

FOR SALE

2904 RODEO PARK DRIVE E BUILDING #100
SANTA FE, NM 87505



PERFECT SINGLE TENANT INVESTMENT OPPORTUNITY FOR THE RIGHT BUYER! THIS SINGLE LEVEL BUILDING WAS BUILT BY SF BROWN IN 2001 AND CONSISTS OF 9,785 SQUARE FEET AND IS CURRENTLY LEASED TO AN ENGINEERING FIRM SOUDER, MILLER AND ASSOCIATES THROUGH JANUARY 31ST OF 2028. THIS LEASE HAS SCHEDULED ANNUAL RENT INCREASES EVERY OCTOBER 1ST OF 1.5% AND IS CURRENTLY PAYING \$12,577.29 PER MONTH. THIS IS A NNN LEASE WITH THE TENANT PAYING RE TAXES, INSURANCE, CONDO ASSOCIATION FEES AND ANY OTHER ASSOCIATED SPECIAL ASSESSMENTS.

THE CURRENT NOI IS \$153,192.00 WITH A CAP RATE OF 6.66%

THE SPACE ITSELF CONSISTS OF A MIXTURE OF SINGLE PRIVATE OFFICES, CONFERENCE ROOMS, FLEX SPACE ALL SURROUNDING A CENTRAL OUTDOOR PRIVATE COURTYARD WHICH IS BEAUTIFULLY LANDSCAPED.

- 9,785 Square Foot Standalone Office Building
- MLS #202340557
- \$2,300,000.00



SF BROWN REAL ESTATE
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