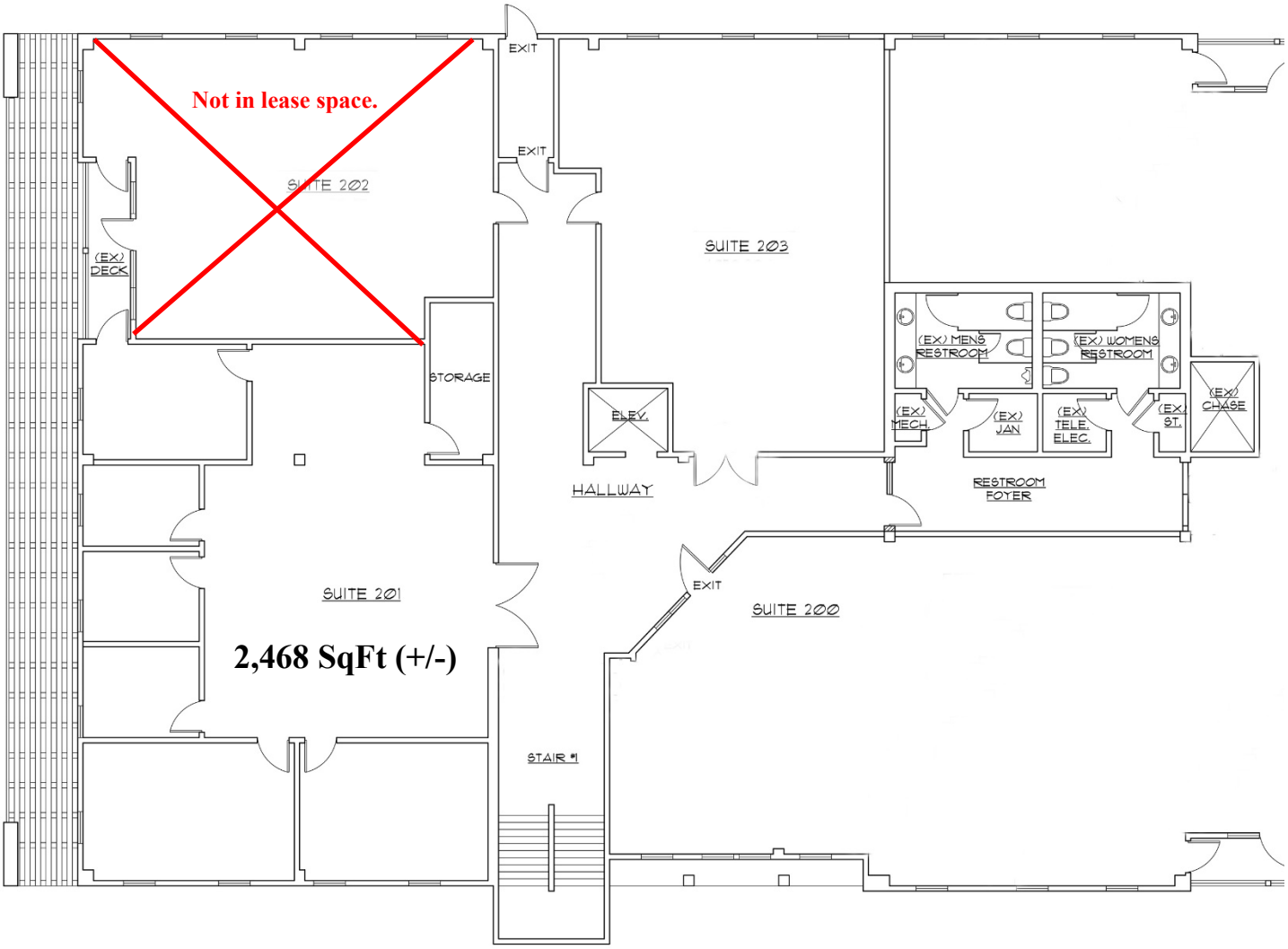
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Marcy Plaza

Suite 201

119 East Marcy Street



2ND LEVEL FLOOR PLAN

NORTH

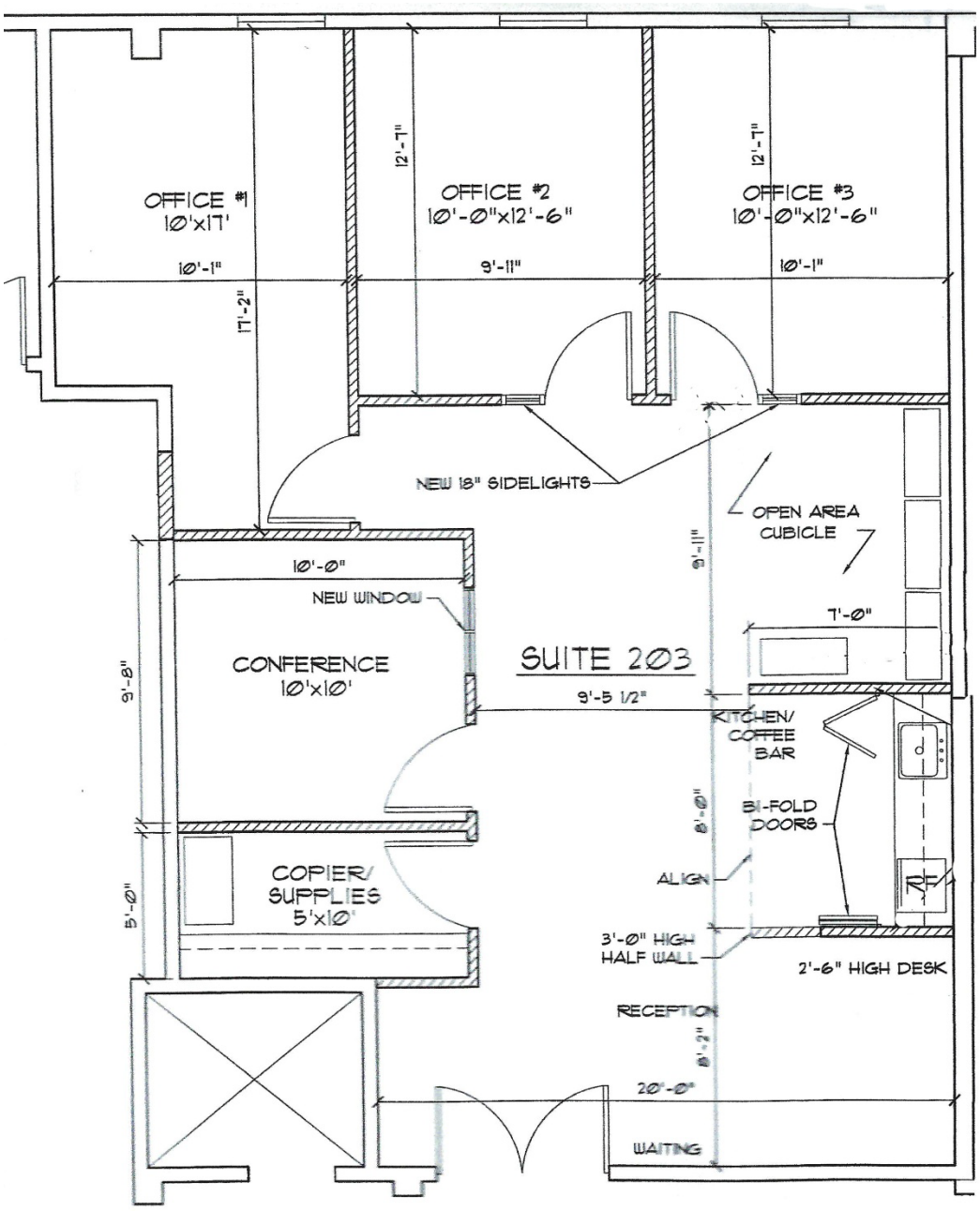
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Marcy Plaza

Suite 203

119 East Marcy Street



Not to Scale

1,315 SqFt (+/-)

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Marcy Plaza Suite 203



Entry / Reception



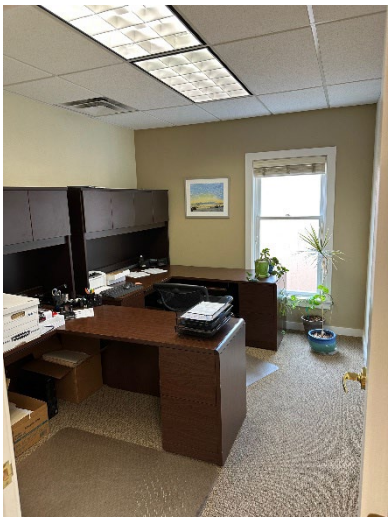
Conference Room



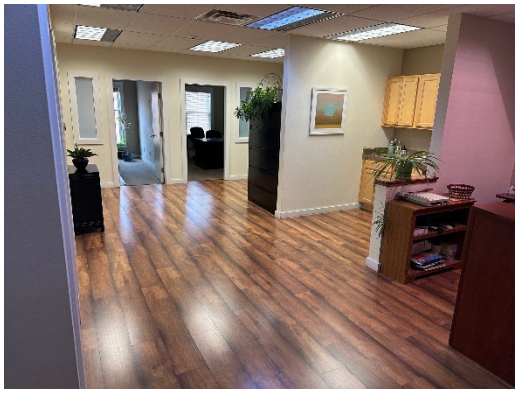
Office #1



Office #3



Office #2



Reception / Wet Bar

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Marcy Plaza

119 East Marcy Street
Lease Summary

We appreciate your interest in evaluating the leasing opportunity we have available. Summarized herein are the general economic terms that we would consider for a conventional lease. We would propose a lease at 119 East Marcy Street, Santa Fe, New Mexico under the following general terms and conditions.

- Term: 5 Years
- Approximate Leasable Area: Suite 201 ~ 2,468 SF
  Suite 203 ~ 1,315 SF

  Common area load factor applied.
- Annual Base Rental Rate: 1st Year: $23.00 per Square Foot
  2nd through 5th Year: Prior Year Rate increased annually by 3.0%.
- Annual pro-rata share of Base Direct Costs, including common area maintenance, utilities, property tax, property and general liability insurance:

  Estimated at $13.00 per Square Foot, subject to adjustment based on actual costs
- Parking – Three story parking garage on property (250+ parking spaces). One monthly unreserved parking space per 350 square feet of rentable area. Additional spaces available at a monthly fee of $175.00 plus tax, per month. Client parking available.
- Leasehold improvements negotiable.

We hope that we have addressed all the points you need to analyze this opportunity. We have attempted to summarize the primary economic terms for a lease. Please let us know if there is any additional information that is required on your part. We are very pleased to have you consider Marcy Plaza.

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