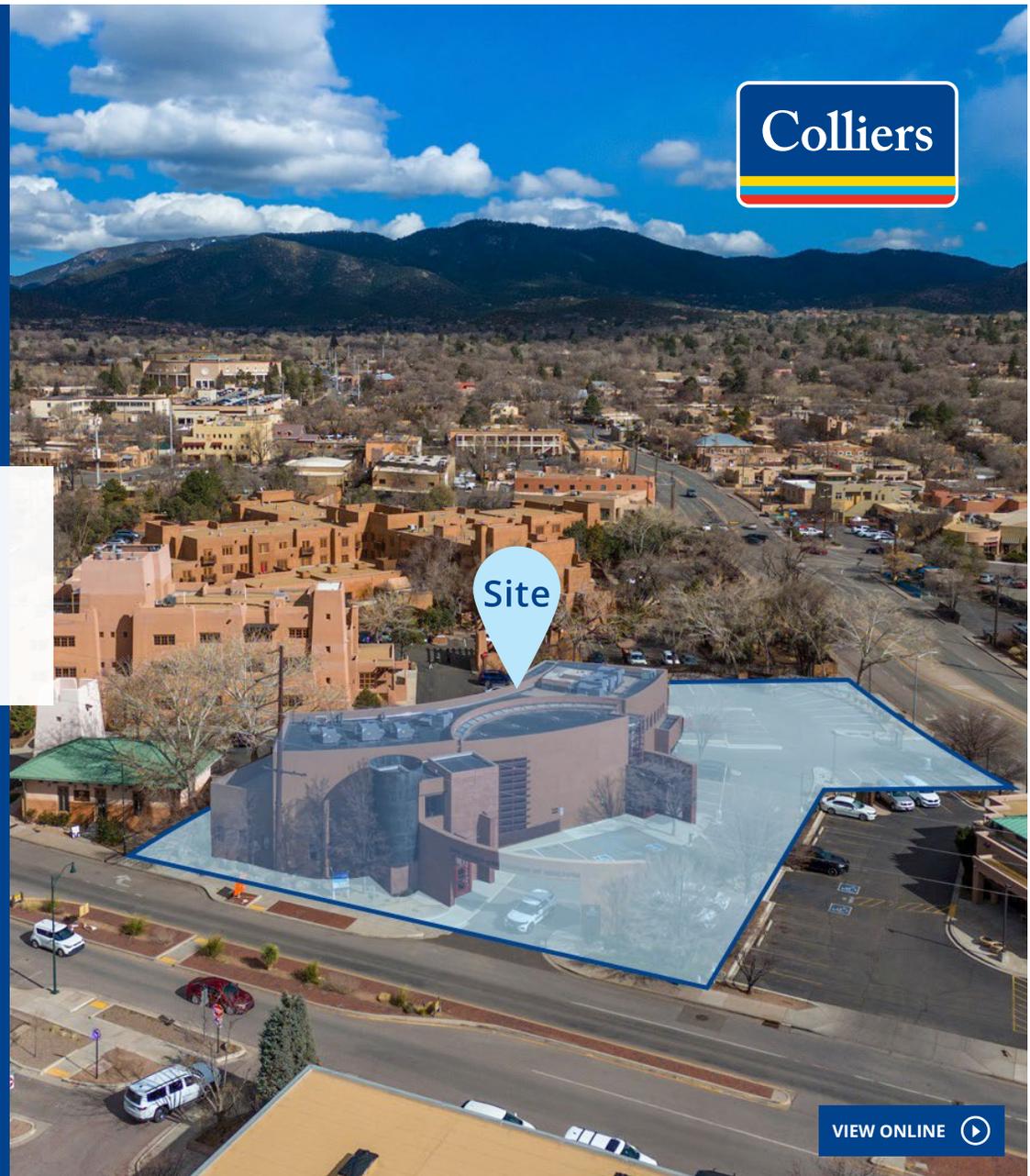


Upscale Santa Fe Offices in Prime Location

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



Colliers

VIEW ONLINE 

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549 S. Guadalupe St. | For Lease

Property Profile

Details

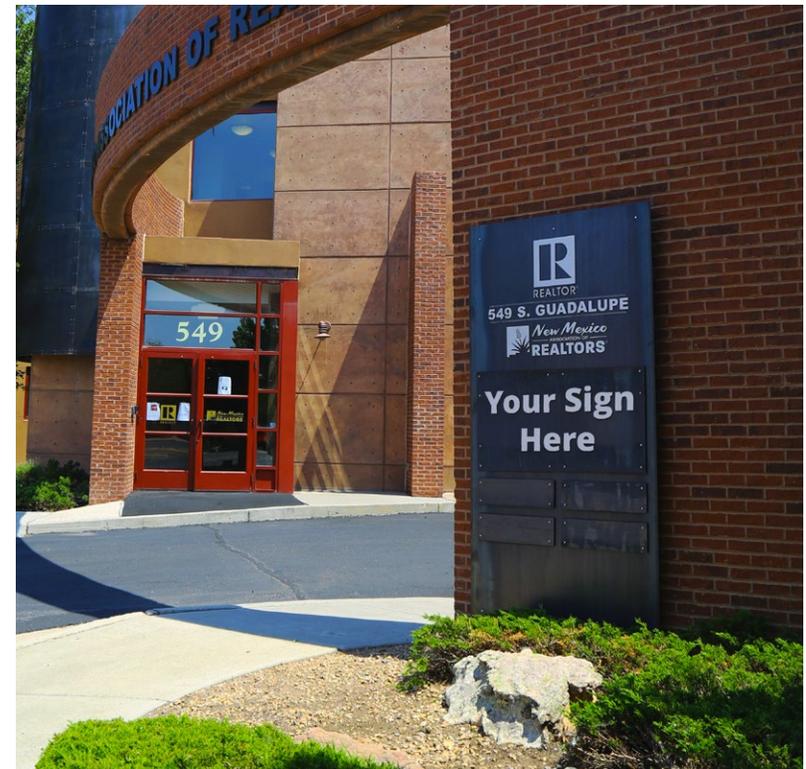
Lease Type	Full Service	
Garden Level	± 3,419 SF demisable	For pricing contact brokers*
Second Level	± 134 SF, Suite 203	\$750/mo
Submarket	Santa Fe	
Zoning	BCDCER	
Parking Ratio	1.9 : 1000	

Features

- Building conference room
- Secure key fob access
- Property professionally managed
- LED lighting
- Elevator and stair access
- Breakroom/kitchen areas
- Wifi throughout
- Suite 203 is fully furnished

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

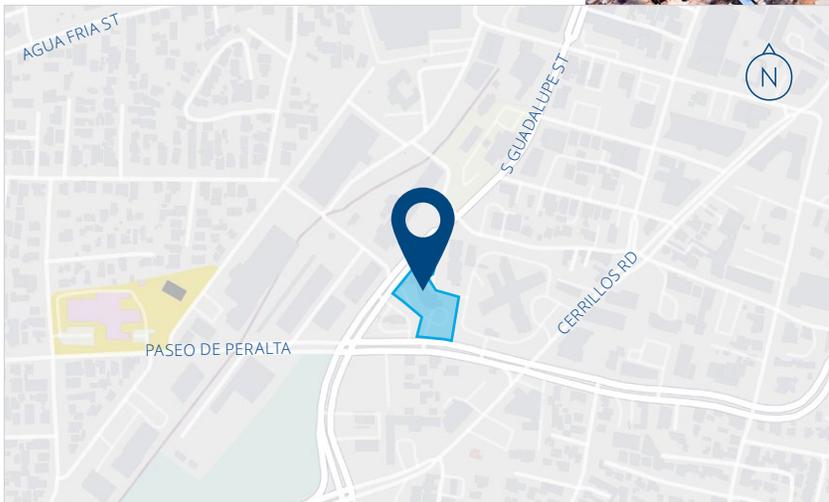
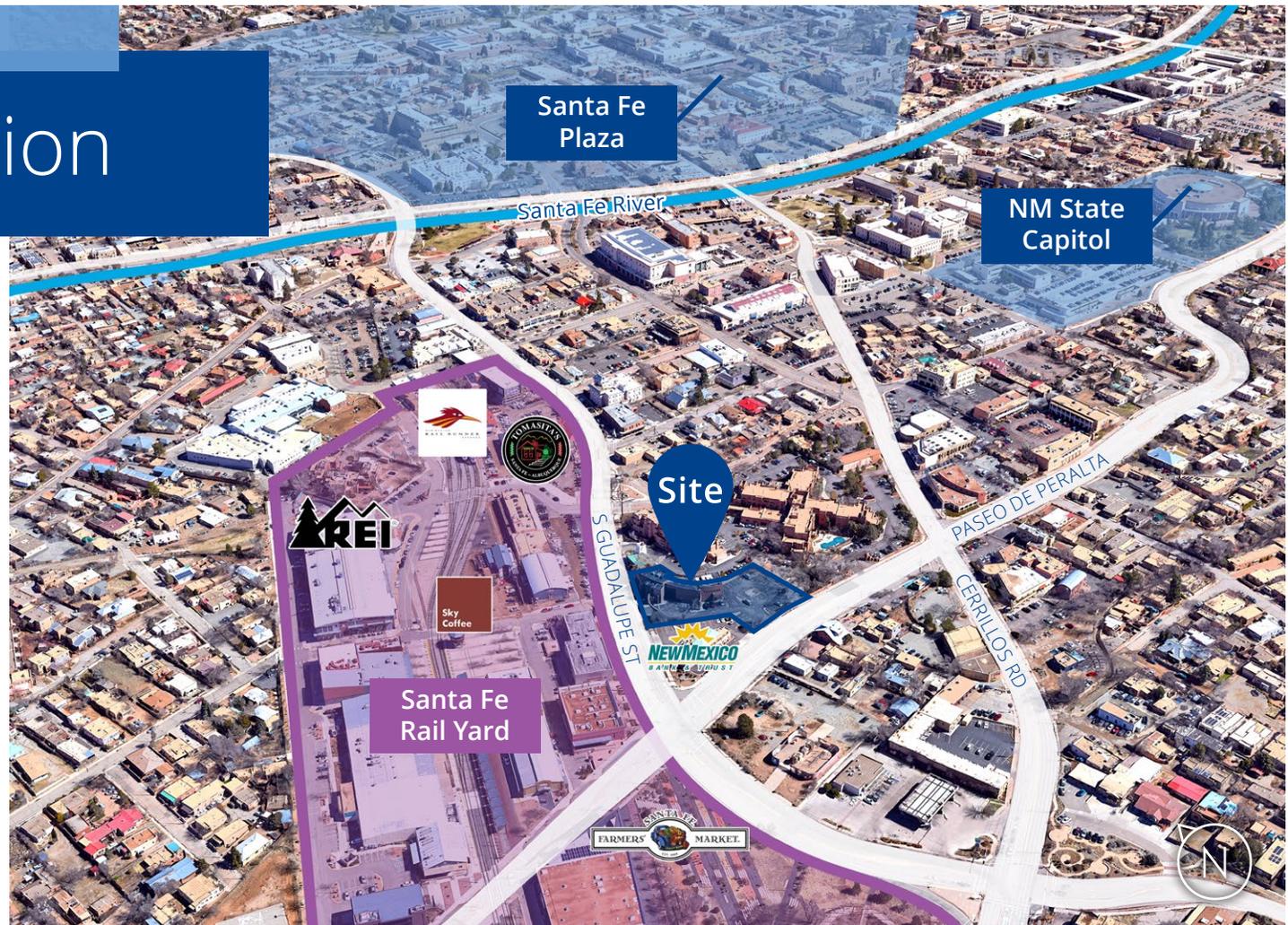


549 S. Guadalupe St. | For Lease

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.

± 3,553 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



Suite 203



Garden Level



Building Conference Room

Garden Level



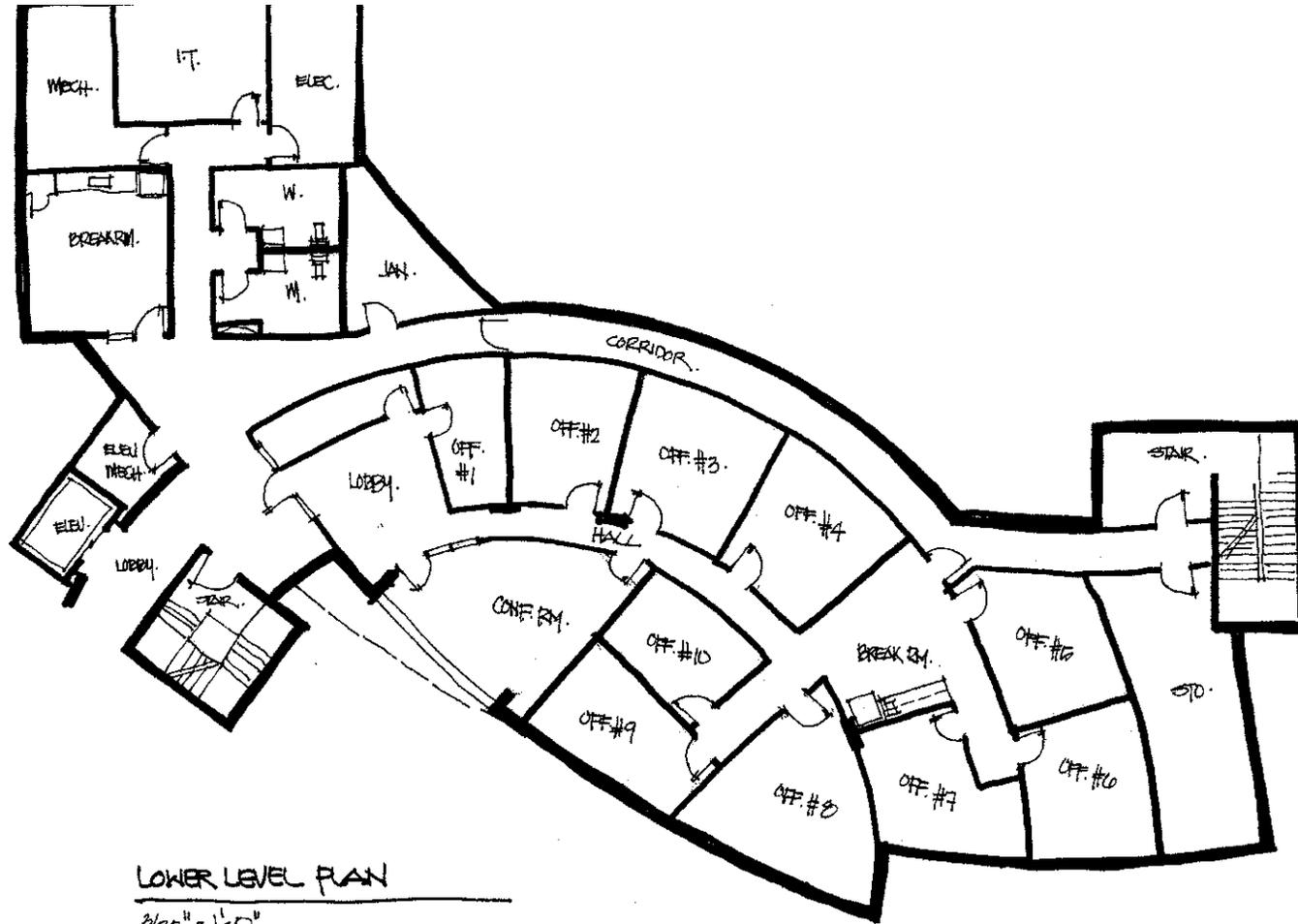
+/- 3,419 SF

(6 executive suites available, 100 – 350 SF)



Garden Level

* Conceptual Alternate Office Configuration



LOWER LEVEL PLAN

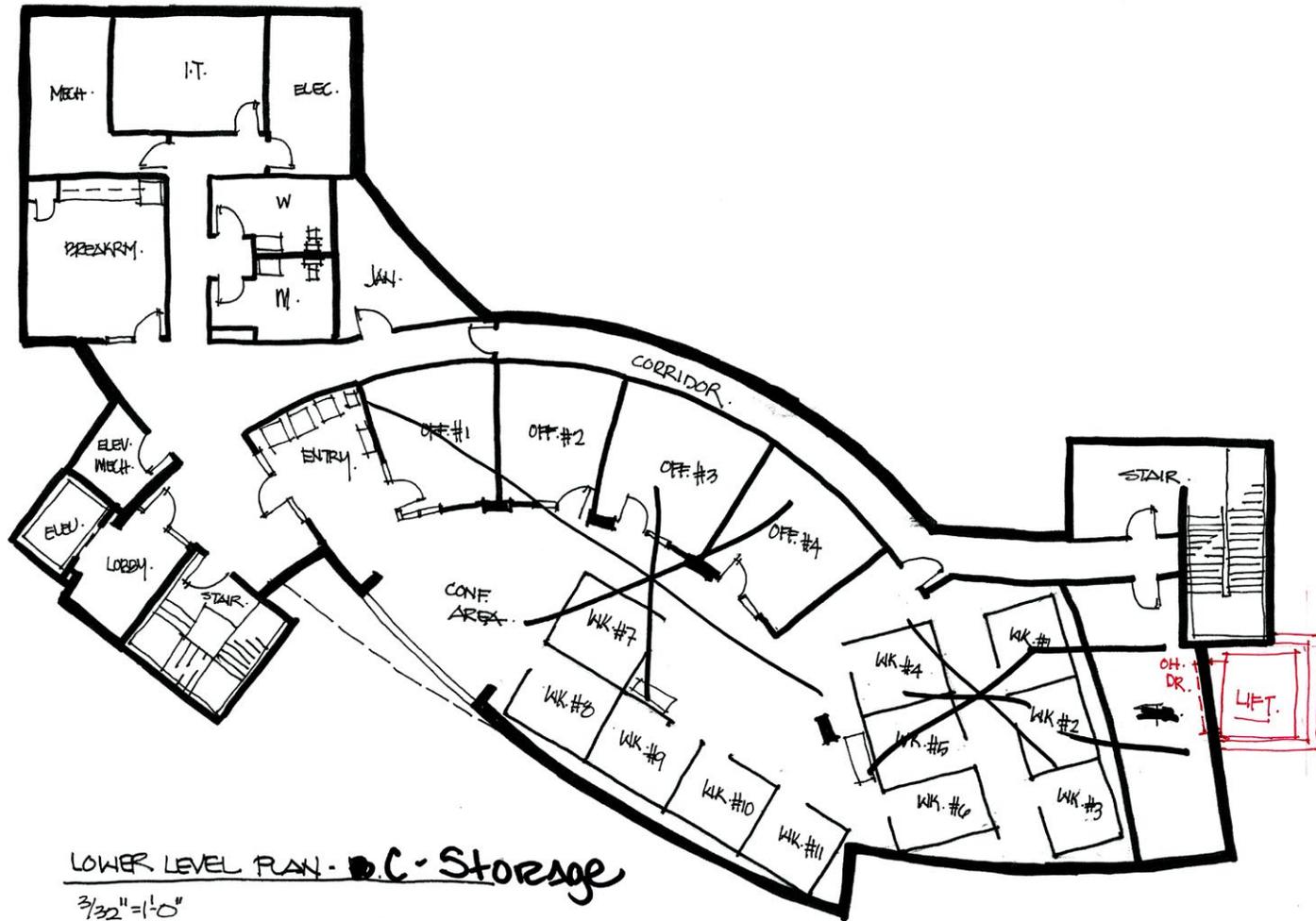
$\frac{3}{32}'' = 1'-0''$

10/06/25



Garden Level

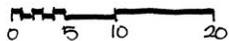
* Conceptual Art Gallery Storage



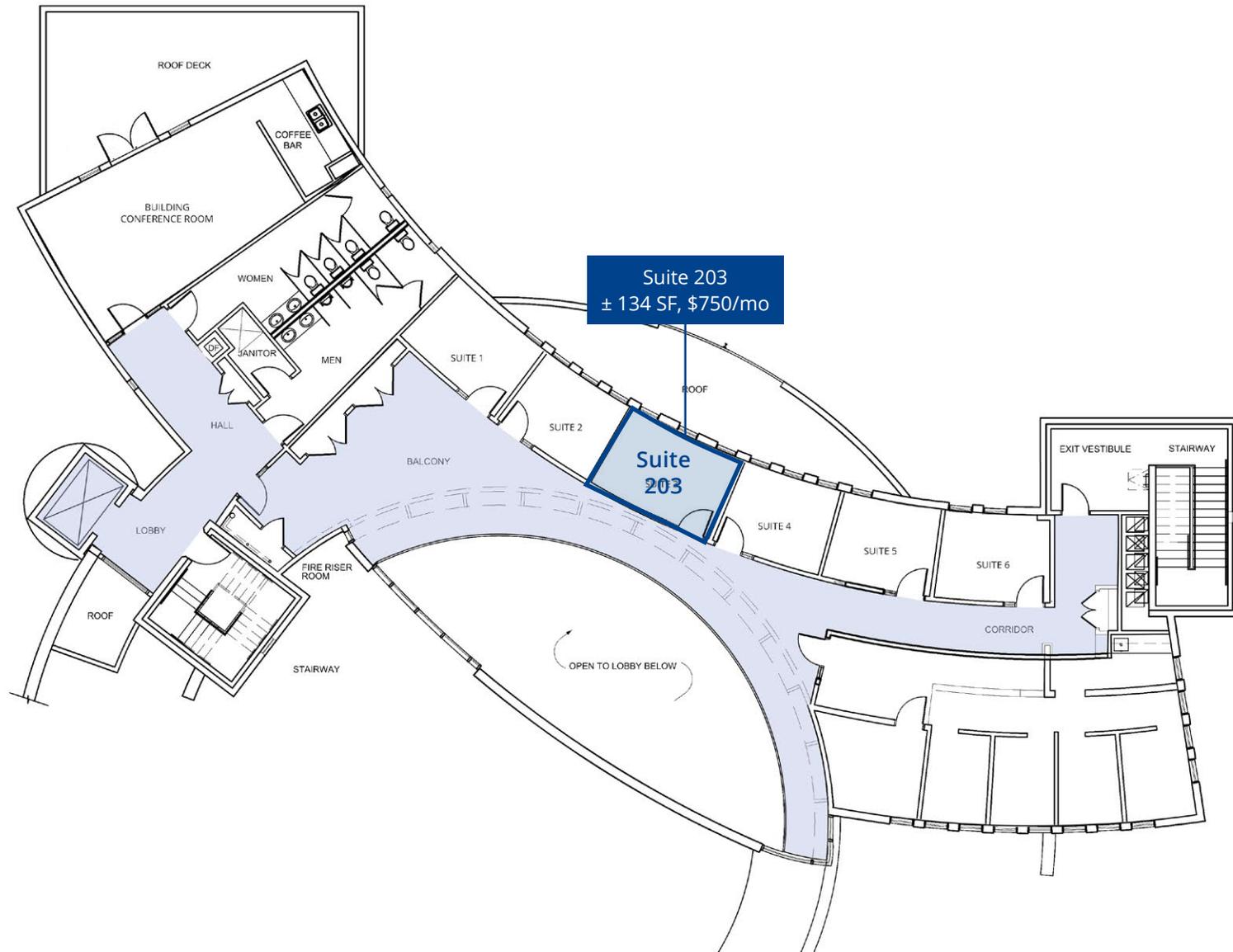
LOWER LEVEL PLAN - **C-Storage**

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

10/00/25



Second Level



Local Area



Santa Fe Railyard
 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 Railyard
 Casa Nova
 Railyard Flats
 Pop Up Santa Fe Clay
 Santa Fe Tourism Center

- 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





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