

# 1048 PASEO DE PERALTA

## SANTA FE, NM 87501

High-Quality Class A Offices — Walkable, Central, and Move-In Ready



# EXCLUSIVELY PRESENTED BY:

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## SECTION I

# EXECUTIVE SUMMARY

# 1048 PASEO DE PERALTA

## Executive Summary



## OVERVIEW:

- Premier Roundhouse Location:** 1048 Paseo de Peralta is a Class A office building located in the heart of Santa Fe, directly adjacent to the New Mexico State Capitol (Roundhouse) and surrounded by the city's most prominent government, cultural, and commercial destinations.
- Remodeled Class A Office Environment:** The building was completely remodeled and features high-quality Class A finishes throughout, delivering a modern, professional workspace ideally suited for today's office users.
- Highly Walkable, Central Santa Fe Setting:** Tenants benefit from quick access to Canyon Road galleries, downtown Santa Fe amenities, and a variety of restaurants and cafés, offering convenience for employees and visitors while supporting recruitment and retention.

## LEASE HIGHLIGHTS:

- Flexible Leasing Options:** The property offers ±7,600 SF total and can be leased in its entirety or by individual floors, making it an ideal solution for tenants seeking flexibility in footprint and growth potential.
- Functional Office Layouts with Private Offices + Conference Space:** Each floor features an efficient mix of private offices and collaborative areas, providing a turnkey opportunity for professional service users, including legal, consulting, nonprofit, and administrative organizations.
- Ground Floor (3,341 SF) – Efficient & Adaptable Configuration:** The ground floor includes four private offices, a large conference room that can be divided into two additional private offices, a dedicated break room, and two private restrooms, ideal for users seeking both privacy and collaboration.
- Second Floor (4,259 SF) – Full-Service Professional Buildout:** The second floor offers five private offices, a reception area, one small conference room, one large conference room, copy room, storage, two private restrooms, and a break room, creating a highly functional office layout for a wide range of tenant needs.

## LEASE HIGHLIGHTS:

**7,600**

TOTAL BUILDING SIZE (SF)

**3,341**

AVAILABLE SPACE (GROUND FLOOR)

**4,259**

AVAILABLE SPACE (2ND FLOOR)

**NNN**

LEASE TYPE

**\$28.00/SF**

RENTAL RATE

**15**

PARKING SPACES

**CLASS A**

BUILDING CLASS

**AVAILABLE**

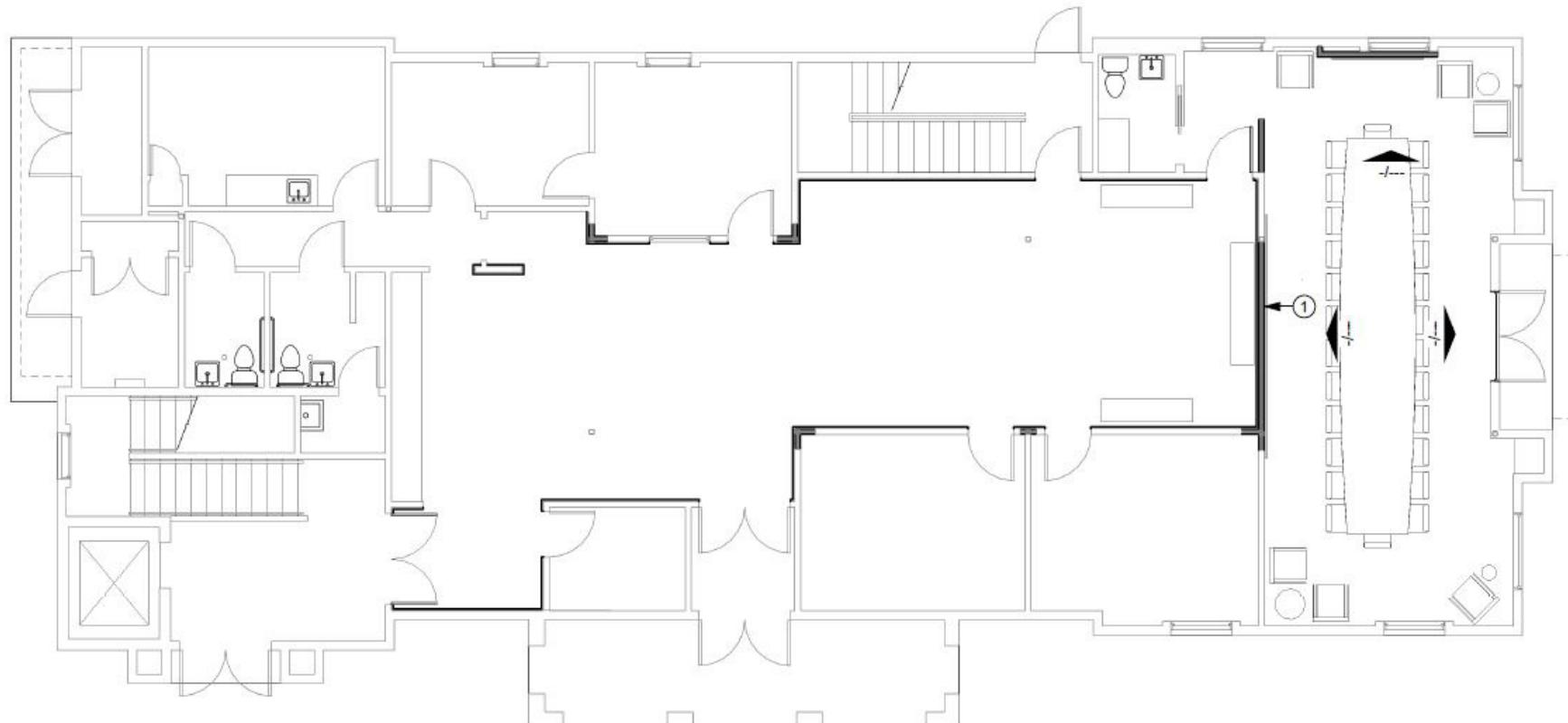
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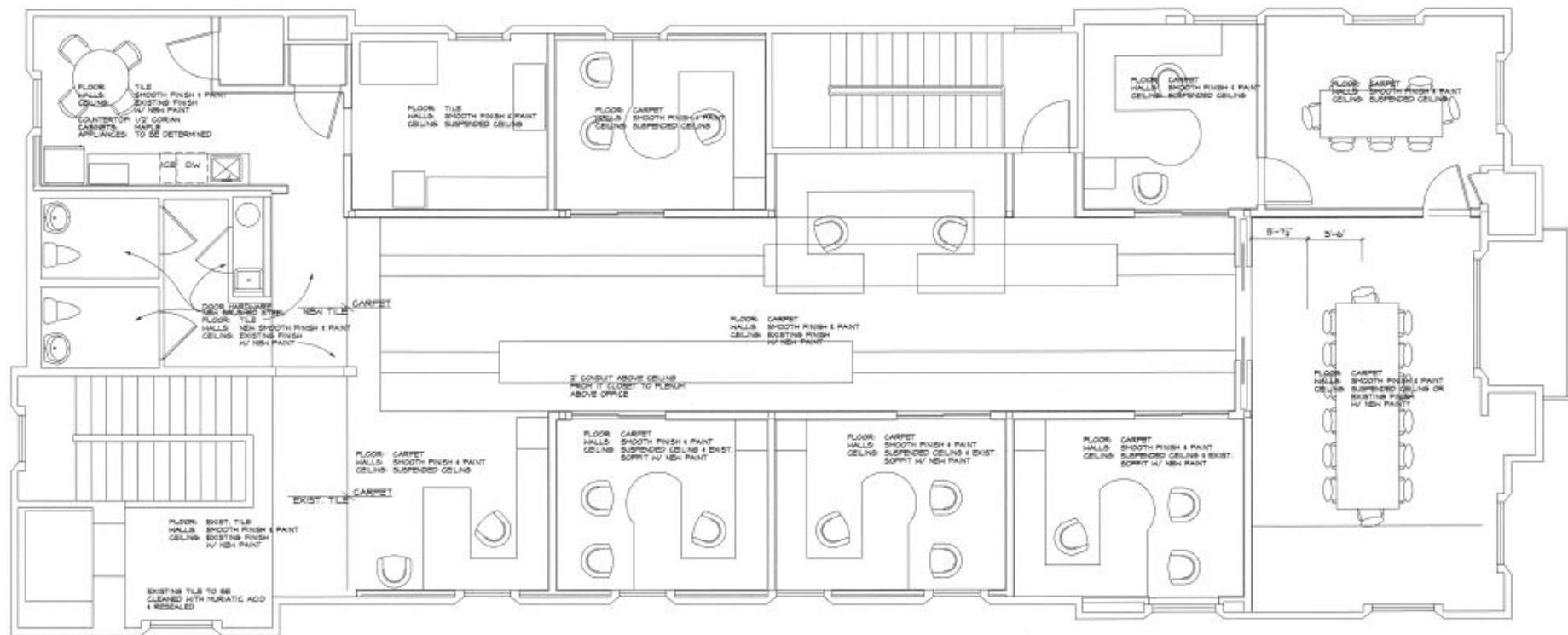
SECTION II

FLOOR PLANS

## FLOOR PLAN - GROUND FLOOR 3,341 SF



## FLOOR PLAN - SECOND FLOOR 4,259 SF

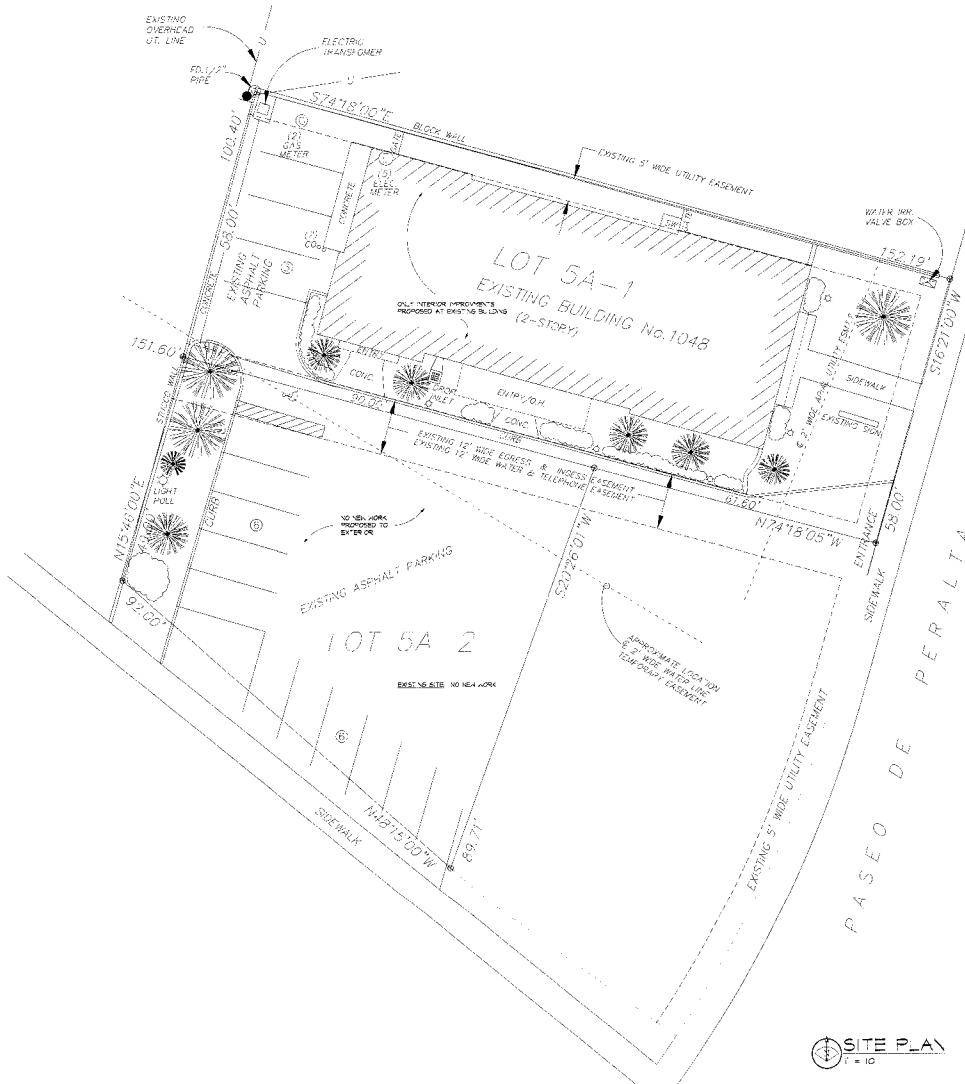


# 1048 PASEO DE PERALTA

## Site Survey



## SITE SURVEY



|                                  |  |
|----------------------------------|--|
| CONCHO RESOURCES INTERIOR REODEL |  |
| 1048 PASEO DE PERALTA            |  |
| SANTA FE NEW MEXICO              |  |
| DATE: 5 DECEMBER 2010            |  |
| REV SIGN: DATE:                  |  |
| C-1                              |  |



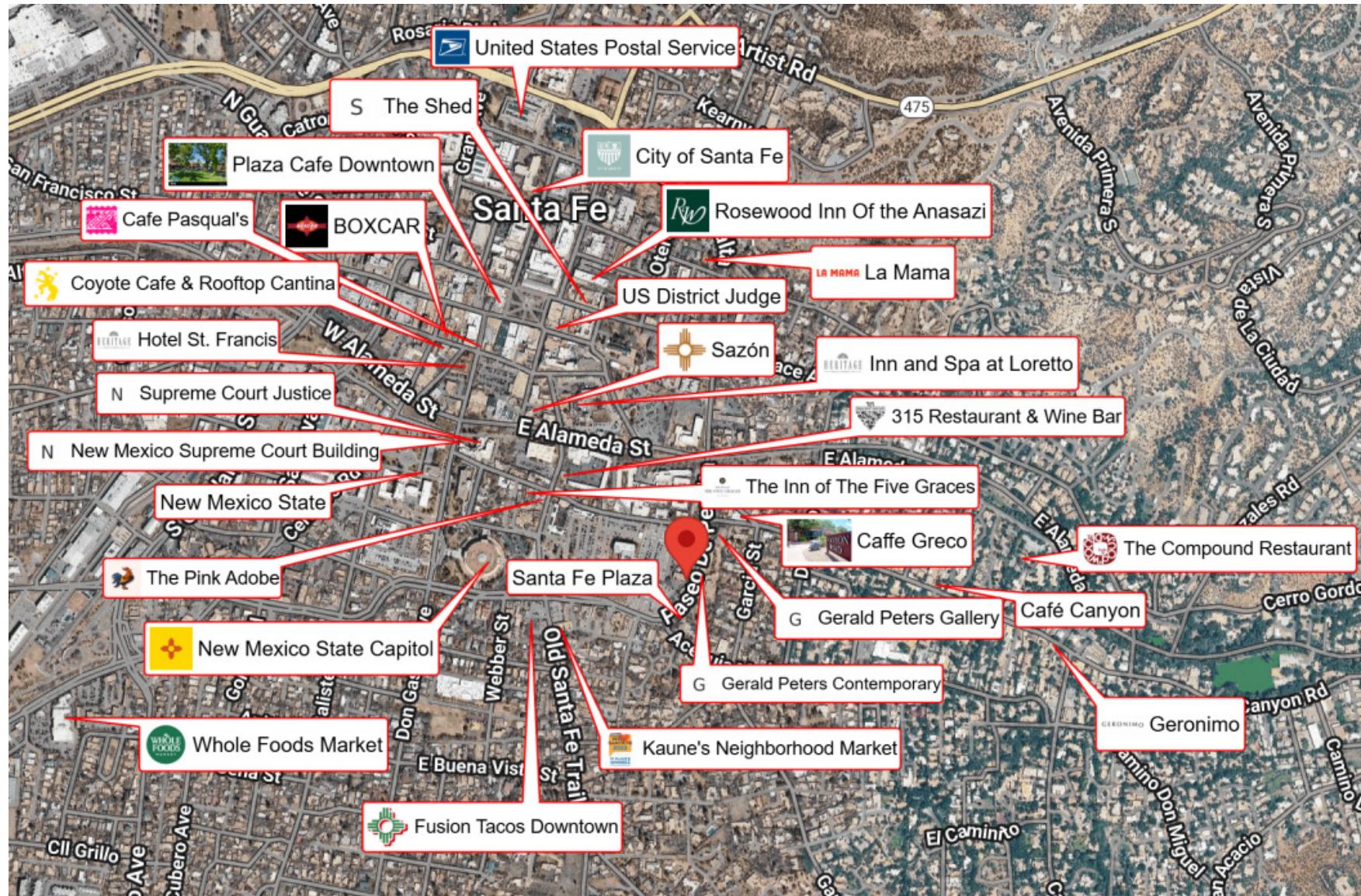
SECTION III

# LOCATION OVERVIEW

## LOCATION AERIAL



## BUSINESS AERIAL



## DOWNTOWN SANTA FE: A THRIVING CULTURAL & ECONOMIC CENTER

### Community Overview

At the heart of Santa Fe, downtown serves as the city's cultural, economic, and historic core. Known for its rich heritage, world-class art scene, and strong tourism-driven economy, downtown Santa Fe attracts millions of visitors annually while offering unmatched business and development opportunities.

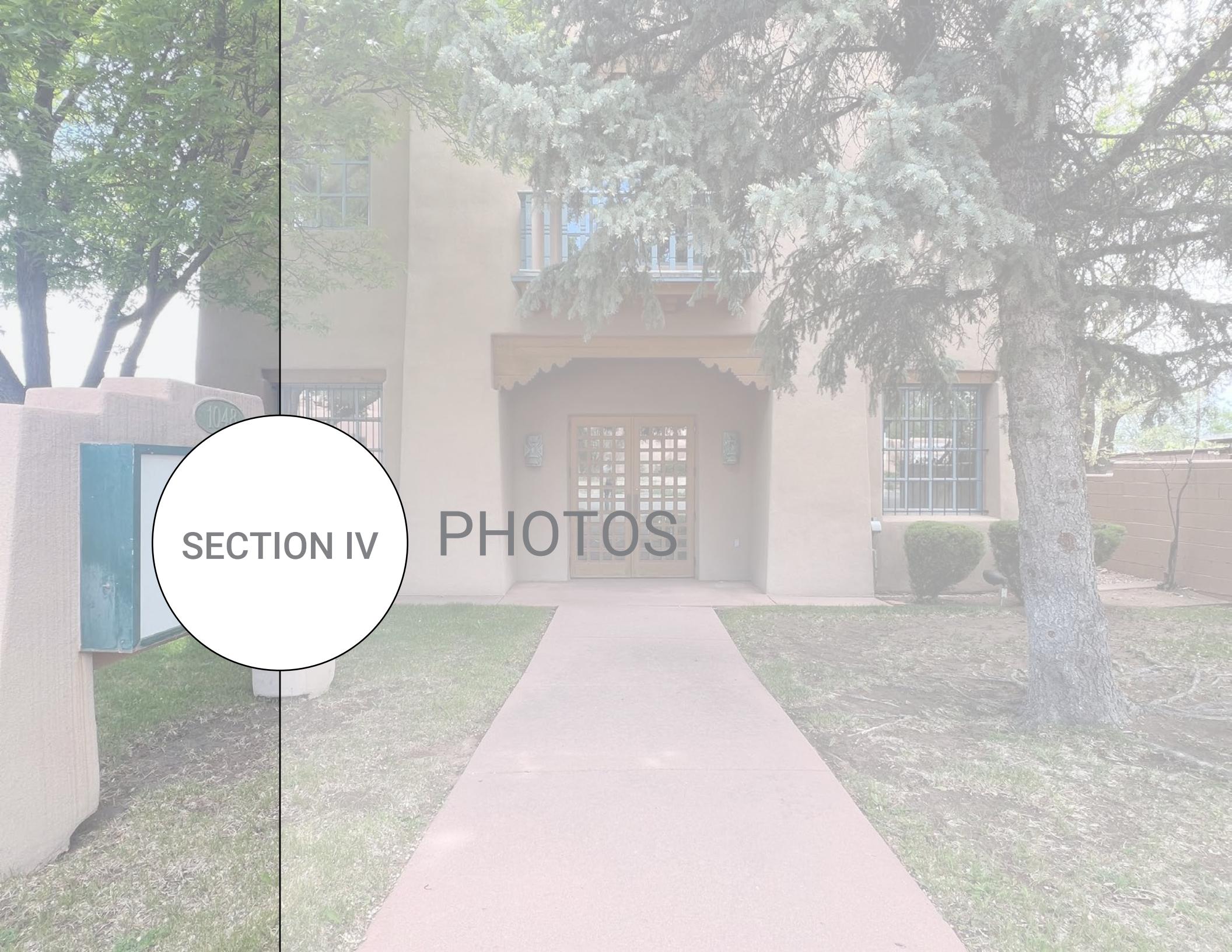
- Historic & Cultural Hub:** Home to Santa Fe Plaza, Canyon Road's renowned art galleries, and iconic landmarks, downtown blends history with modern vibrancy.
- High-Visibility & Walkability:** With strong pedestrian traffic, boutique retail, luxury hotels, and award-winning restaurants, downtown is the city's most sought-after destination for both visitors and investors.
- Thriving Tourism Economy:** Santa Fe is the #3 art market in the U.S., drawing over 2 million visitors annually and supporting a robust hospitality and retail sector.
- Major Government & Business District:** As home to the New Mexico State Capitol, downtown benefits from a stable employment base, with key industries in government, law, finance, and creative sectors.
- Expanding Development Potential:** With limited land availability and increasing demand for mixed-use, boutique hospitality, and high-end residential projects, downtown presents rare investment opportunities.

### Why Invest in Downtown Santa Fe?

- High-Demand Market:** A rare combination of historic charm and modern growth fuels continued investment appeal.
- Strong Economic Base:** Anchored by government offices, high-end tourism, and a thriving arts sector, ensuring long-term stability.
- Unparalleled Cultural Influence:** A global destination for fine art, historic preservation, and luxury experiences, making it a top-tier location for premium real estate development.

As one of the most exclusive and limited real estate markets in the Southwest, downtown Santa Fe offers an exceptional opportunity for investors, developers, and business owners looking to establish a presence in one of the country's most prestigious small-city markets.





## SECTION IV

# PHOTOS

# 1048 PASEO DE PERALTA

## Property Overview



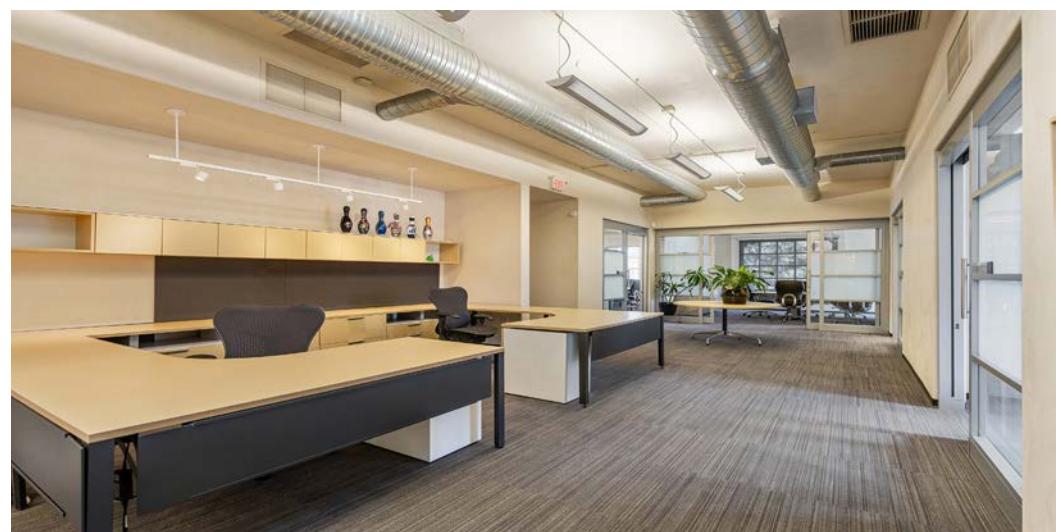
## PHOTOS



## GROUND FLOOR INTERIOR PHOTOS



## 2ND FLOOR INTERIOR PHOTOS



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## 1048 PASEO DE PERALTA

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