

## 318 Grant Avenue | Downtown Santa Fe



\$23/SF/YR

4,912 Sq. Ft.

\$9,415/Month



**Brant Goodman**  
Qualifying Broker

D: (505) 983-4986

BRANT@LANDSEERMANAGEMENT.COM

LANDSEER MANAGEMENT

613 OLD SANTA FE TRL

SANTA FE, NM 87505

### Highlights

4,912 Sq. Ft.

21 Parking Spaces

Four Bathrooms

14 Offices

Two Kitchenettes

Prime Downtown Location





318 Grant Avenue  
Santa Fe, NM 87501



## Rare Downtown Amenity

Located in the heart of downtown Santa Fe and less than five minutes from the Plaza, this expansive two-story commercial space offers 4,912 square feet of versatile office potential. The property features 14 individual offices, multiple open common areas, and a spacious reception area ideal for welcoming clients. With ample natural light streaming through many windows, the space feels bright and inviting throughout. Both floors include a kitchenette and two restrooms, providing convenience and functionality. The building also includes an IT room with dedicated AC, 12 built-in filing cabinets, and a small second-floor balcony add functionality. Comfort is ensured year-round with a combination of gas forced air, baseboard heating, and mini-split systems for cooling. A rare downtown amenity, the property boasts 21 on-site parking spaces, making it an exceptional opportunity for businesses seeking both visibility and convenience in a prime location.

## DETAILS

Lease Type	NNN
USF	4,912 SF
Rate (Per SF)	\$23/SF/YR
Total Monthly Rent	\$9,415

