

St. Michaels Office Building FOR LEASE

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



LEASE RATE:

Suite A: \$22.00/PSF Full Service

Suite B: \$18.00/PSF Full Service

- ◇ **BUILDING:** 23,944 ± Sq.Ft.
- ◇ **SITE AREA:** 1.240 ± Acres
- ◇ **ZONING:** Commercial
- ◇ 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
- ◇ 3.5 /1,000 Parking Ratio (95 Spaces)
- ◇ Office, Medical, Professional Education
- ◇ Also available for Sale



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REALTY. INC.



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Property Summary

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Main Entries on each level for Multi-tenant Access

Suite A: 12,337 ± Sq.Ft.:

- ◇ 32 Perimeter Offices with Exterior Windows
- ◇ 12 Interior Offices with Skylights
- ◇ 2 Conference Rooms
- ◇ Receptions, Study, Audio Visual and other Storage Areas

Suite B: 11,607 Sq.Ft.:

- ◇ 12 Private Offices (6 Perimeter w/windows)
- ◇ Conference Rooms (Two Oversized)
- ◇ Large Storage area with exterior access (Roll-up door)
- ◇ Several Large Open Areas (Library, etc.)

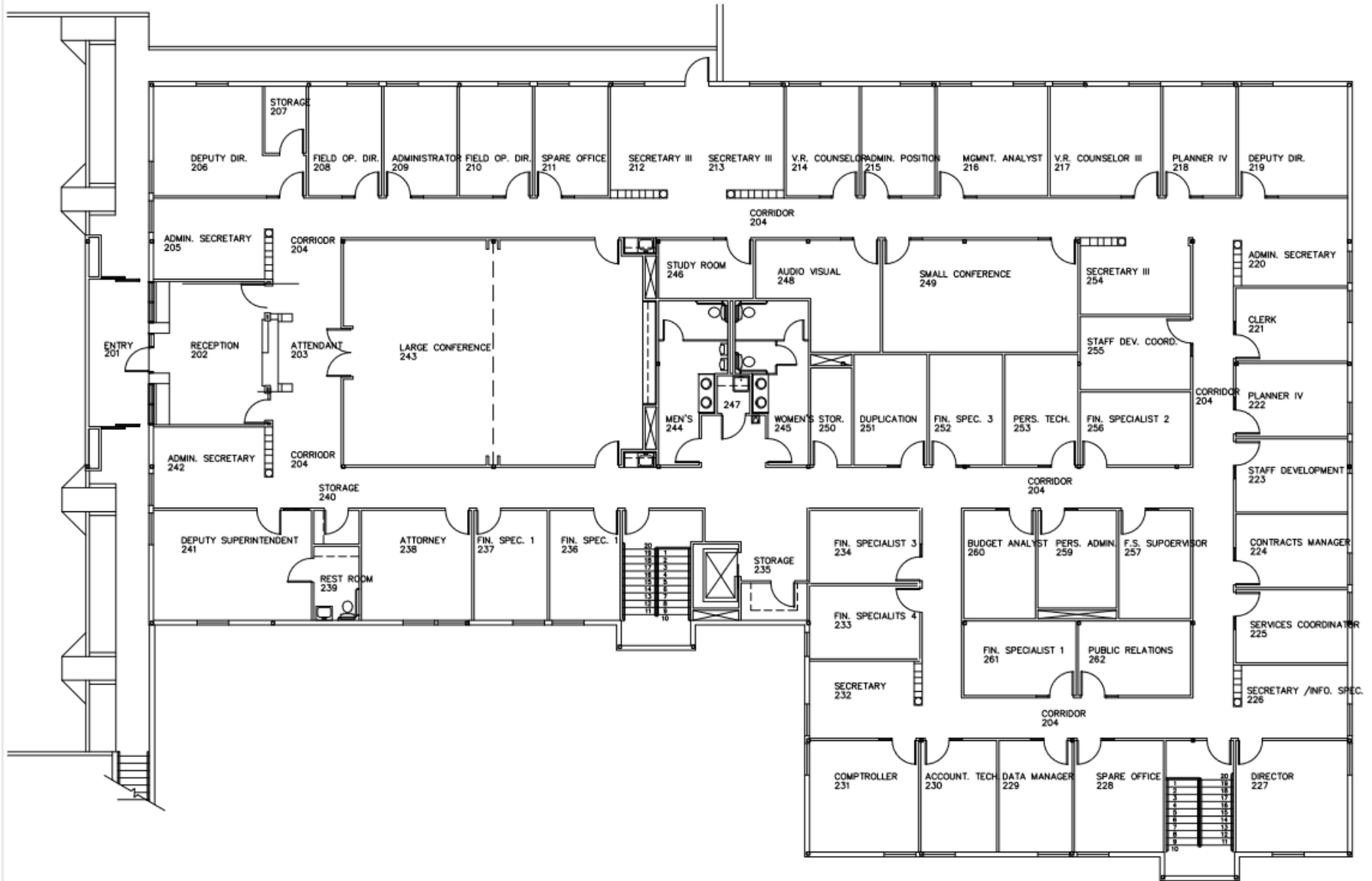
- ◆ Centralized Workspace/Storage Areas
- ◆ Centralized restroom facilities
- ◆ 13 Separately controlled HVAC Units (Rooftop)
- ◆ Portable "Ultra-Wall" room partitioning for ease of floor plan reconfiguration
- ◆ Located in prime Medical Office Corridor
- ◆ Available April 1, 2019



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.

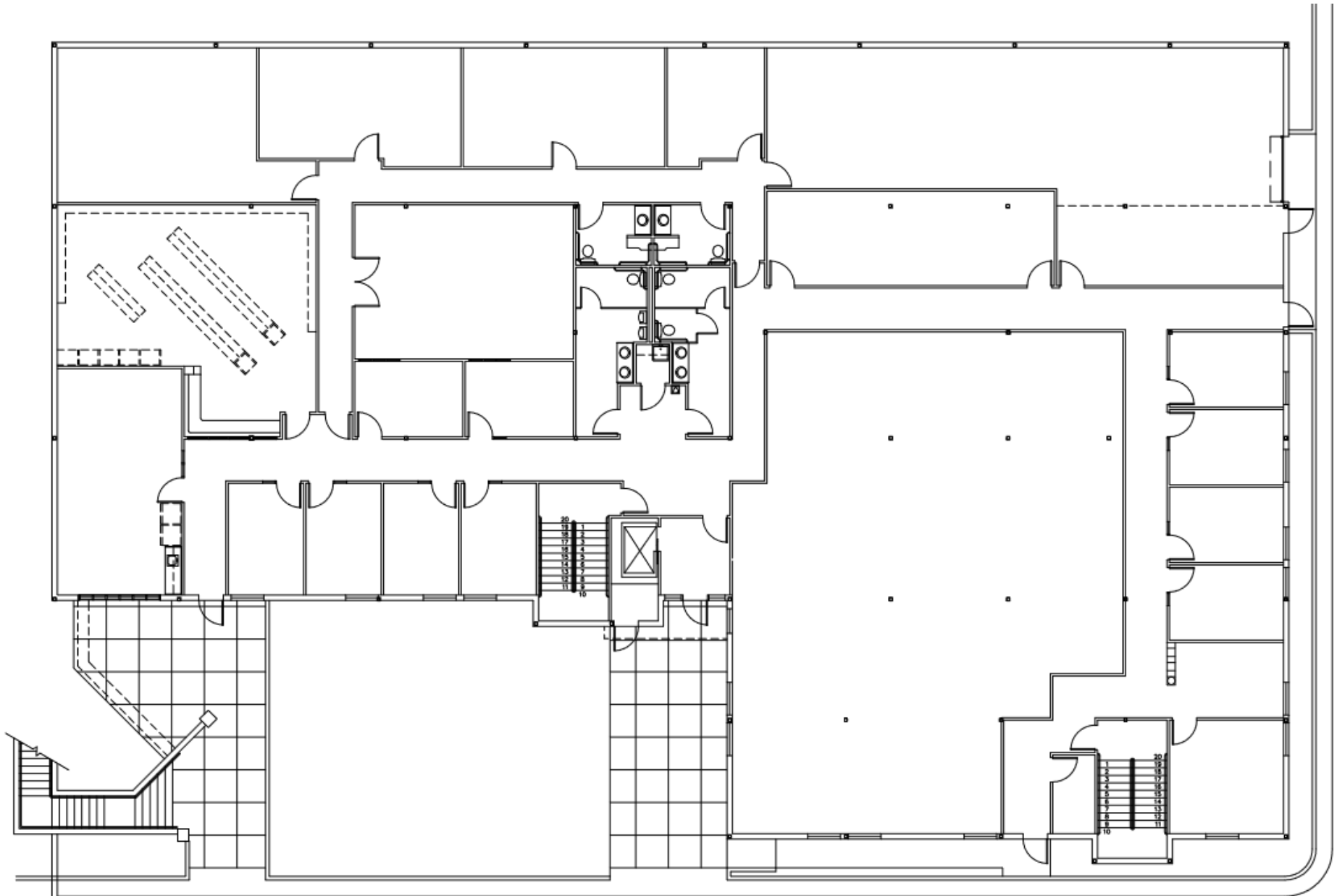
Floor Plan - Suite A

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435 SAINT MICHAEL'S DRIVE - UPPER FLOOR PLAN

Floor Plan - Suite B
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435 SAINT MICHAEL'S DRIVE - LOWER FLOOR PLAN

20' 15' 10' 5' 0' 5'
SCALE: 1/16" = 1'-0"