

For Lease

Santa Fe Office & Retail

125 Lincoln Ave. & 150 Washington Ave. | Santa Fe, NM 87501



±1,158 to ±12,507 RSF
Available For Lease

- CLASS-A OFFICE AND PREMIUM RETAIL
- PREMIERE DOWNTOWN SANTA FE LOCATION
- TOP-FLOOR VACANCY

NAISunVista

got space

Tai Bixby, CCIM
tai@sunvista.com | 505 577 3524

The Property

A diverse and thoughtful mixed-use experience, two buildings totaling $\pm 137,000$ SF with authentic Santa Fe amenities including restaurants, galleries, museums and historical attractions. Couple this with Class A professional office environment, beautiful southwest interior design and highly desirable underground parking. The shared, brick-paved courtyard provides attractive, usable outdoor space. The operable energy efficient windows enable tenants to enjoy cool mountain breezes and sun splashed vistas from their office suites. The common corridors are spacious and have recently been upgraded.

HIGHLIGHTS

- Two beautiful office buildings with shared amenities and courtyard with elegant water feature
- Underground parking and street parking
- Central downtown location between the five-star Rosewood Hotel and the Georgia O'Keefe Museum – just one block off the Plaza
- Great proximity to shopping, financial services, dining, real estate, insurance, galleries, drycleaners and entertainment
- Class A Offices with recently updated interior common spaces
- Beautiful southwestern finishes
- On the Railrunner shuttle route
- On-site high-end retailers include: The Bull Ring Restaurant, Taberna La Boca Restaurant, Pop Gallery, Bon Marche, Alan Houser Gallery, Ojo Optique, Toyopolis, NIMAN Fine Art Gallery, 7 Arts Gallery
- Institutionally owned and managed by a publicly-traded REIT with on-site security patrol
- New capital plans with new management

Walk Score

82

Bike Score

64

LEASE RATES

RETAIL SPACE

\$32.00/SF NNN

OFFICE SPACE

\$26.00/SF NNN

AVAILABILITY

125 LINCOLN AVE.

RETAIL

Suite 105: $\pm 1,184$ RSF

OFFICE

Suite 214: $\pm 1,158$ RSF

Suite 305: $\pm 2,602$ RSF

Suite 308: $\pm 3,915$ RSF

Suite 309: $\pm 1,624$ RSF

Suite 400: $\pm 9,277$ RSF Full Top Floor

150 WASHINGTON AVE.

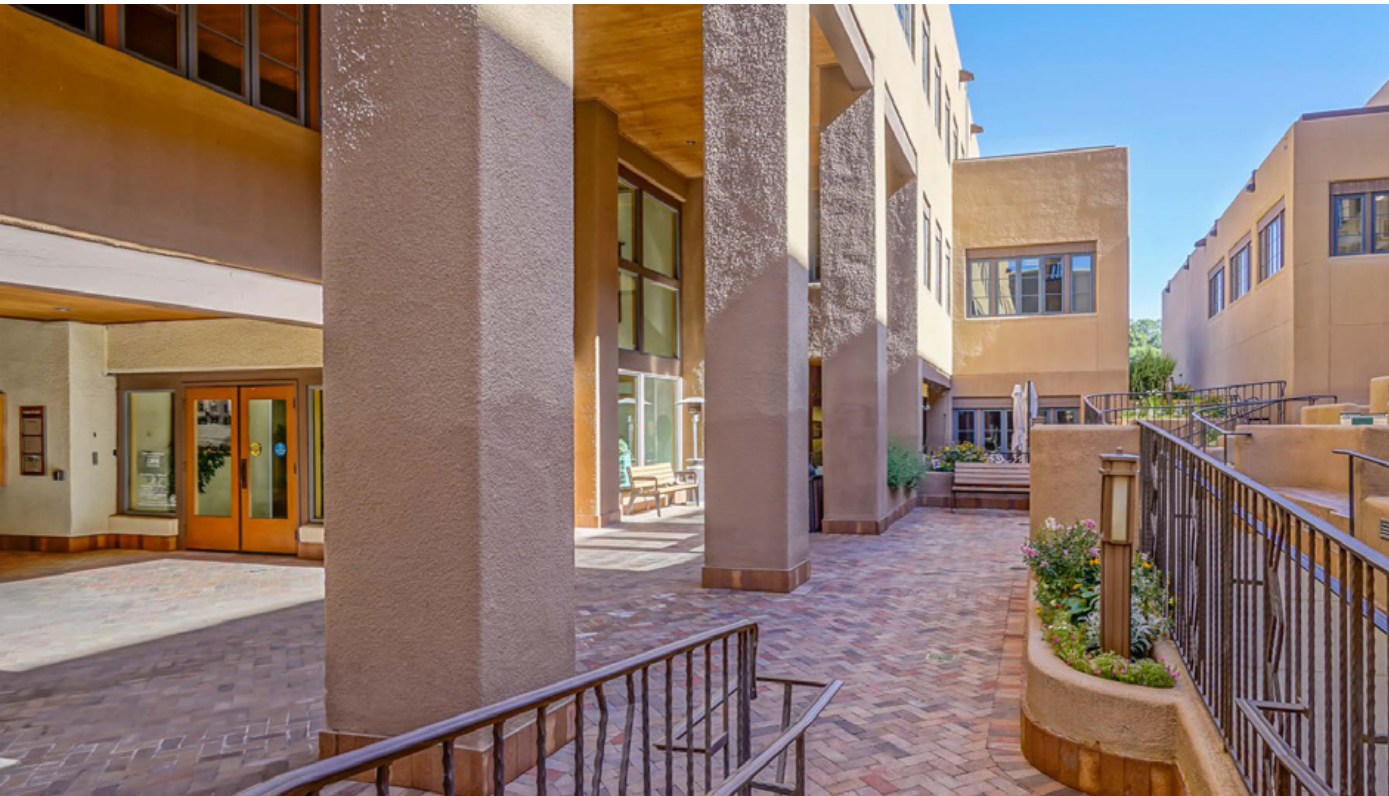
RETAIL

Suite 100: $\pm 12,507$ RSF Corner

Suite 103: $\pm 1,454$ RSF

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Premiere Downtown Santa Fe Location



Government Museum Hotel Historic Plaza

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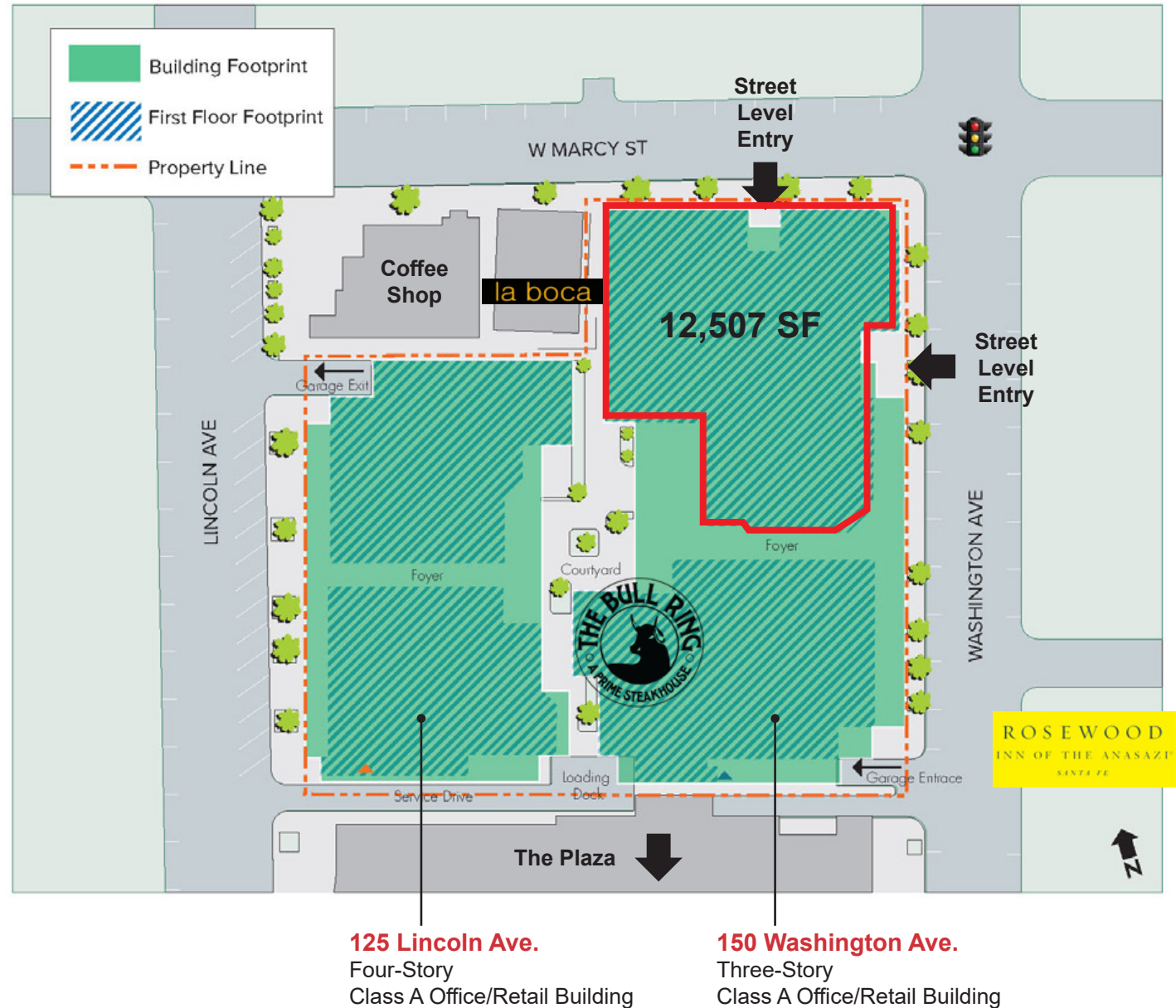


PROPERTY SITE & ACCESS

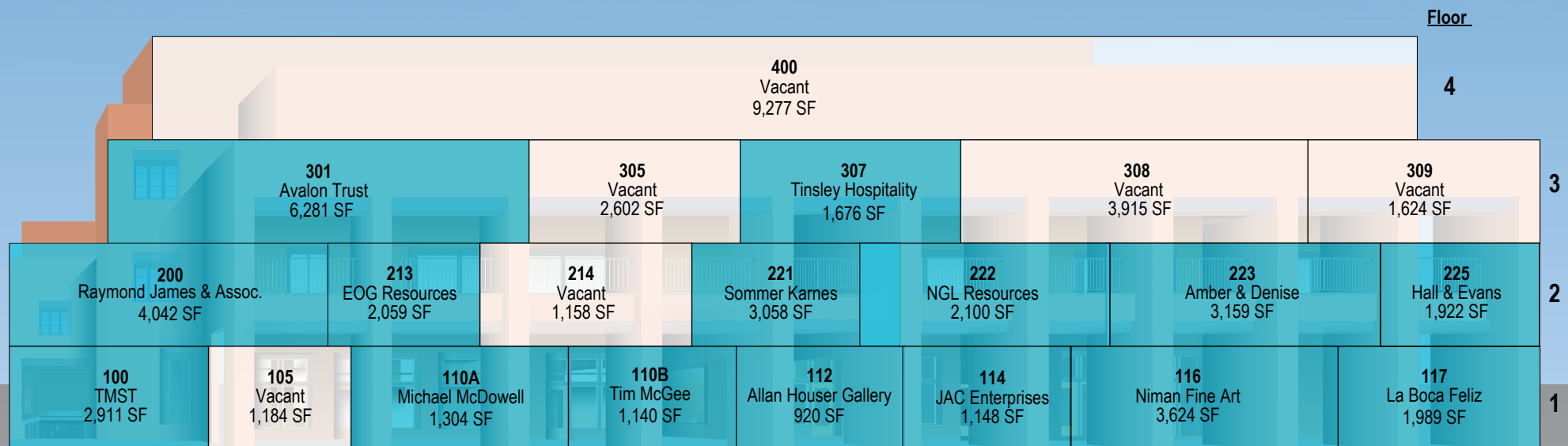
125 Lincoln & 150 Washington is located on 1.5 acres in Santa Fe's vibrant Downtown submarket.

125 Lincoln is located at the southeast corner of Lincoln Avenue and Marcy Street while 150 Washington is located at the southwest corner of Washington Avenue and Marcy Street.

Ideally situated at the north end of Downtown Santa Fe, the Property allows for easy access from Paseo De Peralta and Interstate 25.



125 Lincoln Ave. Stacking Plan

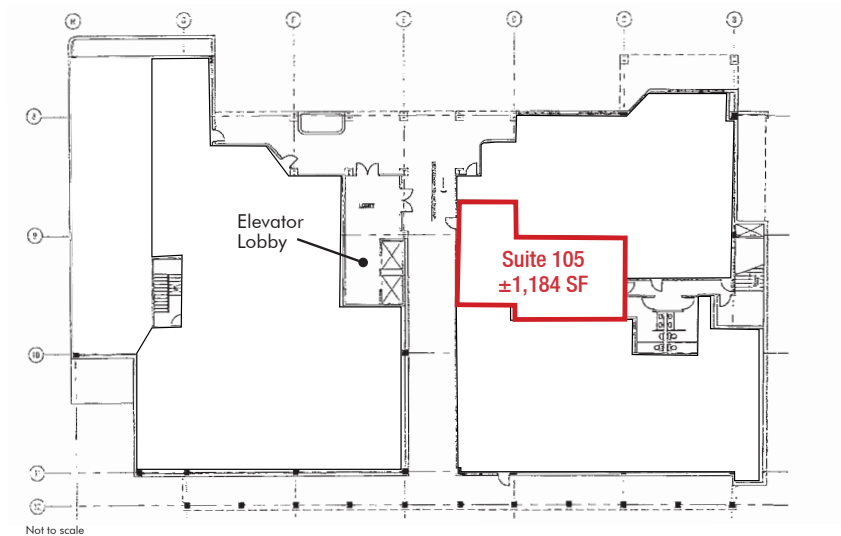


Vacant

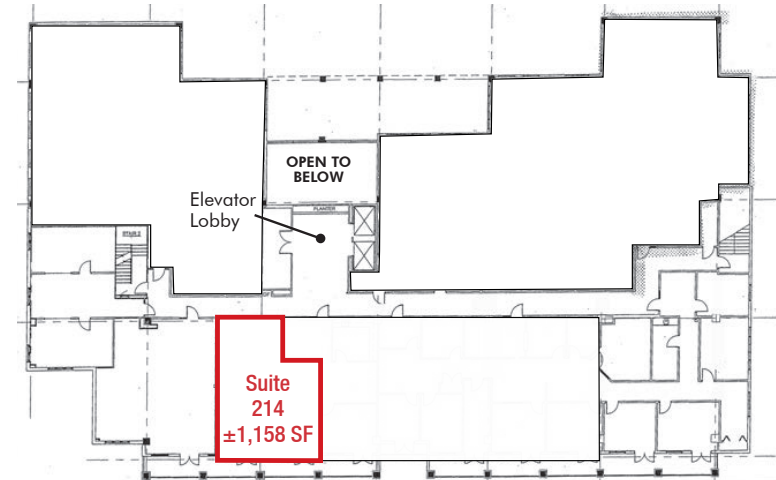
Leased

125 Lincoln Ave. Floor Plates

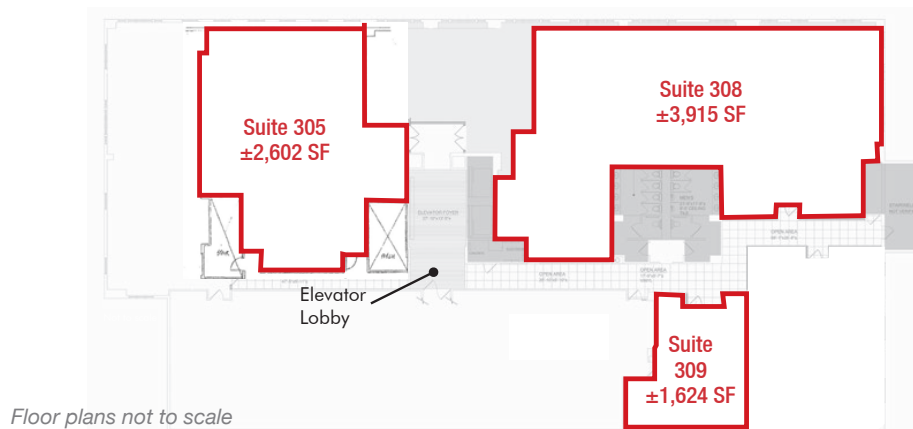
FIRST FLOOR



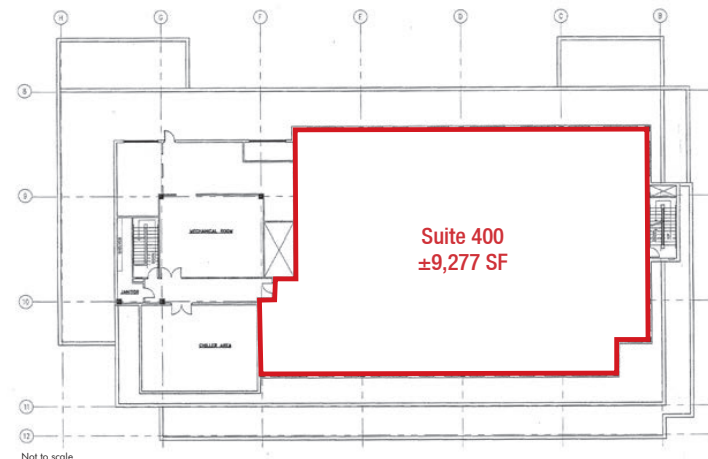
SECOND FLOOR



THIRD FLOOR



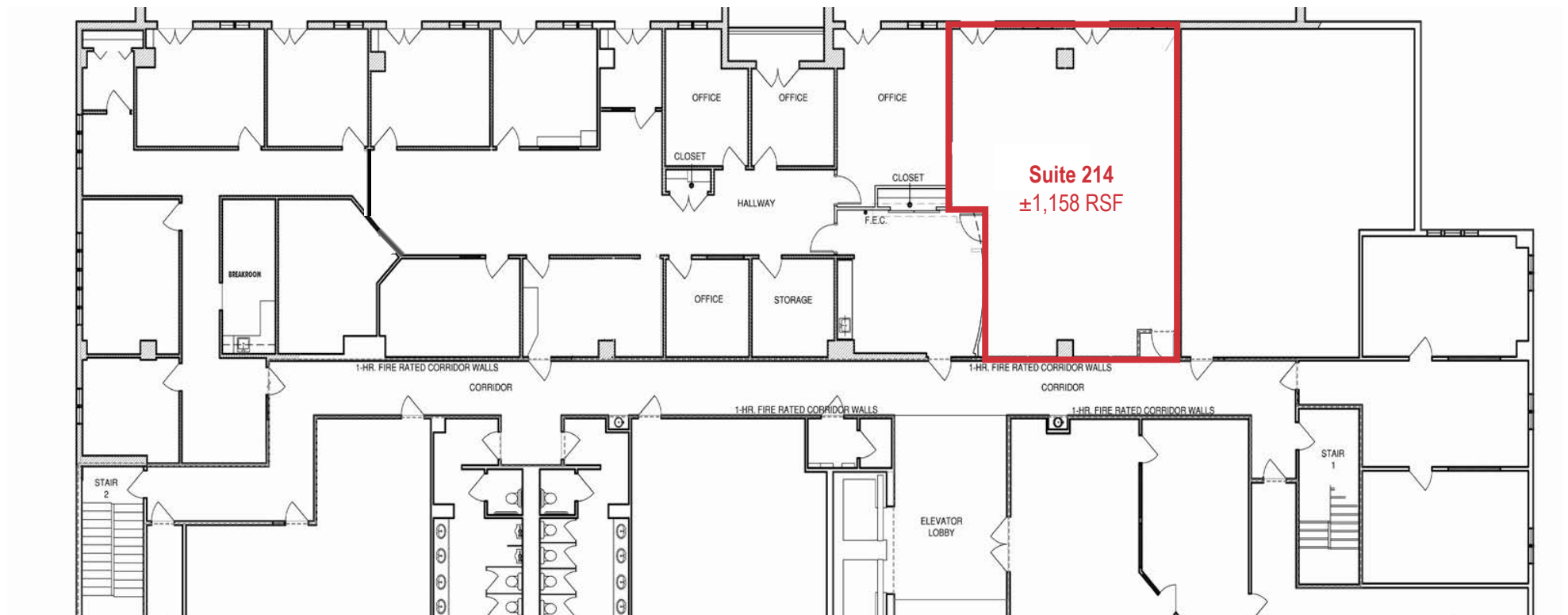
FOURTH FLOOR



125 Lincoln Ave. Floor Plans

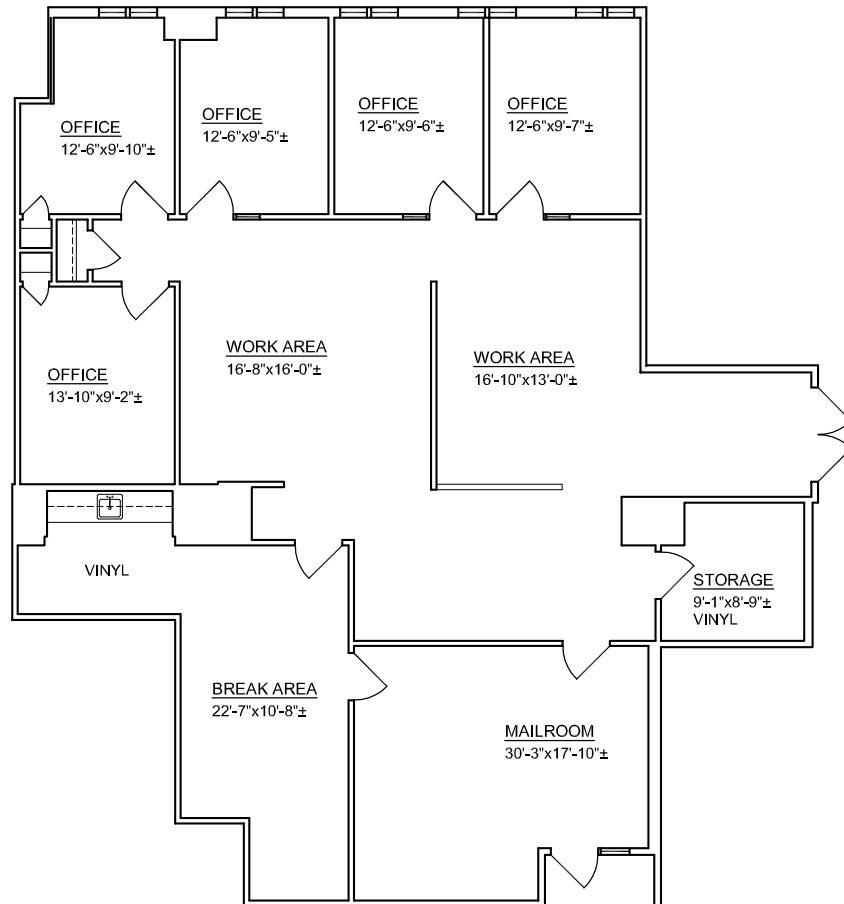
SECOND FLOOR | 125 Lincoln Ave.

SUITE 214 ±1,158 RSF



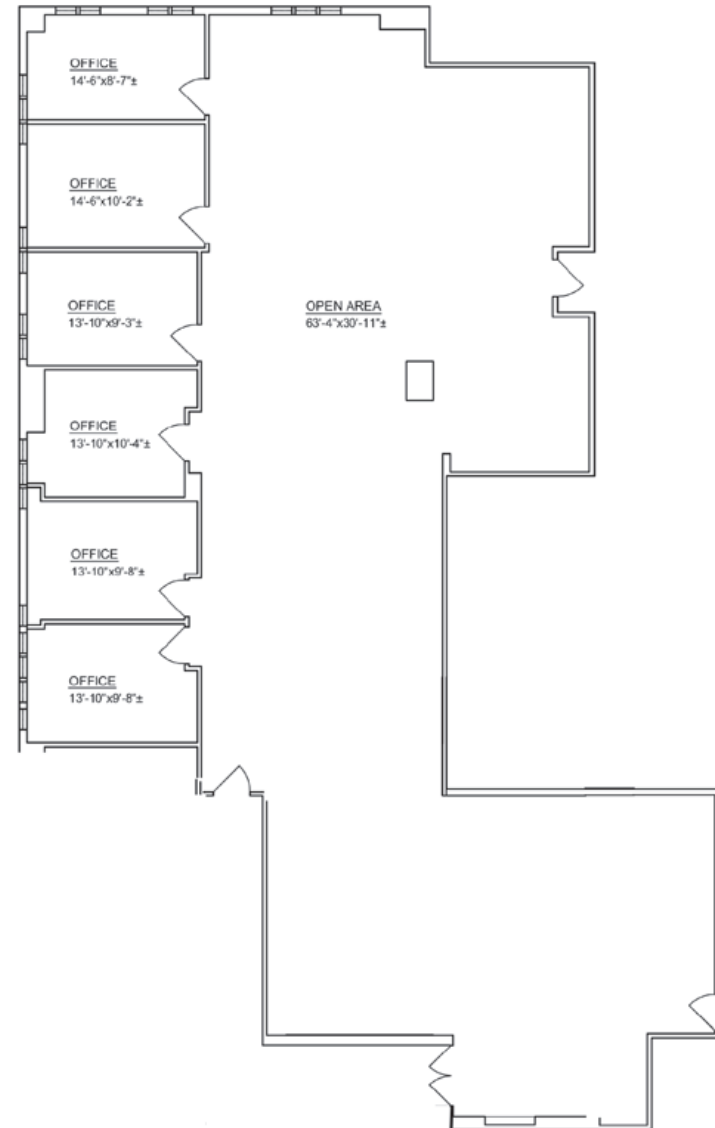
Floor plans not to scale

THIRD FLOOR | 125 Lincoln Ave.
SUITE 305 ±2,602 RSF

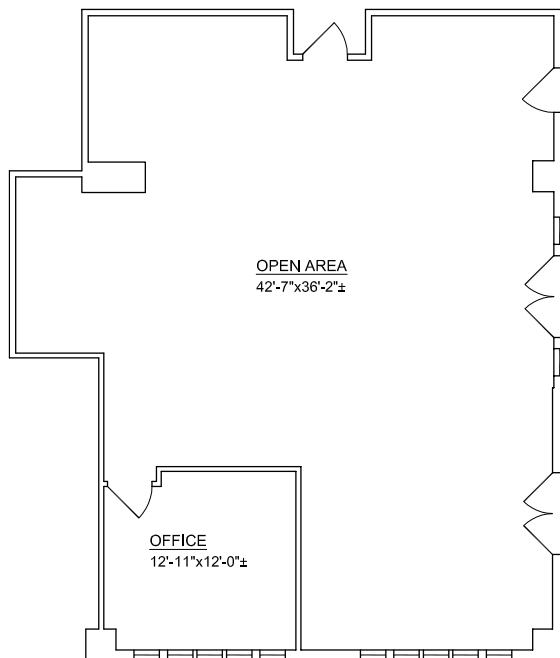


Floor plans not to scale

THIRD FLOOR | 125 Lincoln Ave.
SUITE 308 ±3,915 RSF

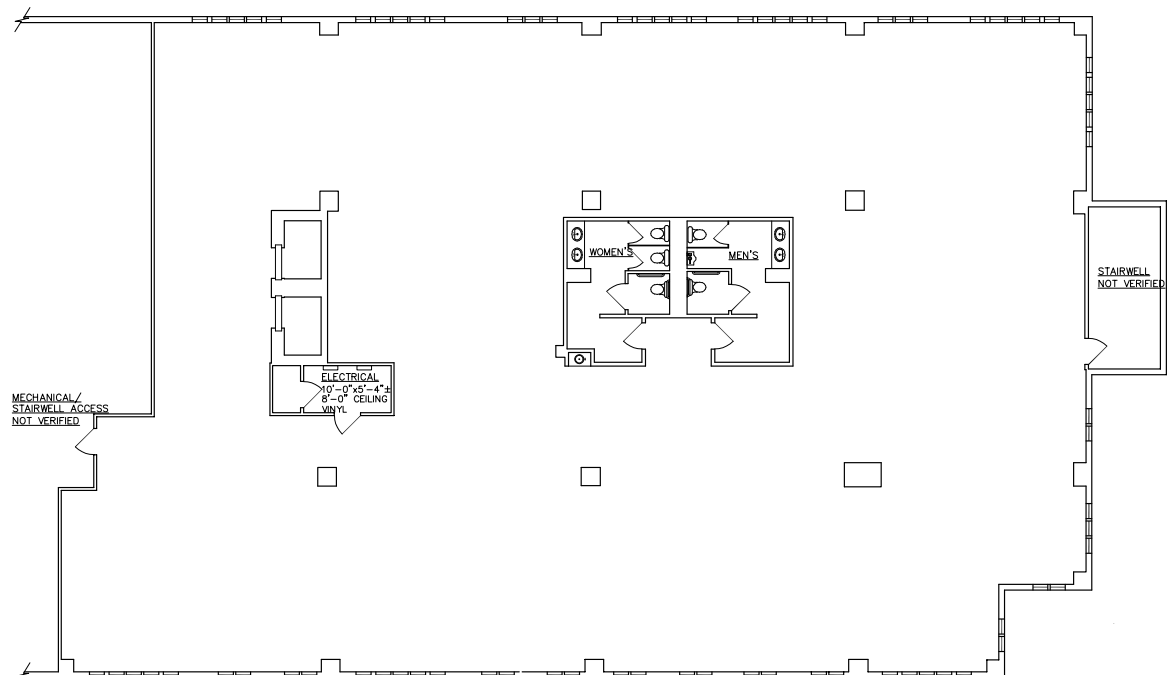


THIRD FLOOR | 125 Lincoln Ave.
SUITE 309 ±1,624 RSF



FOURTH FLOOR | 125 Lincoln Ave.
SUITE 400 ±9,277 RSF

- Full Top Floor
- City and Mountain Views



Floor plans not to scale

125 Lincoln Ave. | Suite 400

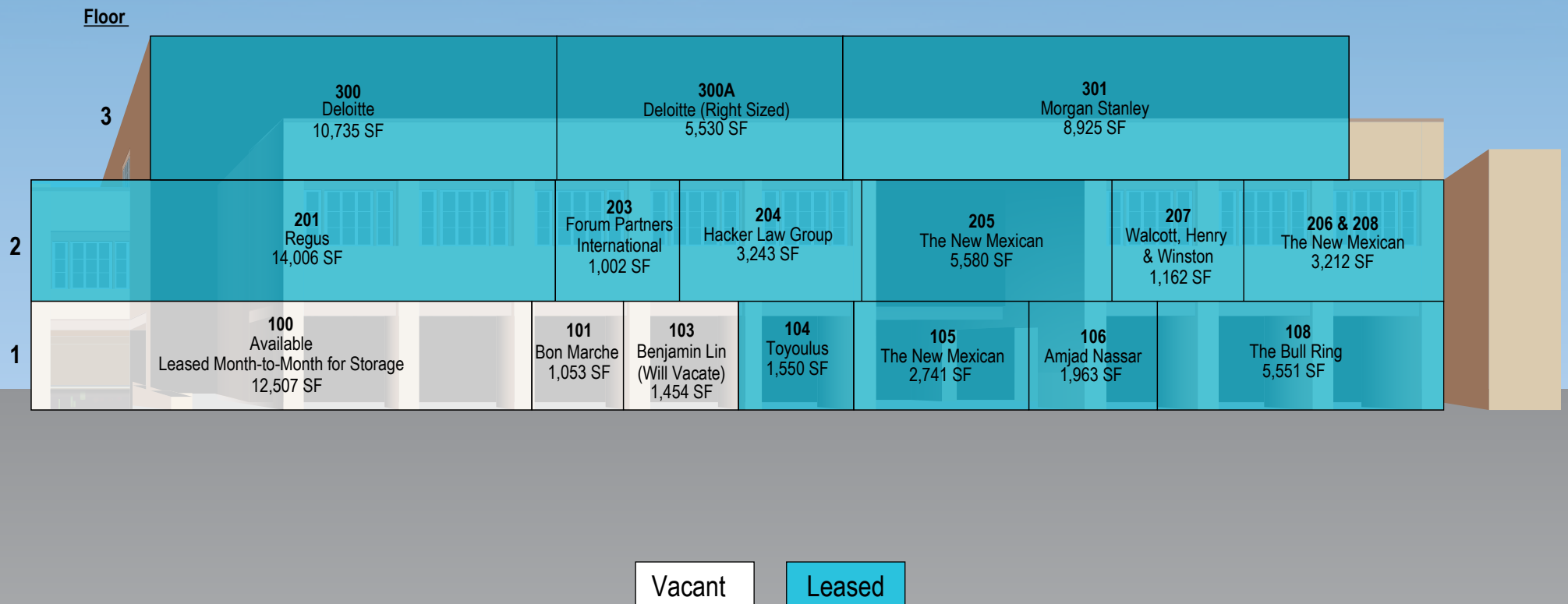
SUITE 400 ±9,277 RSF

- Full Top Floor
- City and Mountain Views

125 Lincoln Suite 400 is the entire fourth floor of the building with secure key card controlled elevator access. This is an irreplaceable perch in downtown Santa Fe with incredible city and mountain views to the east, south and west. Possible uses for this space include, office, hospitality, short term residential rentals, special events, and more.

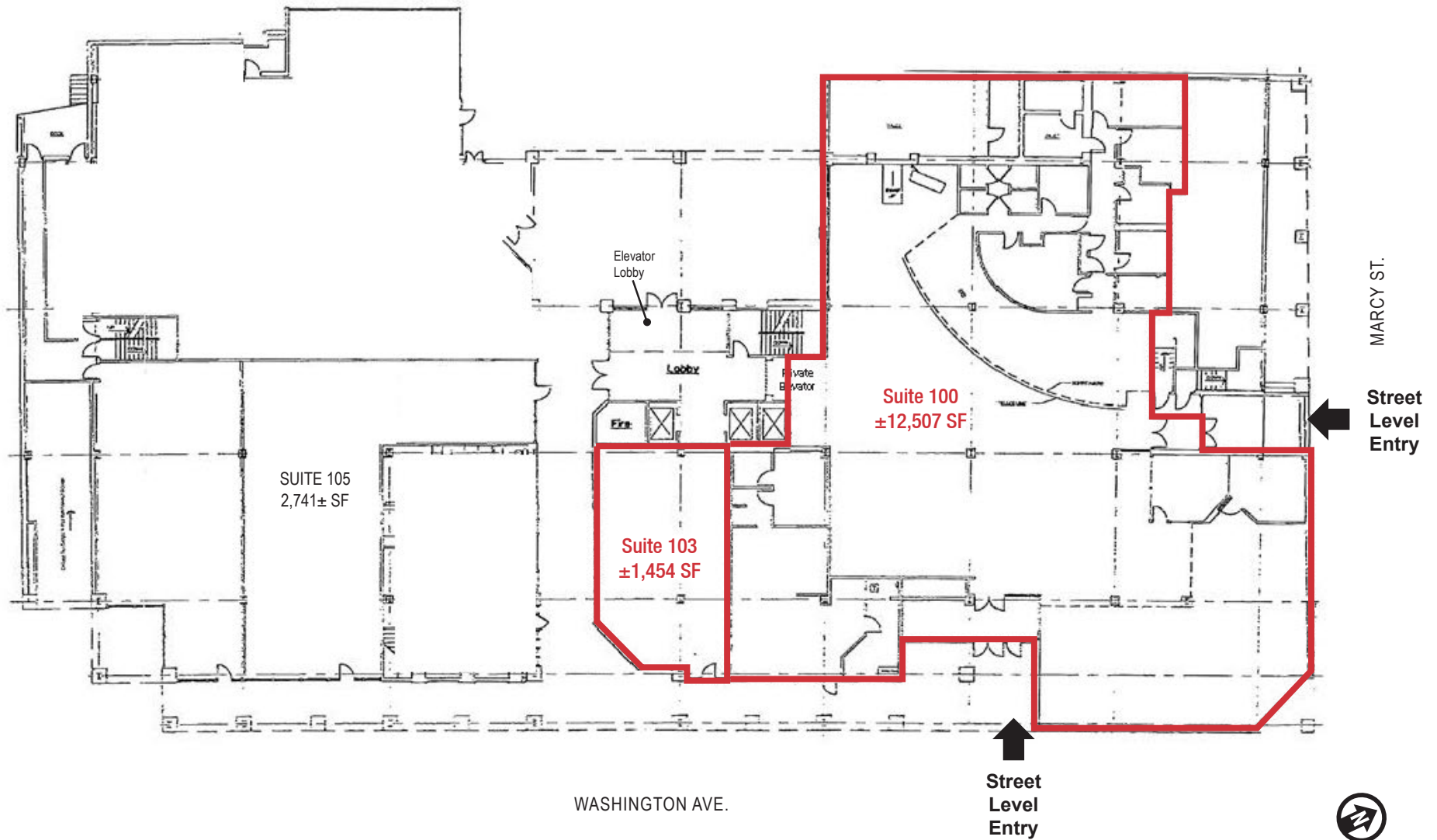


150 Washington Ave. Stacking Plan



150 Washington Ave. Floor Plate

FIRST FLOOR



Floor plans not to scale

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FOR LEASE

DESTINATION RETAIL & OFFICE TENANTS

Street-level retail space at 125 Lincoln is a key contributor to Santa Fe's famous gallery and restaurant scene. The foot traffic associated with this retail creates energy and vibrancy on the ground level that can be felt throughout the building's office spaces as well. Operable windows and covered patios further enhance the unique and historic charm of this truly exceptional Property, allowing office users to enjoy brisk mountain breezes and sun splashed vistas. Common areas throughout each building feature local art and photography, all of which has been recently updated.



la boca

THE BULL RING
A PRIME STEAKHOUSE

il p

OSTERIA
D'ASSISI
RISTORANTE ITALIANO

CASA CHIMAYO
RESTAURANTE

DEL CHARRO
Santa Fe's Watering Hole

FIRE & HOPS

THE SHED

EL MESÓN

la casa sena
RESTAURANT · BAR · ENTERTAINMENT

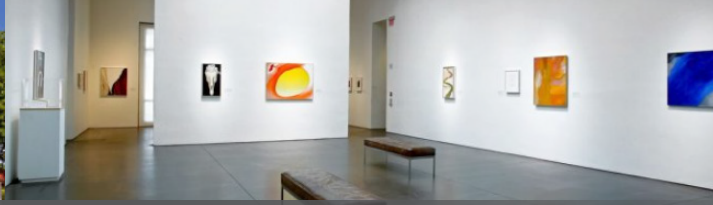
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GEORGIA O'KEEFE MUSEUM



HISTORIC SANTA FE PLAZA



LENSIC PERFORMING ARTS CENTER



NEW MEXICO HISTORY MUSEUM



NEW MEXICO MUSEUM OF ART



NEW MEXICO RAIL RUNNER (COMMUTER RAIL)



NEW MEXICO STATE CAPITOL ("THE ROUNDHOUSE")



SIGNIFICANT AREA ATTRACTIONS



PALACE OF THE GOVERNORS



SAN MIGUEL MISSION



SANTA FE CITY HALL



SANTA FE PUBLIC LIBRARY



SANTUARIO DE GUADALUPE



ST. FRANCIS CATHEDRAL BASILICA

got space

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TRADE AREA ANALYSIS

Santa Fe | The City Different and the State Capital

The oldest capital city in the United States and the oldest city in New Mexico, Santa Fe is well-known as a center for arts that reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market, which takes place each year during the second full weekend of July.

Santa Fe by the Numbers (ESRI 2021 Demographics)



FOUNDED IN 1608, **SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

SANTA FE ART REPORT CARD

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," according to the *Four Seasons website*

Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.

Santa Fe Accolades

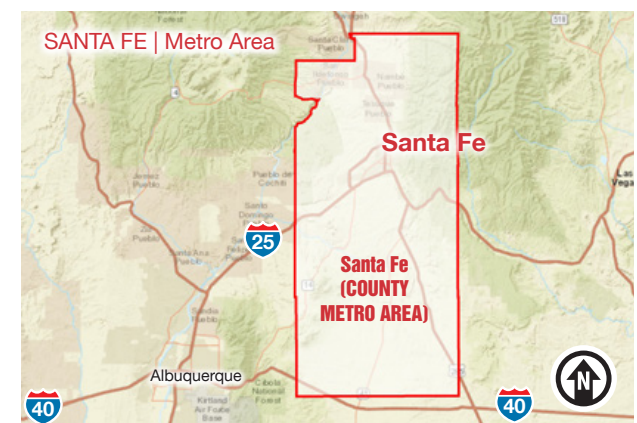
One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience by World Food Travel Association 2018
#3 Best Small City in U.S. to Live Apartment Therapy 2018
Top Destination for Millennial Travelers HomeToGo 2019
#2 Top 10 Small Cities in the US by Conde Nast Traveler 2019
One of the Best Cities for Outdoor Lovers MarketWatch 2019
One of the Greenest Cities in the U.S. CubeSmart Self Storage 2019
Top Ten Best Places to Get a Fresh Start Livability 2019
#3 Top Cities for Women Entrepreneurs Pennygeeks 2019
Best Most Romantic Destination in the U.S. CBS Local 2019
Best Up & Coming Housing Market in NM from Insurify 2019



19 minutes:
average commute

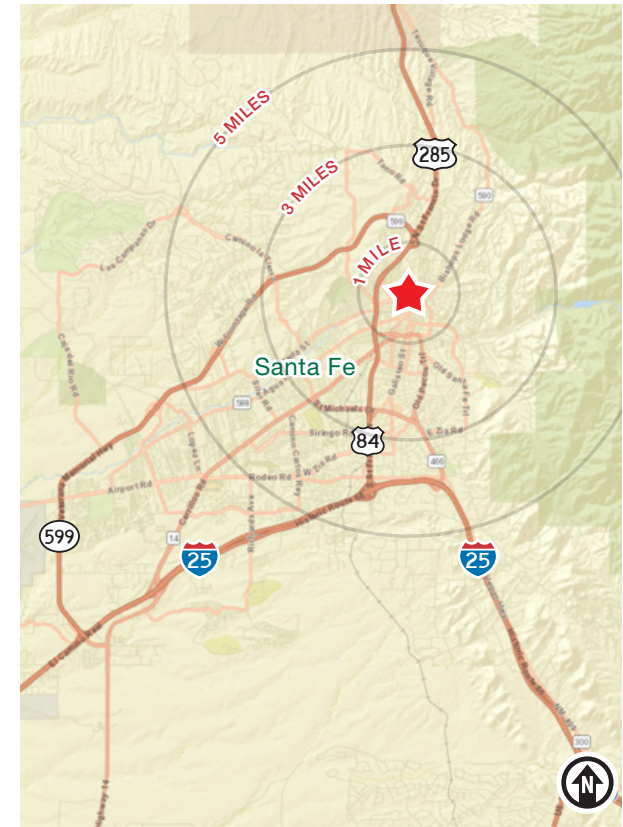


SKI SANTA FE
averages
225 inches of snow a year.



AREA DEMOGRAPHICS

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	6,280		33,929		59,904	
Households	3,952		17,756		29,832	
Families	1,255		7,547		14,133	
Average Household Size	1.56		1.86		1.97	
Owner Occupied Housing Units	2,250		11,048		19,961	
Renter Occupied Housing Units	1,701		6,708		9,870	
Median Age	58.3		54.2		52.6	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	399	10.1%	1,919	10.8%	3,044	10.2%
\$15,000 - \$24,999	379	9.6%	1,601	9.0%	2,490	8.3%
\$25,000 - \$34,999	320	8.1%	1,667	9.4%	2,879	9.7%
\$35,000 - \$49,999	452	11.4%	2,138	12.0%	3,684	12.3%
\$50,000 - \$74,999	687	17.4%	2,773	15.6%	4,968	16.7%
\$75,000 - \$99,999	468	11.8%	2,200	12.4%	3,940	13.2%
\$100,000 - \$149,999	566	14.3%	2,448	13.8%	3,921	13.1%
\$150,000 - \$199,999	320	8.1%	1,222	6.9%	2,092	7.0%
\$200,000+	360	9.1%	1,788	10.1%	2,813	9.4%
Median Household Income	\$63,224		\$61,777		\$61,901	
Average Household Income	\$93,789		\$95,798		\$94,534	
Per Capita Income	\$58,048		\$50,374		\$46,854	
Population by Age	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	119	1.9%	1,190	3.5%	2,267	3.8%
5 - 9	127	2.0%	1,174	3.5%	2,313	3.9%
10 - 14	135	2.1%	1,255	3.7%	2,471	4.1%
15 - 19	152	2.4%	1,242	3.7%	2,498	4.2%
20 - 24	226	3.6%	1,532	4.5%	2,759	4.6%
25 - 34	603	9.6%	3,425	10.1%	6,148	10.3%
35 - 44	659	10.5%	3,454	10.2%	6,191	10.3%
45 - 54	757	12.1%	4,028	11.9%	7,181	12.0%
55 - 64	1,244	19.8%	6,365	18.8%	10,971	18.3%
65 - 74	1,290	20.5%	6,120	18.0%	10,422	17.4%
75 - 84	651	10.4%	2,858	8.4%	4,770	8.0%
85+	318	5.1%	1,286	3.8%	1,915	3.2%



2021 Forecasted by Esri