

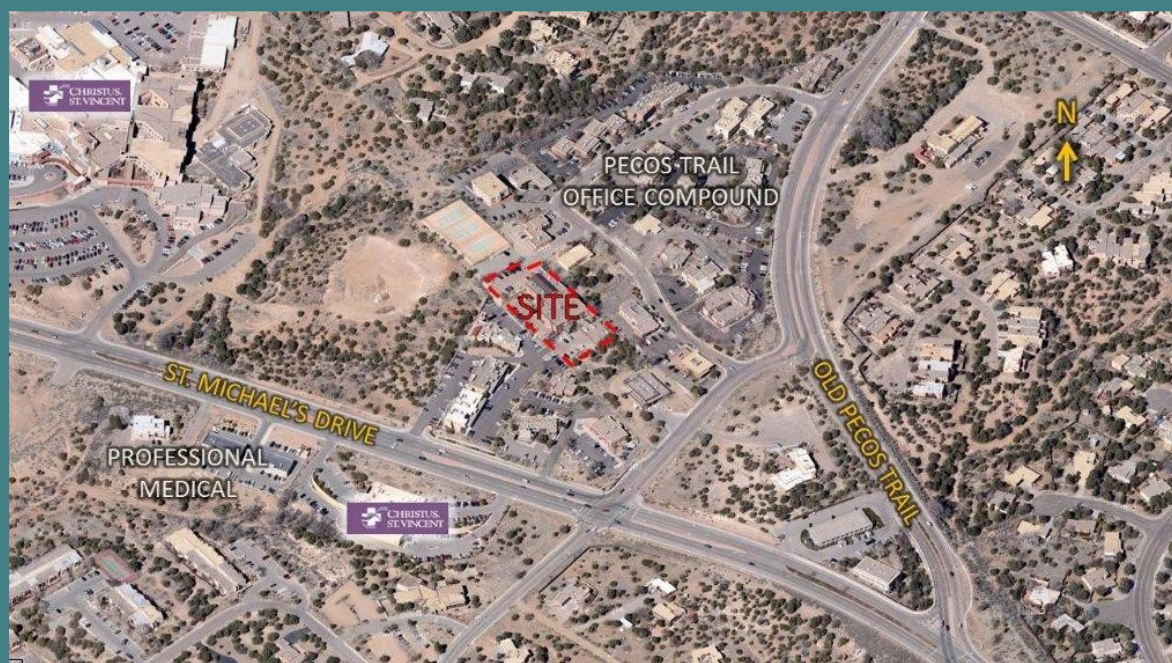
St. Michaels Office Building FOR SALE

435 St. Michael's Dr. Bldg. D Santa Fe, NM 87505



SALE PRICE:
\$3,350,000 (\$130.72/SF)

- ◇ **BUILDING:** 25,626 Sq.Ft. (Gross)
- ◇ **SITE AREA:** 1.240 Acres
- ◇ **ZONING:** Commercial
- ◇ Constructed in 1992
- ◇ Attractive Two-Level Office Building
- ◇ Outer Private Offices all with Ext. Windows
- ◇ Inner Offices with Skylights
- ◇ Exceptional Location in the Calle Medico/Christus St. Vincent Area
- ◇ Passenger Elevator
- ◇ 3/1,000 Parking Ratio (78 Spaces)
- ◇ Suitable for Office, Medical, Education uses
- ◇ Adaptable for Multi-Tenant use
- ◇ New TPO Roof
- ◇ New Synthetic Stucco Finish



Metro Commercial
REALTY. INC.



JOHN DAVIDSON, CCIM

C: 505-385-0107
D: 505-938-5960
JD@MCRNM.com



BOB ARGUELLES

C: 505-263-7063
D: 505-938-5960
Bob@MCRNM.com

New Mexico's Commercial & Investment Professionals

8232 Louisiana Blvd. NE Suite C Albuquerque, NM 87113
O: 505-858-1444 F: 505-858-1448 www.MCRNM.com

PROPERTY SUMMARY

- ◆ Main Entries on Each Level for Multi-tenant Access
- ◆ Upper Level: 12,719 Sq.Ft. - Consisting of:
 - ◇ 32 Perimeter Offices with Exterior Windows
 - ◇ 12 Interior Offices with Skylights
 - ◇ 2 Conference Rooms
 - ◇ Receptions, Study, Audio Visual and other Storage Areas
- ◆ Lower Level: 12,907 Sq.Ft. - Consisting of:
 - ◇ 12 Private Offices (6 Perimeter w/windows)
 - ◇ Conference Rooms (Two Oversized)
 - ◇ Large Warehouse/Storage area with exterior access (Roll-up door)
 - ◇ Several Large Open Areas (Library, etc.)
- ◆ Centralized Workspace/Storage Areas
- ◆ Centralized restroom facilities
- ◆ 13 Separately controlled HVAC Units (Rooftop)
- ◆ Portable "Ultra-Wall" room partitioning for ease of floor plan reconfiguration
- ◆ Located in prime Medical Office Corridor
- ◆ Existing Tenant: State of New Mexico — Dept. of Vocational Rehabilitation thru September 30, 2018
- ◆ **2016 Property Tax information**
 - ◇ Assessed Value—Land \$ 162,400
 - ◇ Assessed Value—Improvements \$2,181,080
 - ◇ Property Taxes \$ 25,159



The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.