

OFFICE FOR LEASE



400 KIVA COURT SUITE B

400 KIVA COURT, SANTA FE, NM 87505

A photograph of the exterior of a modern, light-colored building. The entrance is recessed and has a small overhang. Above the entrance, the words 'SANTA FE CONSERVATION TRUST' are mounted in large, raised, light-colored letters. To the left of the entrance, a small sign reads 'SUITE B'. The building has several windows, some of which are covered with blue-tinted glass. There are some green bushes in the foreground.

SANTA FE
CONSERVATION TRUST

\$25.00/SF + \$5.29/SF NNN | 1,850SF AVAILABLE

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



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PROPERTY SUMMARY

400 KIVA COURT | SANTA FE, NM 87505



Property Summary

Lease Rate:	\$25.00/SF
Lease Term:	3-5 years
Available SF:	1,850
Parking:	5 Dedicated Spaces
Zoning:	C1
Lease Type	NNN
Estimated NNN 2025	\$5.29/SF

Property Overview

C-1 zoning – perfect for medical, dental, legal, administrative, or general office uses

±1,850 square feet with flexible layout

Private offices, reception area, and open workspace

Conference room, kitchenette and break area

Abundant natural light and professional finishes

Five (5) dedicated on-site parking spaces

Location Overview

Located in a quiet, well-maintained office park, 400 Kiva Court provides the ideal setting for a growing practice or business seeking visibility, accessibility, and a professional atmosphere. Convenient access to St. Michael's Drive, Zia Road, and I-25

PROPERTY DESCRIPTION

400 KIVA COURT | SANTA FE, NM 87505



400 Kiva Ct Suite B | Professional Office Available For

Commercial Office for lease, this well-appointed $\pm 1,850$ SF office space at 400 Kiva Court offers a prime opportunity for general or medical office users in a highly desirable Santa Fe location. Join existing Tenants, Gallagher Insurance, Sun Mountain Wellness, and Success Smiles Orthodontics. Zoned C-1, the space is move-in ready and adaptable for a wide range of professional uses.

Located in a quiet, well-maintained office park, 400 Kiva Court provides the ideal setting for a growing practice or business seeking visibility, accessibility, and a professional atmosphere.

Convenient access to St. Michael's Drive, Zia Road, and I-25

Currently occupied by Santa Fe Conservation Trust, will be available for occupancy February 1, 2026.

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PROPERTY PHOTOS

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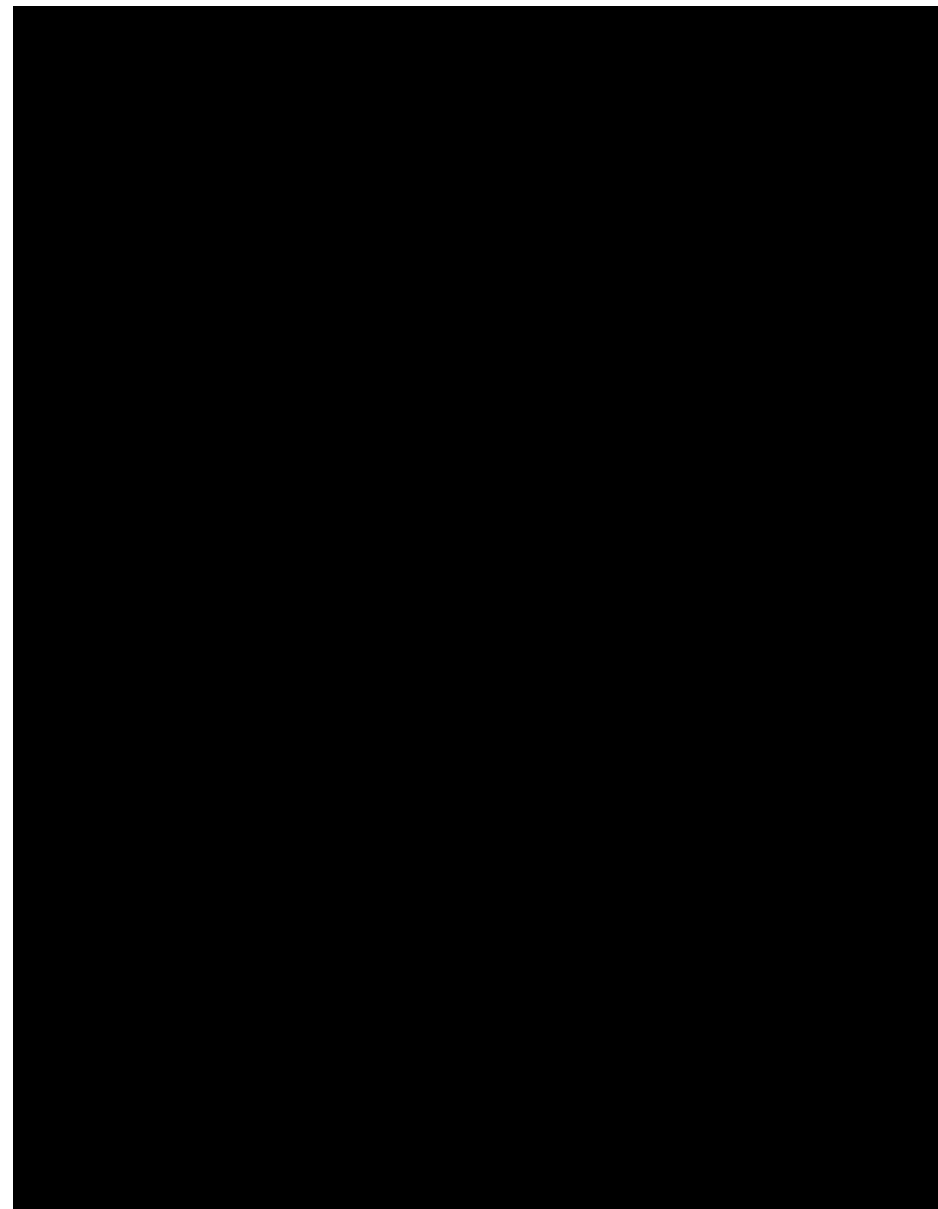


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LOCATION MAPS

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BUSINESS MAP

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 CHRISTUS St. Vincent Center for Healthy Aging

 Presbyterian Family Medicine in Santa Fe on St Michael's Dr

 Northern New Mexico Family Medicine

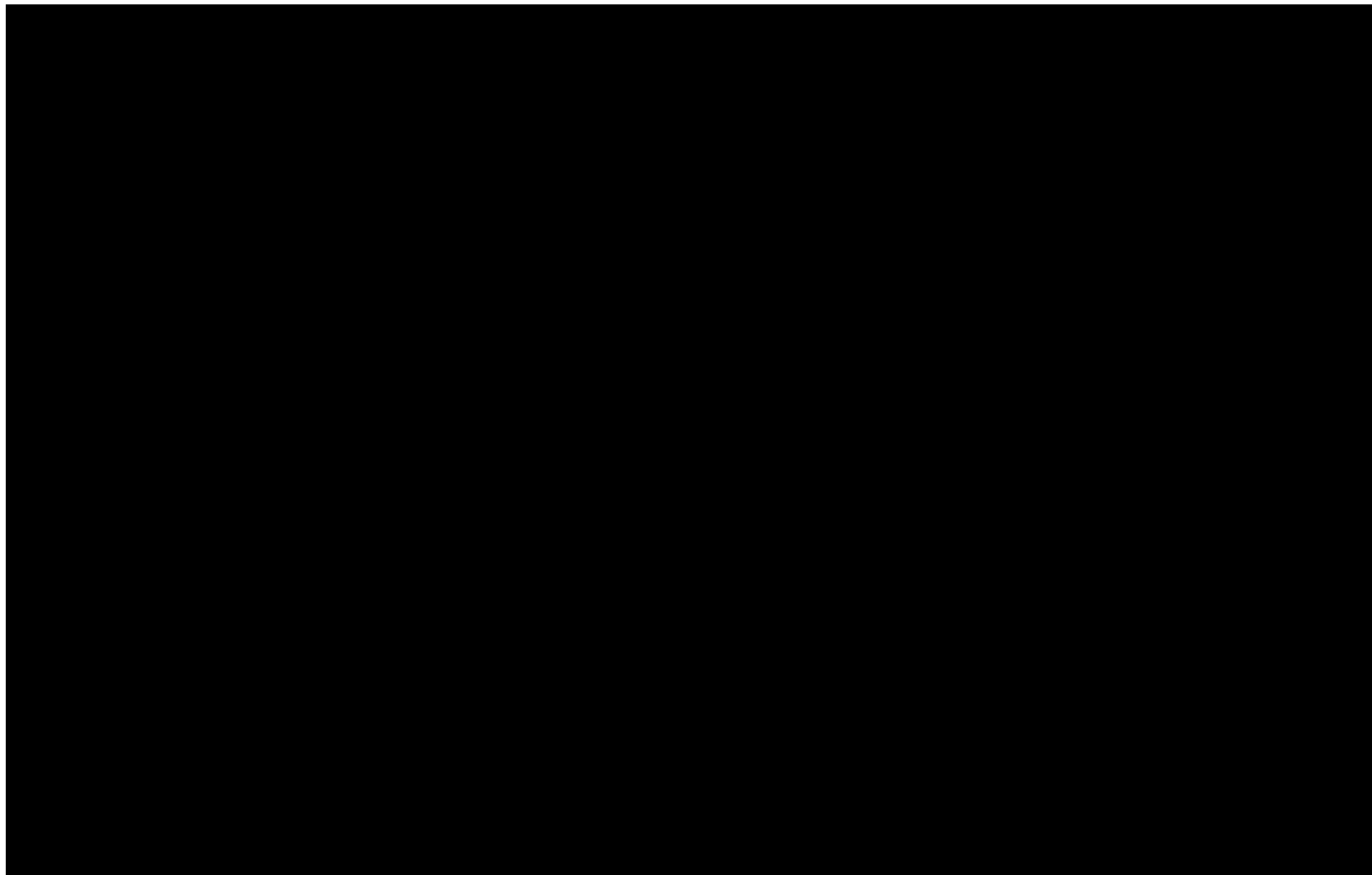
 Starbucks

 Jensen Elledge Dental

 Sun Mountain Fitness

REGIONAL MAP

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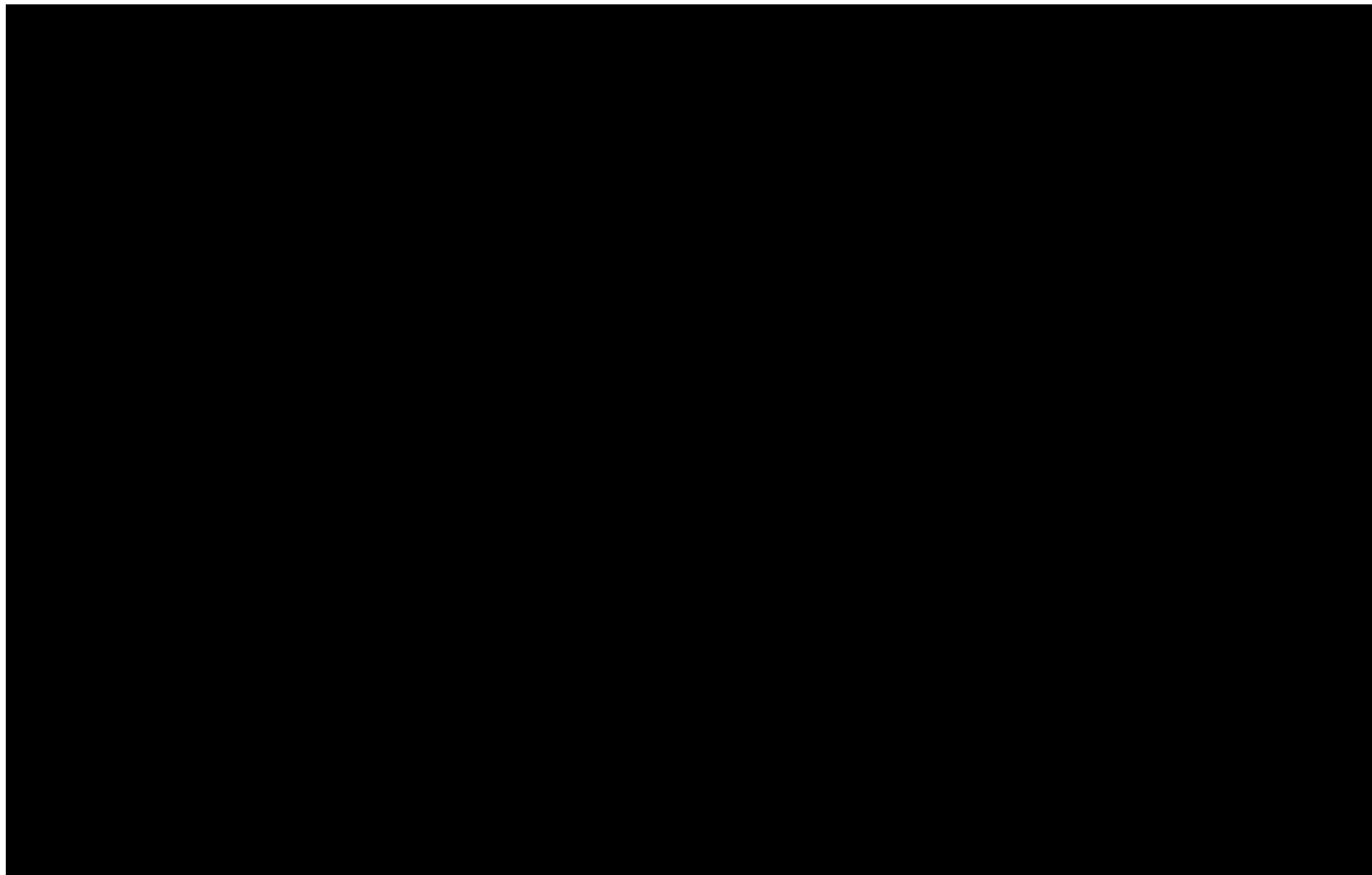


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AERIAL MAP

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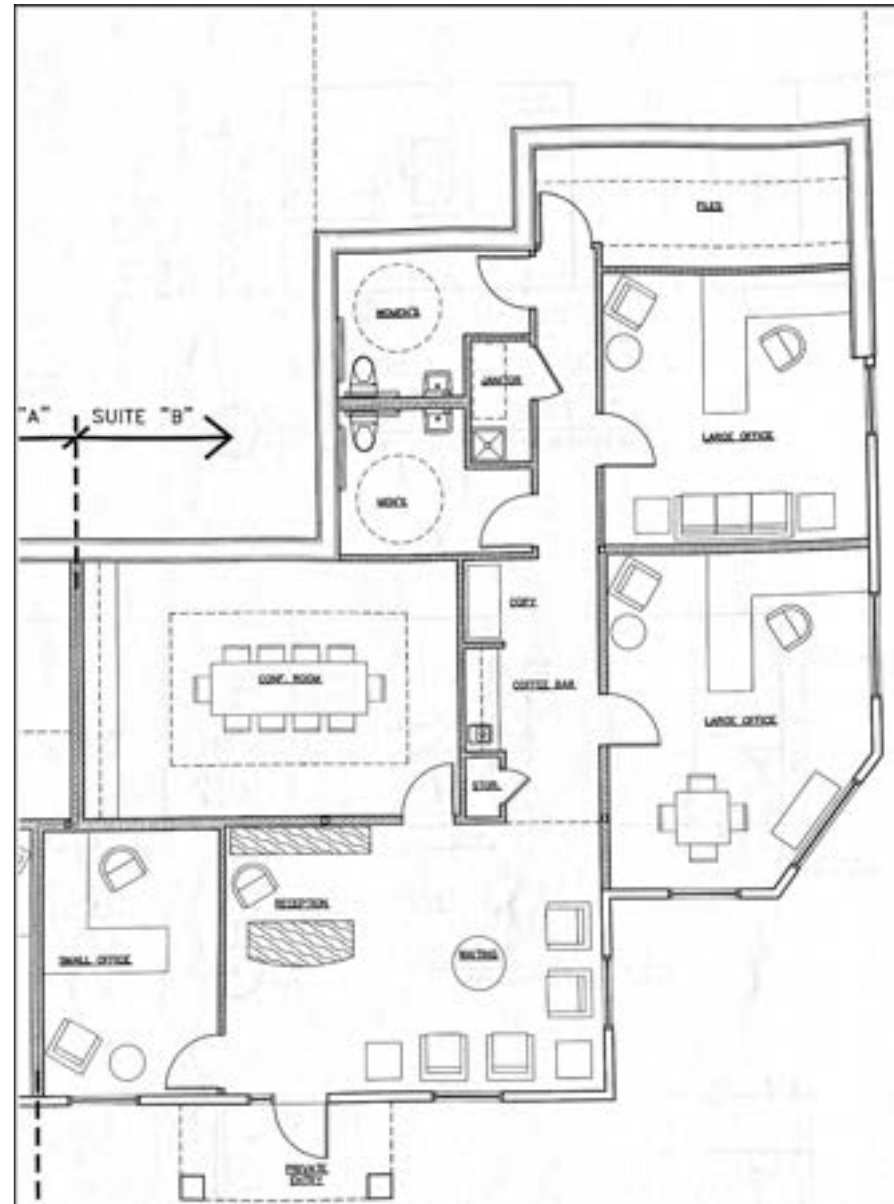


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FLOOR PLAN

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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





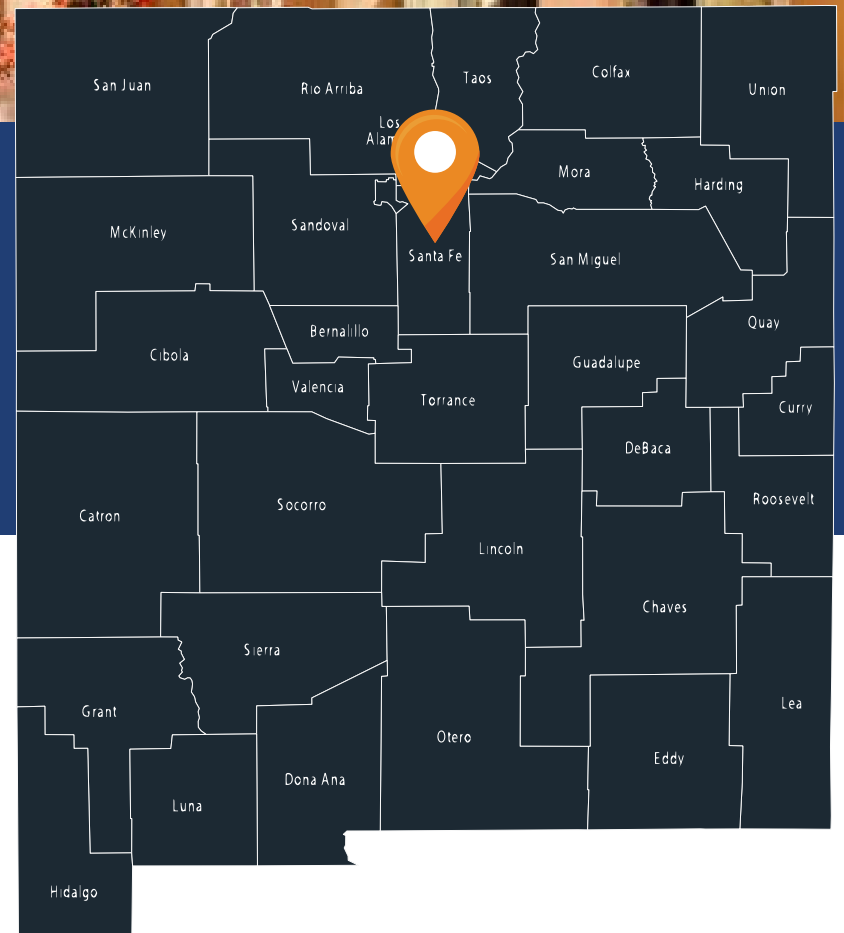
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 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



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400 KIVA COURT

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