

FOR LEASE



OFFICES FOR LEASE IN THE MONTGOMERY ANDREWS BUILDING

317, 321 & 325 PASEO DE PERALTA, SANTA FE, NM 87501



GREAT VISIBILITY & ACCESS FROM PASEO DE PERALTA

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, CCIM, SIOR

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Property Description

317/321/325 Paseo de Peralta



PROPERTY FEATURES

Turnkey offices with glass partitions, heavy oak doors and mill work, commercial carpet, grid ceiling and florescent lighting.

Great location in downtown Santa Fe, New Mexico near the Plaza, Federal Court House, City/County/State Government Offices, restaurants, shopping, galleries, dry cleaners, financial services and more.

Triple net full-service lease includes all items and utilities except janitorial.

Join existing tenants Montgomery Andrews, Wells Fargo, Advisors, Bell Bank Mortgage, TTA Travel.

Enterprise-class fiber optic data connection available.

Ample on-site paved parking and offsite parking.



AVAILABLE SPACES



317 PASEO DE PERALTA - SUITE 3

- Size: 1,593 SF
- Minimum lease term: 5 years
- Base Rent: \$24.00/sf
- NNN Rent Rate: \$10.50/sf

325 PASEO DE PERALTA - SUITE 4

- Size: 1,487 SF
- Parking: 4 onsite parking spaces, 2 offsite parking
- Base Rent: \$22.00/sf
- NNN Rent Rate \$10.50/sf

321 PASEO DE PERALTA - SUITE 5

- Size: 2,202 SF
- Parking: 7 onsite parking spaces, 2 offsite
- Base Rent: \$22.00/sf
- NNN Rent Rate: \$10.50/sf

FLOORPLAN

317/321/325 Paseo de Peralta

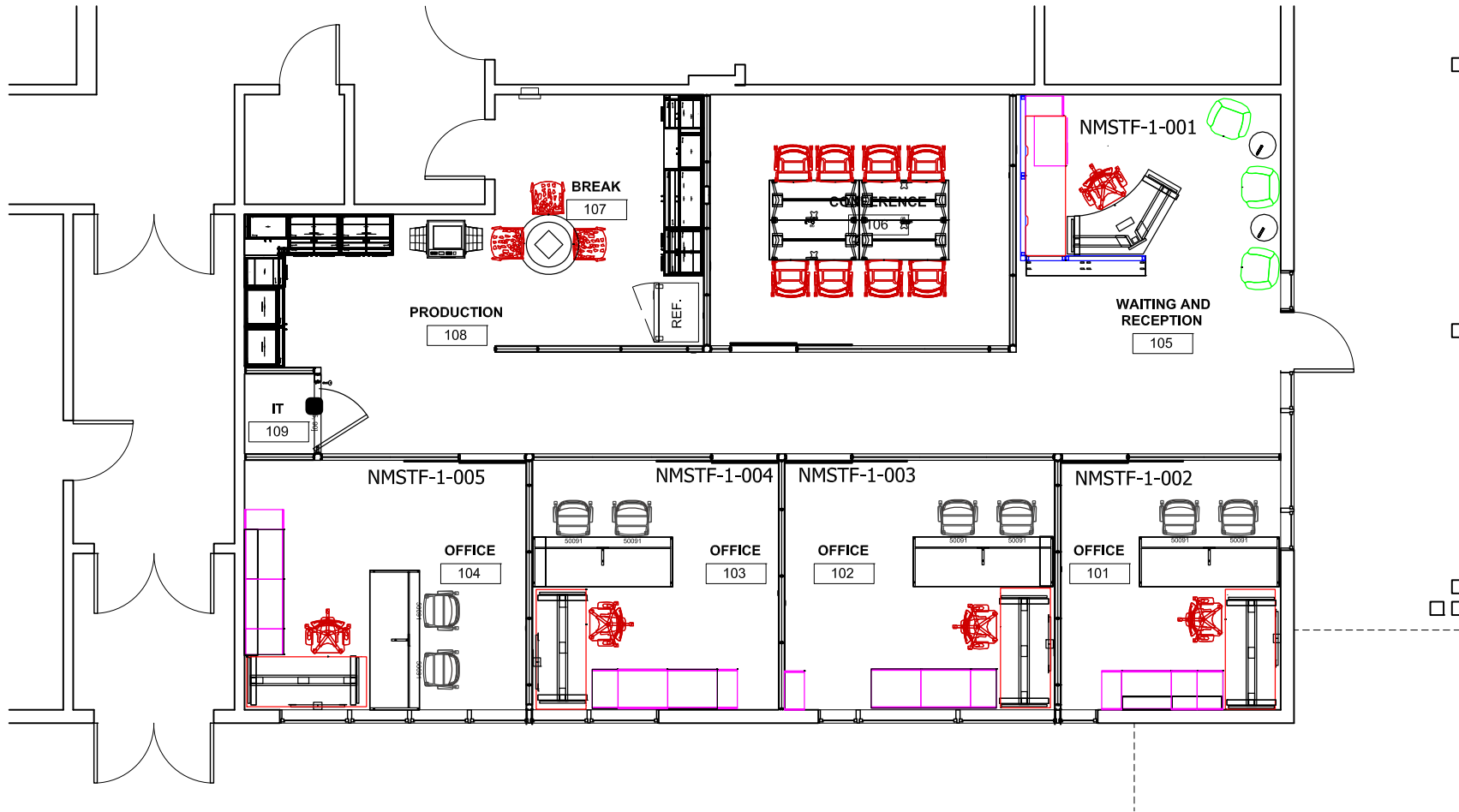


Suite 3 Floorplan

317/321/325 Paseo de Peralta



Date: 9 September 2019
 Page: 1/1
 Scale: 3/16" = 1'-0"



Location: Bell Bank Mortgage - Santa Fe
 Address: 317 Paseo de Peralta
 Santa Fe, New Mexico 87501

File Path: S:\Santa Fe\Furn Plan 0919.dwg





317 Paseo de Peralta

1,593 SF

Minimum lease term: 5 years

Base Rent: \$24.00/sf

NNN Rent Rate: \$10.50/sf

- Clean, modern glass and aluminum interior design
- 4 hard offices, 1 conference room, 1 break room, reception area, dedicated IT closet, shared restrooms
- 2 onsite parking spaces and 4 offsite parking spaces

Exterior Photos

317/321/325 Paseo de Peralta

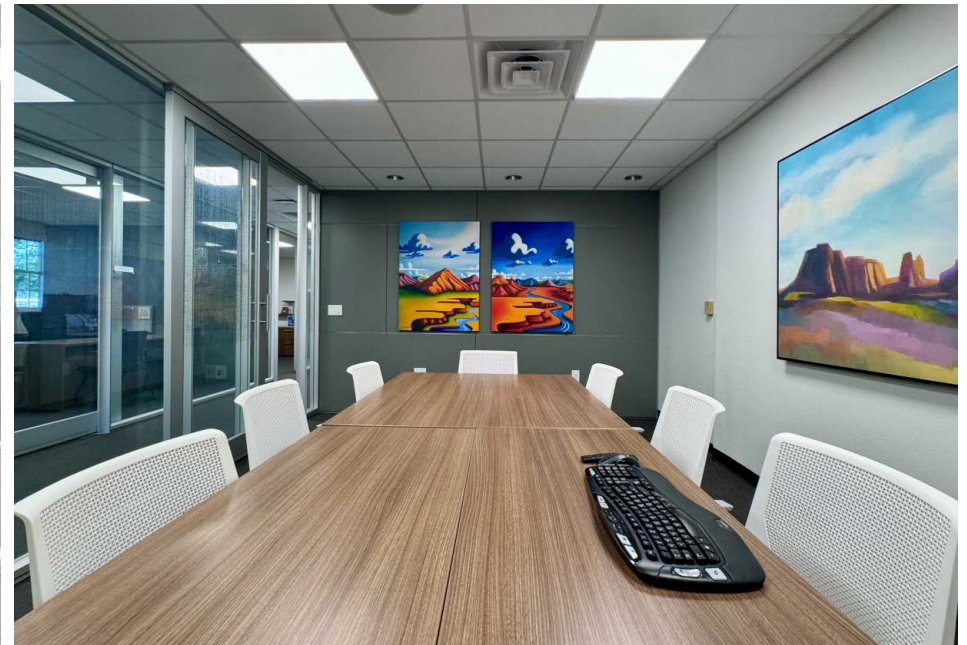


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Suite 3 Photos

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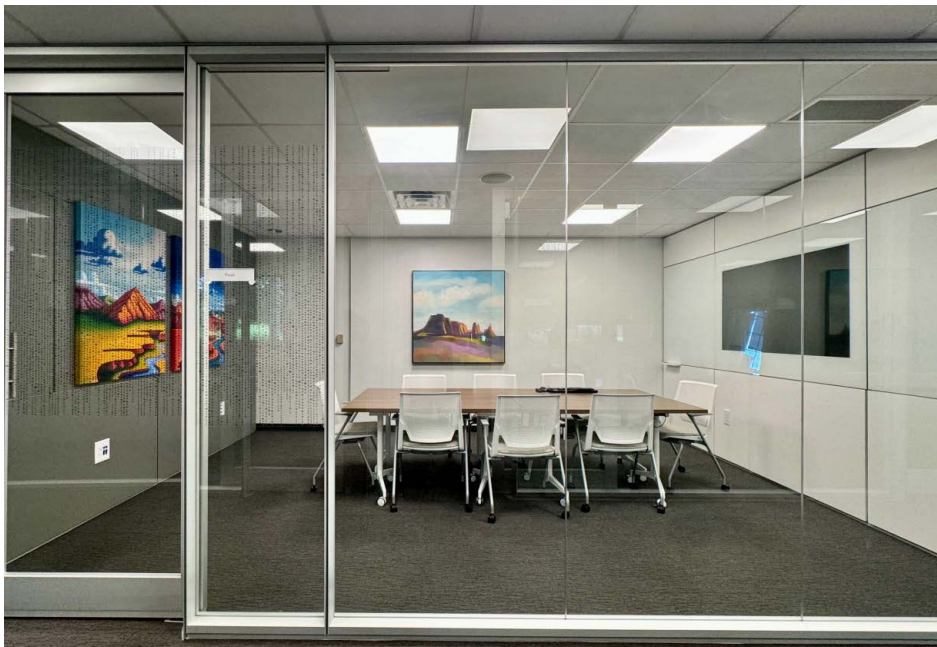


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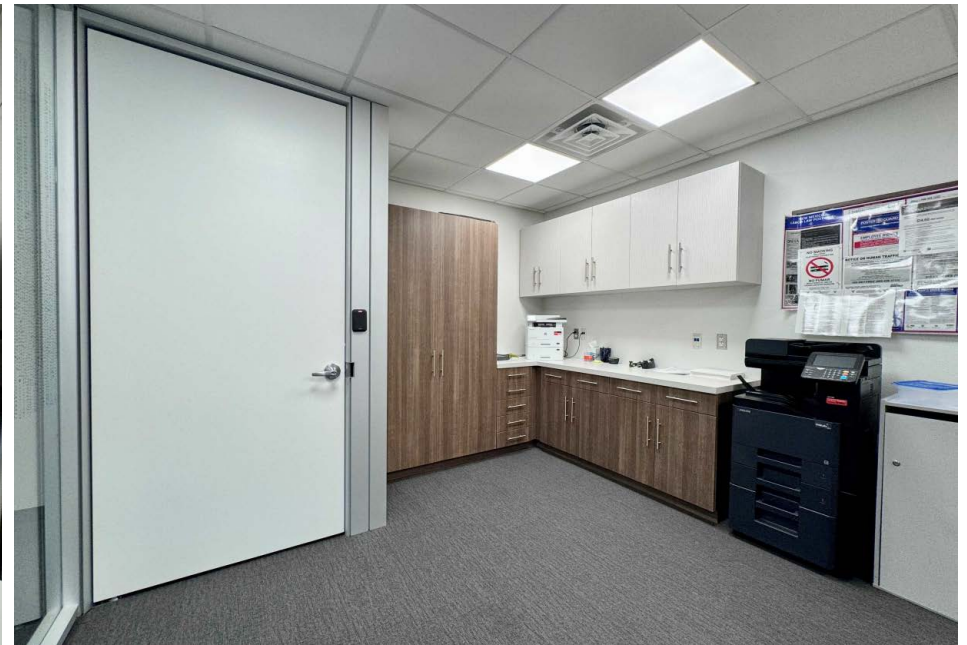


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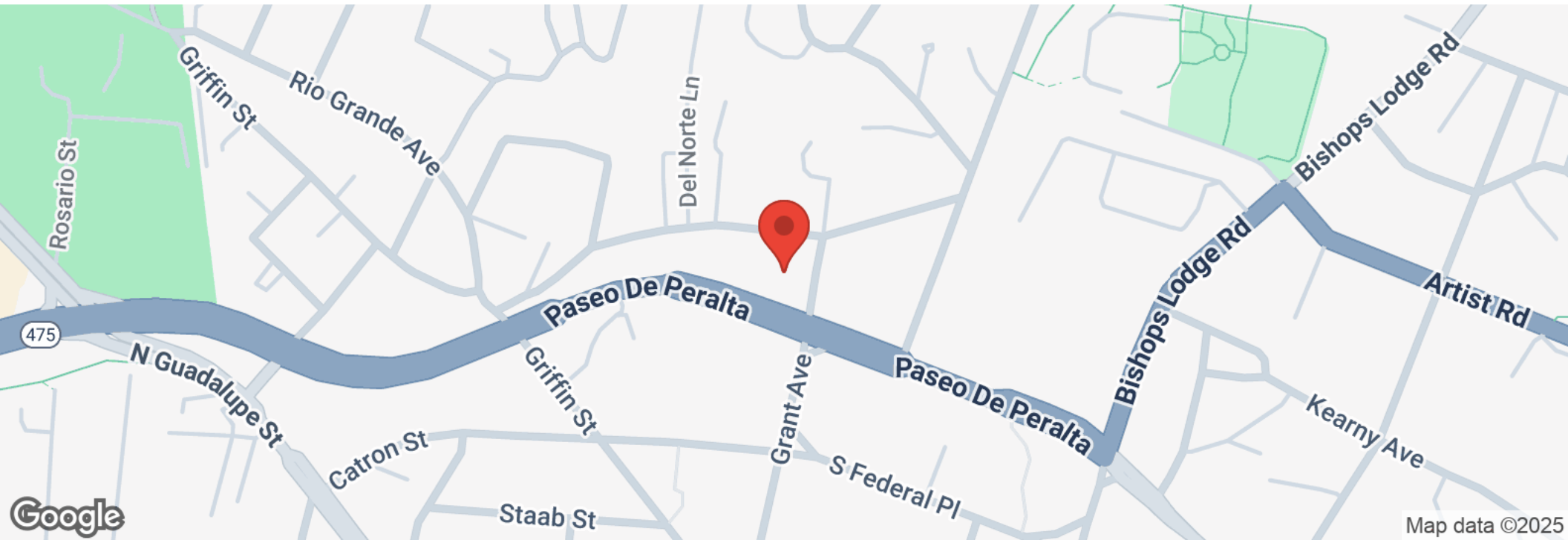
VICINITY MAP

317/321/325 Paseo de Peralta



Location Maps

317/321/325 Paseo de Peralta



Aerial Map

317/321/325 Paseo de Peralta



SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL’s budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





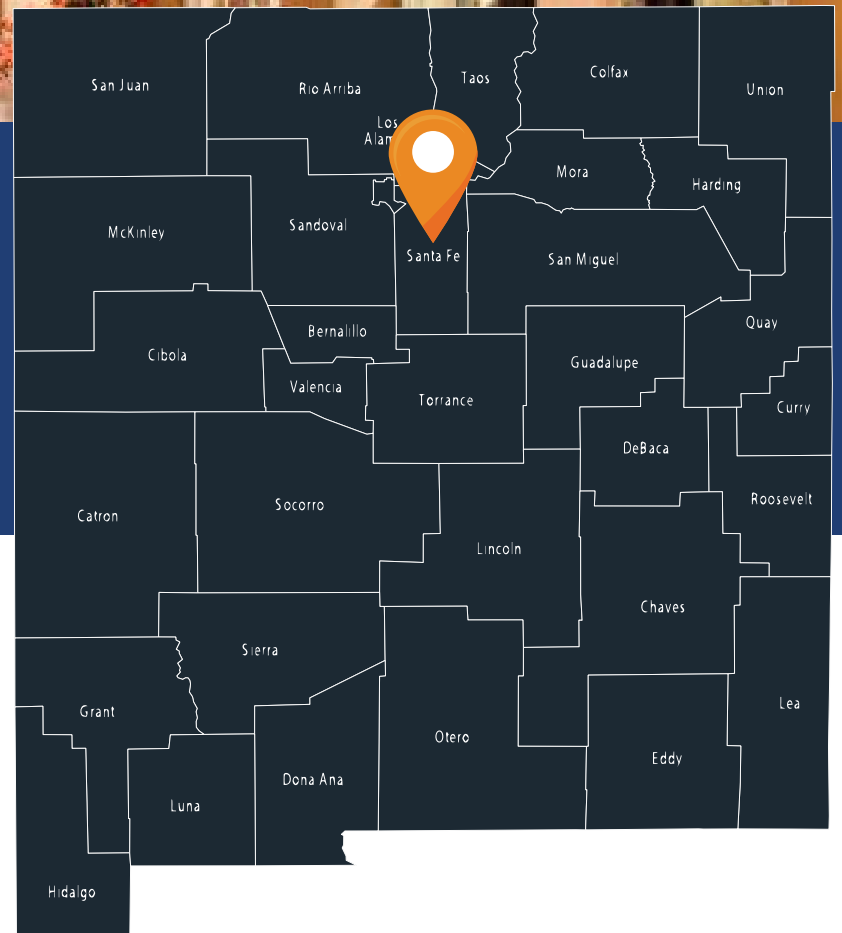
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 1. State of New Mexico Government | 7. Thermo Bioanalysis |
| 2. Cristus St. Vincent Hospital | 8. Sante Fe Opera (Seasonal) |
| 3. Presbyterian Medical | 8. Walmart |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican |
| 5. City of Santa Fe | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County | |

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com





Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

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NMREL - 40315

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)