

STUDIOS AT PARKWAY FOR LEASE



1189 Parkway Drive, Santa Fe, NM 87507

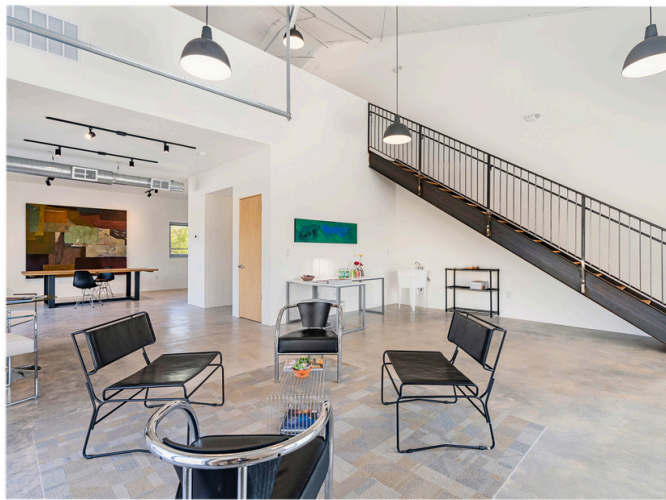


GIORGETTI
REAL ESTATE
SANTA FE



PROPERTY FEATURES

NUMBER OF UNITS FOR LEASE	3
BUILDING SF	1,587
LAND SF	1,677
LAND ACRES	0.04
YEAR BUILT	2025-2026
ZONING TYPE	I-1
ROOF	Metal - Corrugated
FLOOR	Concrete
ELECTRIC	Public
SEWAGE	City
PARKING	Parking Lot
CURRENT USE	Industrial, Office, Retail



Santa Fe's Newest *Flex-Use Condos*

The Studios at Parkway is Santa Fe's newest commercial, industrial, and flex-use condominium development, ideally located in the burgeoning Warehouse and Arts District of Siler/Rufina. Designed to inspire creativity and support growth, the community will total 29 units. Already home to thriving businesses including Wild Leaven, F1 Cyclery, and 2Faded Barbershop, The Studios offers durable metal buildings with an industrial aesthetic and contemporary design. Each unit features 1,677 heated square feet with soaring 24-foot ceilings, expansive storefront windows, and roll-up aluminum glass garage doors that flood the interiors with natural light. Thoughtful finishes include polished concrete floors, LED

lighting, smooth drywall, and handcrafted steel staircases with oak treads, while provisions are stubbed for kitchens and showers to allow flexible use. Wide sidewalks provide opportunities for seating, shipping, and receiving, and the landscaped grounds create an inviting atmosphere for both visitors and tenants. Zoned I-1, the property accommodates a wide range of uses—from offices and galleries to light industry, wellness studios, and artisan workshops—and with solar-ready rooftops and its location within a Federal Opportunity Zone, the Studios at Parkway presents both a dynamic environment for businesses and a compelling opportunity for investors. Multiple units can be combined together for larger spaces.



LESLIE GIORGETTI

📞 505.670.7578

📠 505.983.5151

✉ giorgettirealty@gmail.com

📍 1300 Rufina Circle, Suite B3,
Santa Fe, NM 87507

 **GIORGETTI**
REAL ESTATE
SANTA FE

kW
KELLERWILLIAMS

Each Office Is Independently Owned and Operated. 

