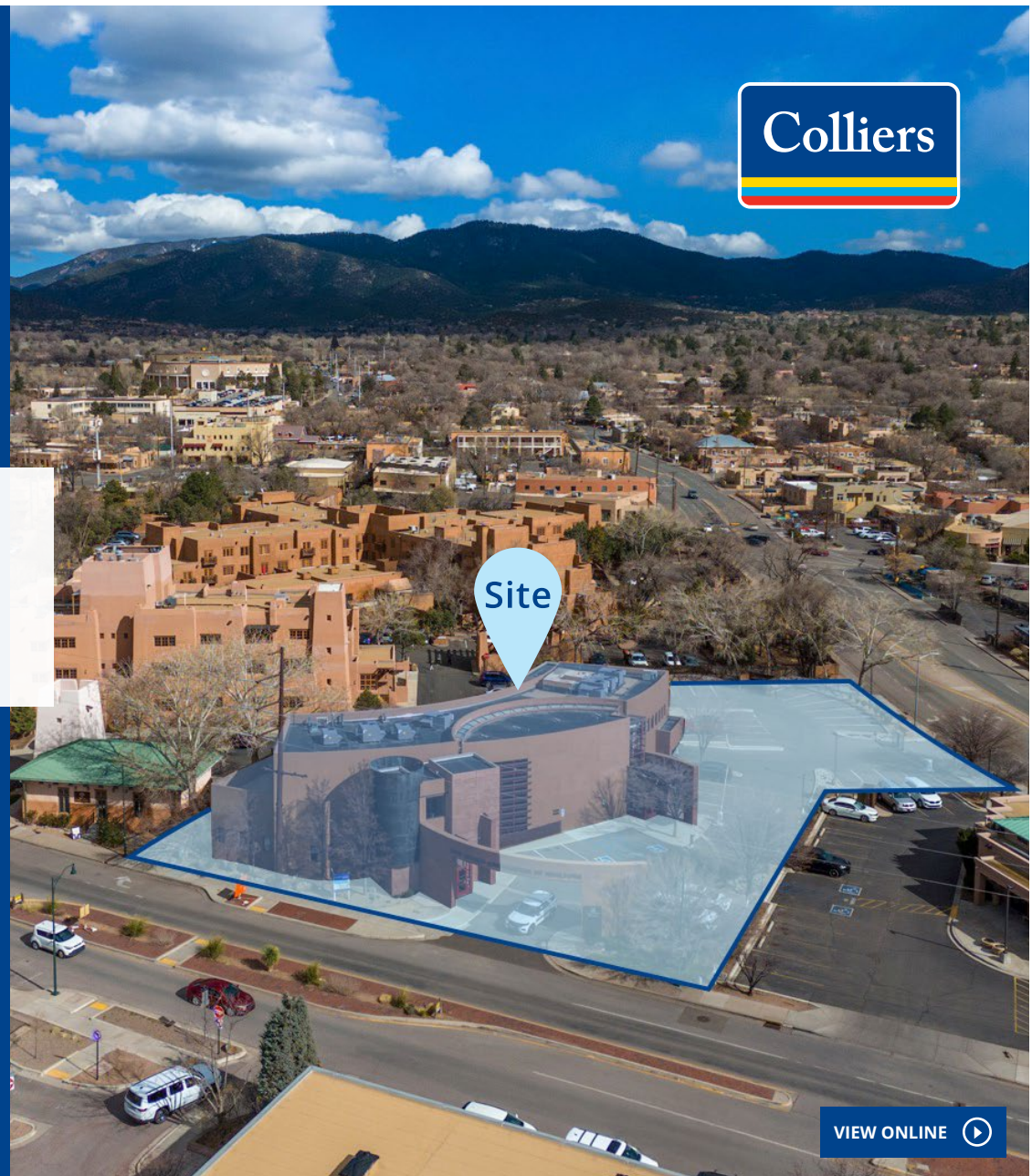


Upscale Santa Fe Offices in Prime Location

549 S. Guadalupe St.
Santa Fe, NM 87501

Close Proximity to the Roundhouse, New Mexico's State Capitol Building

Walking distance from Rail Runner commuter train,
as well as world-class accommodations, dining,
galleries and shopping



[VIEW ONLINE](#) 

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549 S. Guadalupe St. | For Lease

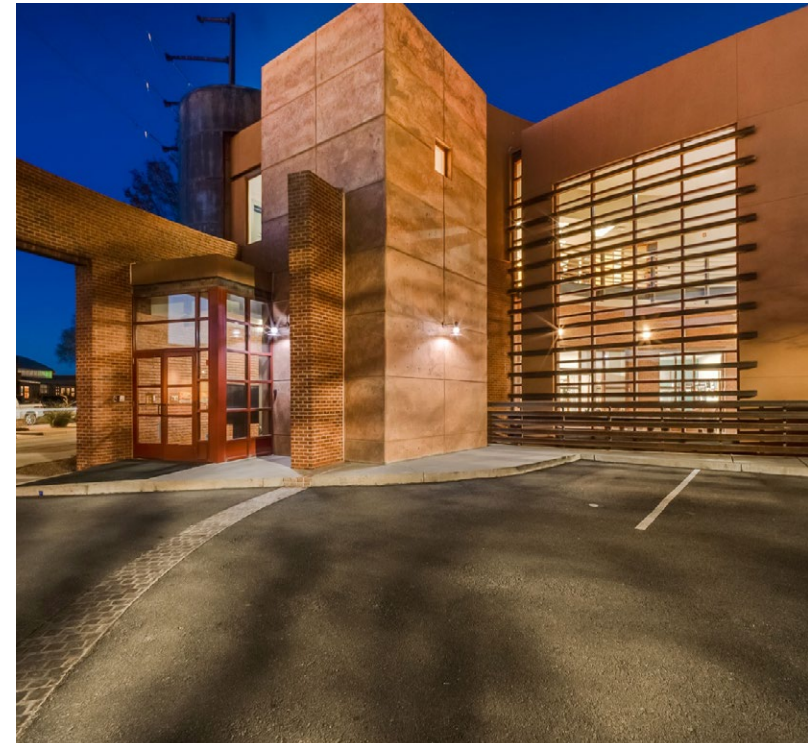
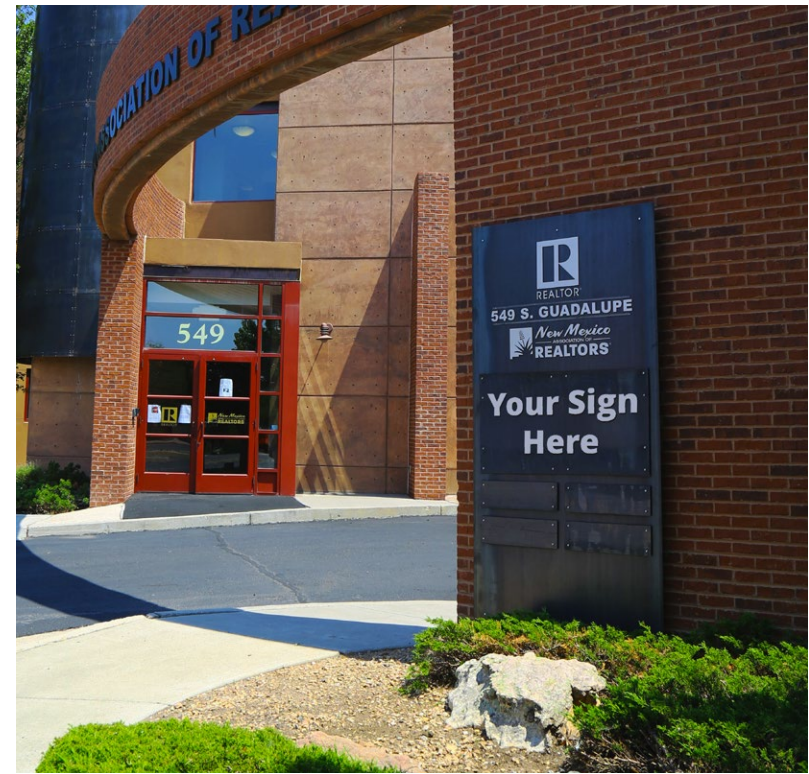
Property Profile

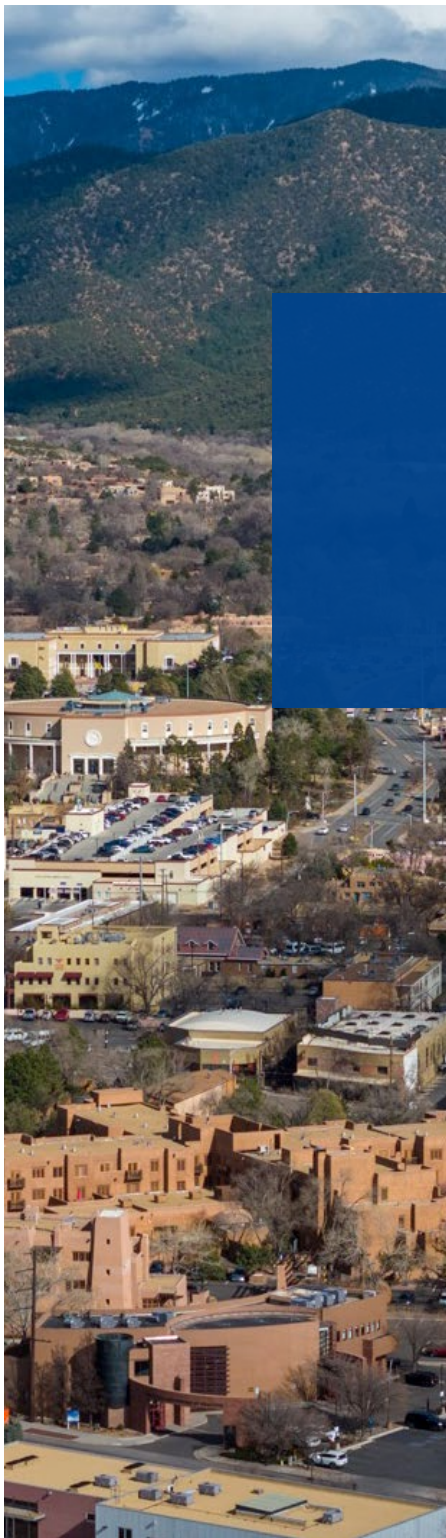
Details

Lease Rate	See Broker
Lease Type	Full Service
Available Space	± 3,419 SF demisable,
Submarket	Santa Fe
Zoning	BCDCER
Parking Ratio	1.9 : 1000

Features

- Building conference room
 - Secure key fob access
 - Property professionally managed
 - LED lighting
 - Elevator and stair access
 - Breakroom/kitchen areas
 - Wifi throughout
- Garden Level:**
- Ideal space for gathering, co-working, art gallery, yoga studio, or executive office
 - Versatile open floor plan
 - Storage
 - Common restrooms for the floor





The building features common area conference rooms, kitchen areas, private bathrooms on each floor, and private offices in addition to open work areas. Garden Level features LED lighting, private offices, open work area/meeting space, common restrooms, and break room/kitchen.

Features & Amenities

- Directly across from the Santa Fe Rail Yard and NM Rail Runner Station
- In proximity to New Mexico government buildings and establishments
- Executive offices
- Building conference room
- Secure key fob access
- Property professionally managed
- LED lighting
- Common restrooms
- Elevator and stair access
- Break room/kitchen areas
- Garden Level:
 - Storage
 - Ideal space for gathering, co-working, or art gallery
 - Versatile open floor plan

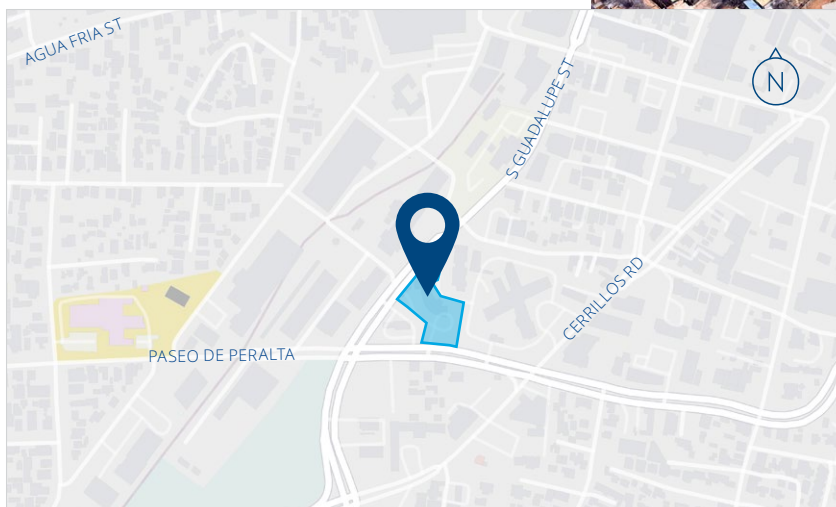
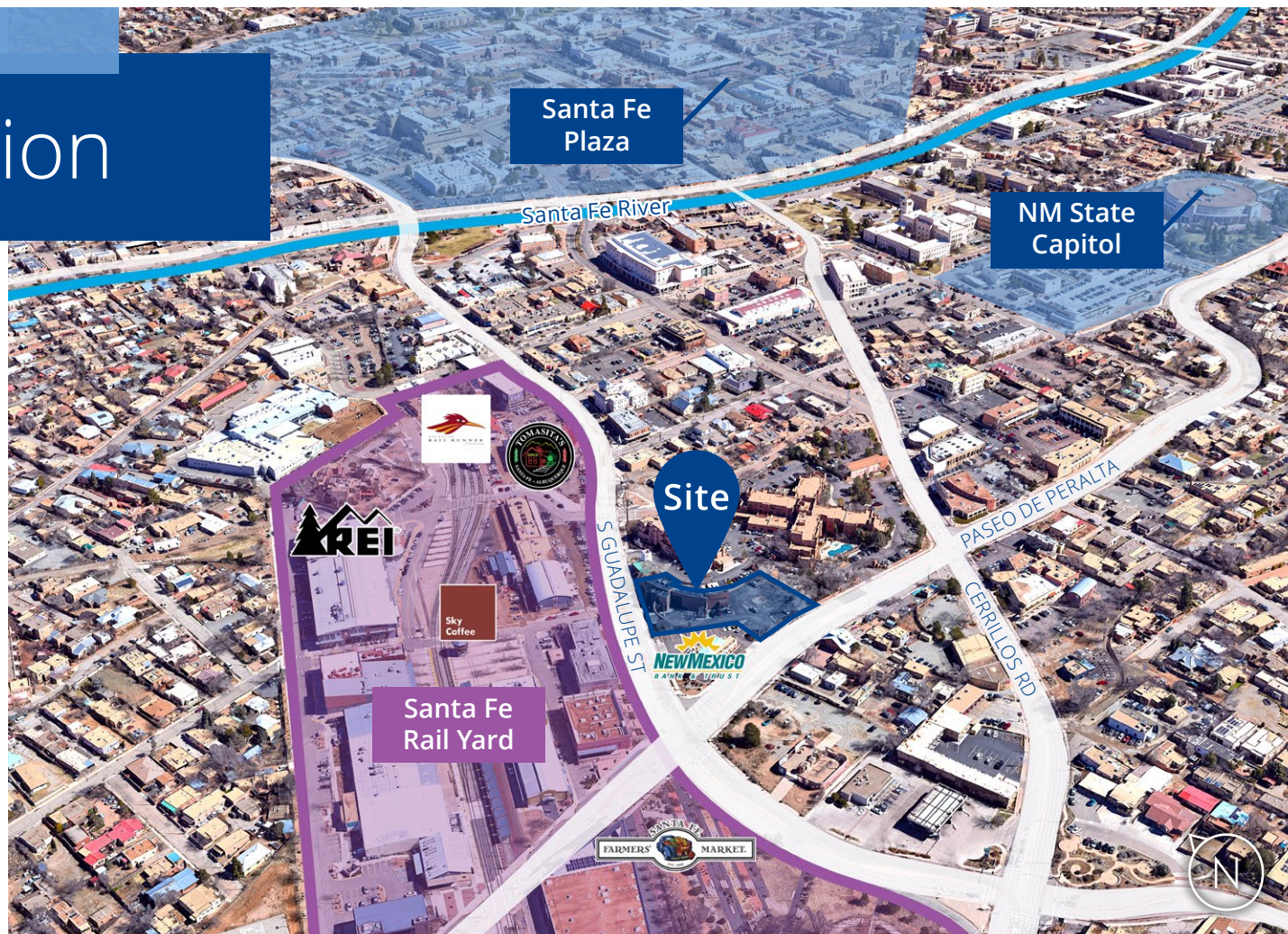


549 S. Guadalupe St. | For Lease

Prime Location

Located at the high traffic intersection of S. Guadalupe St. (11,049 VPD), Paseo De Peralta (5,318 VPD), and Cerrillos Rd. (17,197 VPD), 549 S. Guadalupe St. provides unbeatable visibility.

± 3,419 SF
Available



Parking



Bike Score
85



Walk Score™
74



Accessibility



Security
Features



+100
Restaurants



66,360
Daytime Population



Rail Runner
Access

549 S. Guadalupe St. | For Lease

Property Gallery

[VIEW ONLINE](#) 



Historic Rail Turnaround
in front parking lot



Break Room



Garden Level



Executive Suite

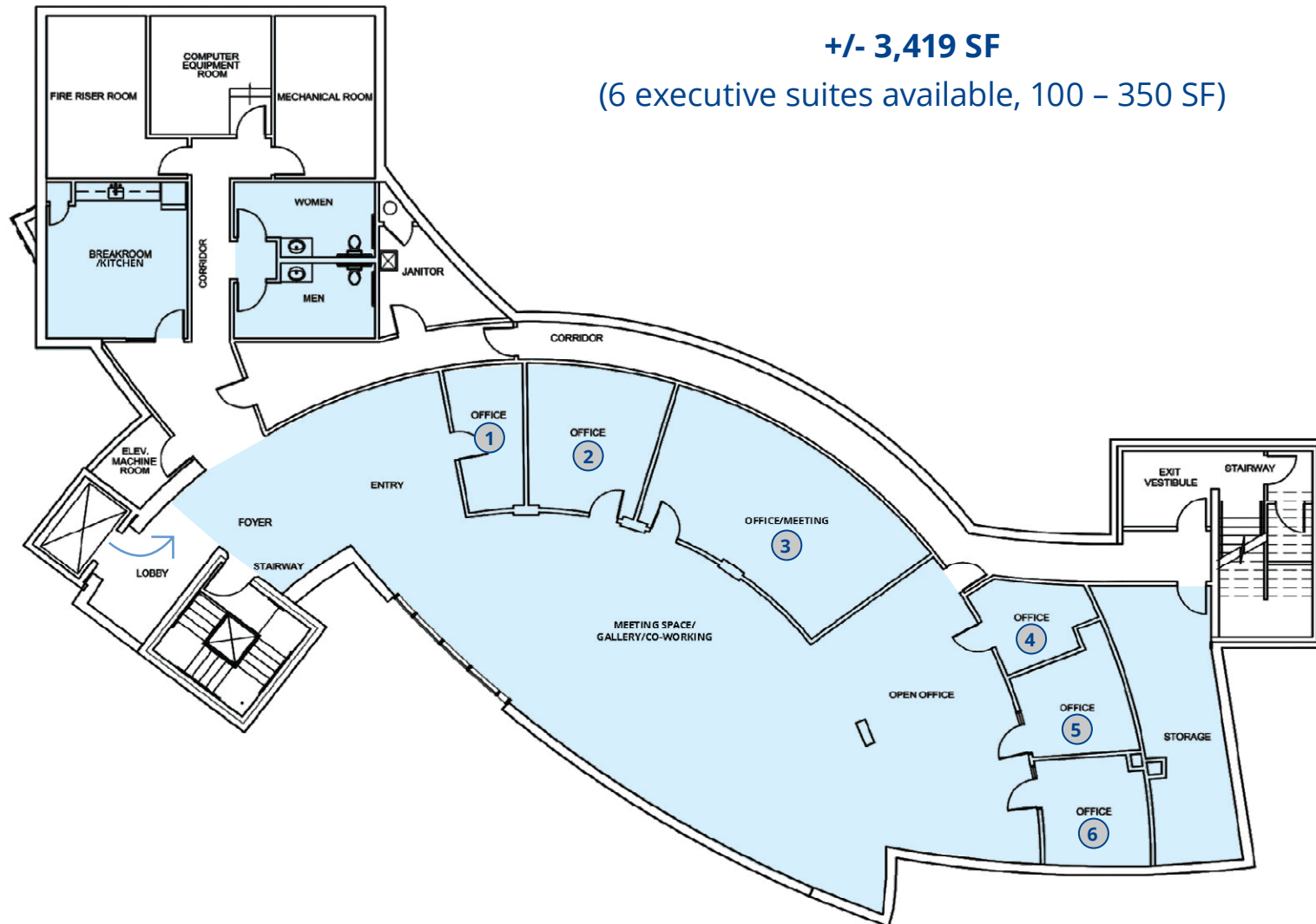


Garden Level



Building Conference Room

Garden Level



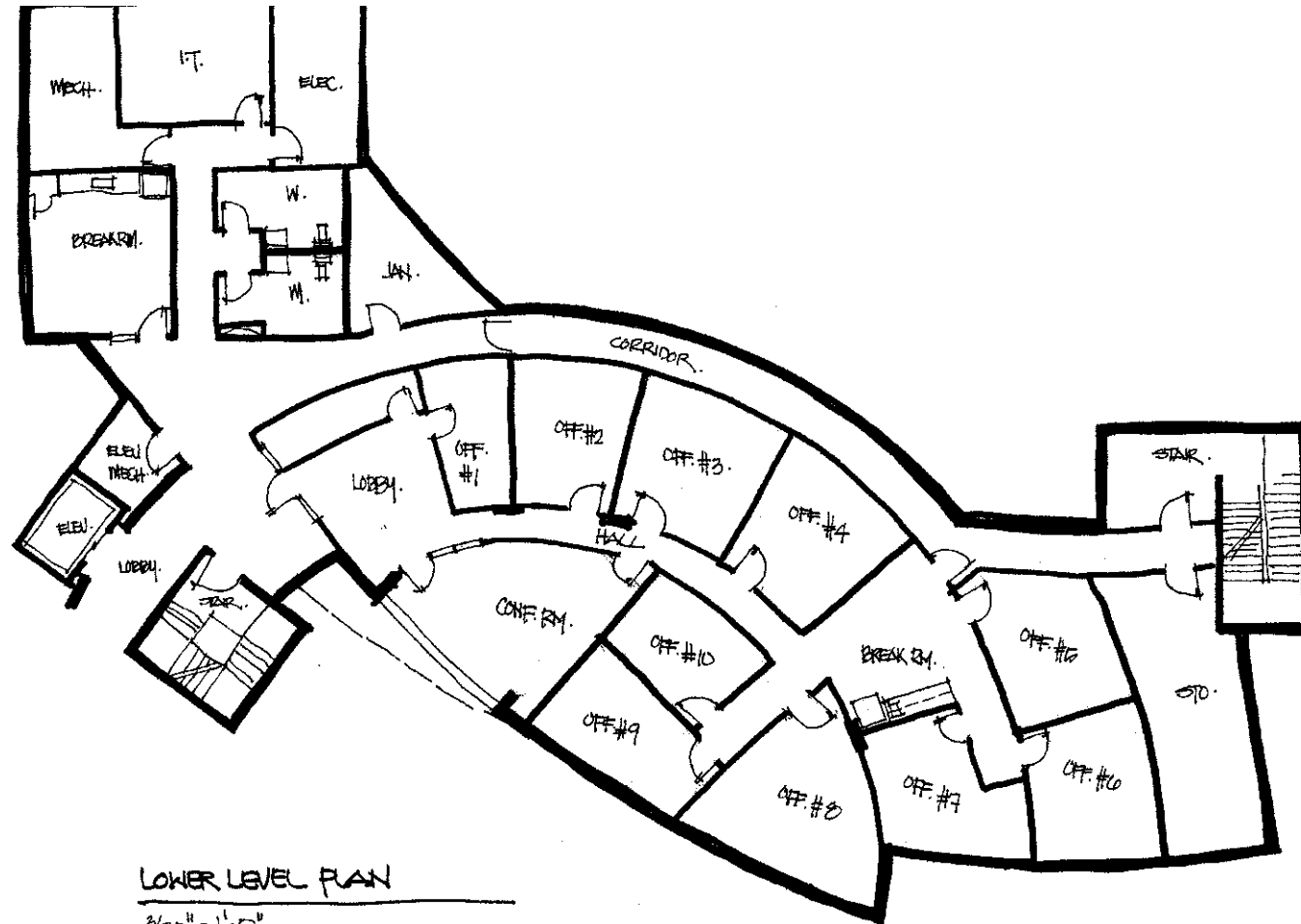
+/- 3,419 SF

(6 executive suites available, 100 – 350 SF)



Site Plan

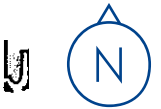
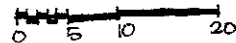
* Conceptual Alternate Office Configuration



LOWER LEVEL PLAN

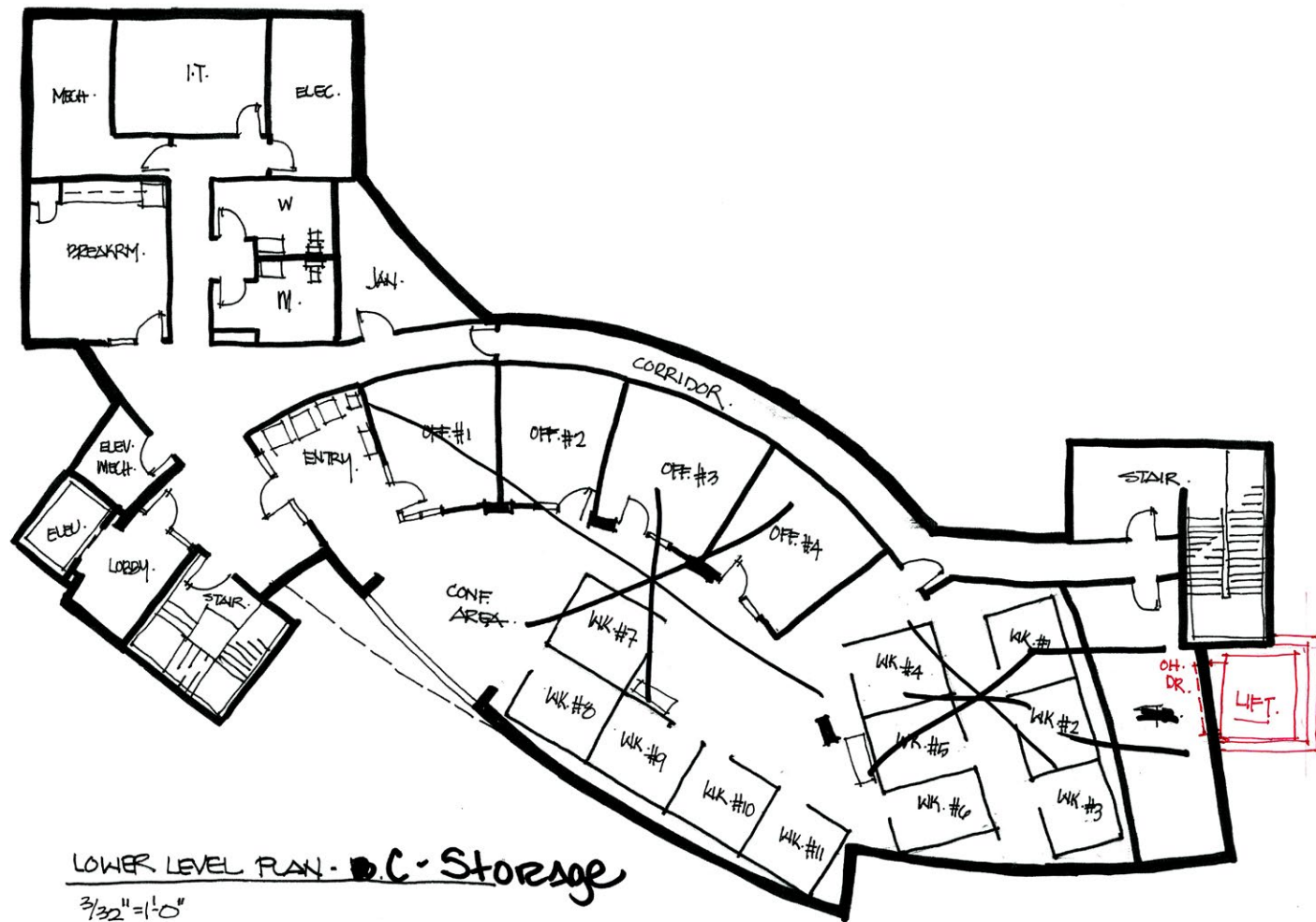
$\frac{3}{32}'' = 1'-0''$

10/06/25



Site Plan

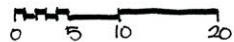
* Conceptual Art Gallery Storage



LOWER LEVEL PLAN - C-Storage

$\frac{3}{32}'' = 1'-0''$

10/00/25



Local Area

Santa Fe Rail yard

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 Rail yard
Casa Nova
Rail yard Flats
Pop Up Santa Fe Clay
Santa Fe Tourism Center

Site

NM State Capitol

Santa Fe Plaza

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

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

13 min (0.6 mi) to
New Mexico State Capitols

16 minutes (0.7 mi)
to Santa Fe Plaza





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