

# For Lease



328 Guadalupe Street, Santa Fe, New Mexico

**Call George Jimenez – (505) 470 3346**

## *Features and Facts*

### UNIT I

- ❖ 2858 Square Feet
- ❖ End Unit with front and rear entry doors.
- ❖ Upstairs storage or office space.
- ❖ Tenant Improvement Allowance.
- ❖ May be combined with Units J and K
- ❖ Slat Paneled Walls
- ❖ Private Parking
- ❖ \$25.00 Sq. Ft. (\$5,954.17/Month)
- ❖ Common Area Maintenance (CAM) \$8.00 Sq. Ft.(\$1905.00/Mo.)
- ❖ MLS 201105222

### J Unit

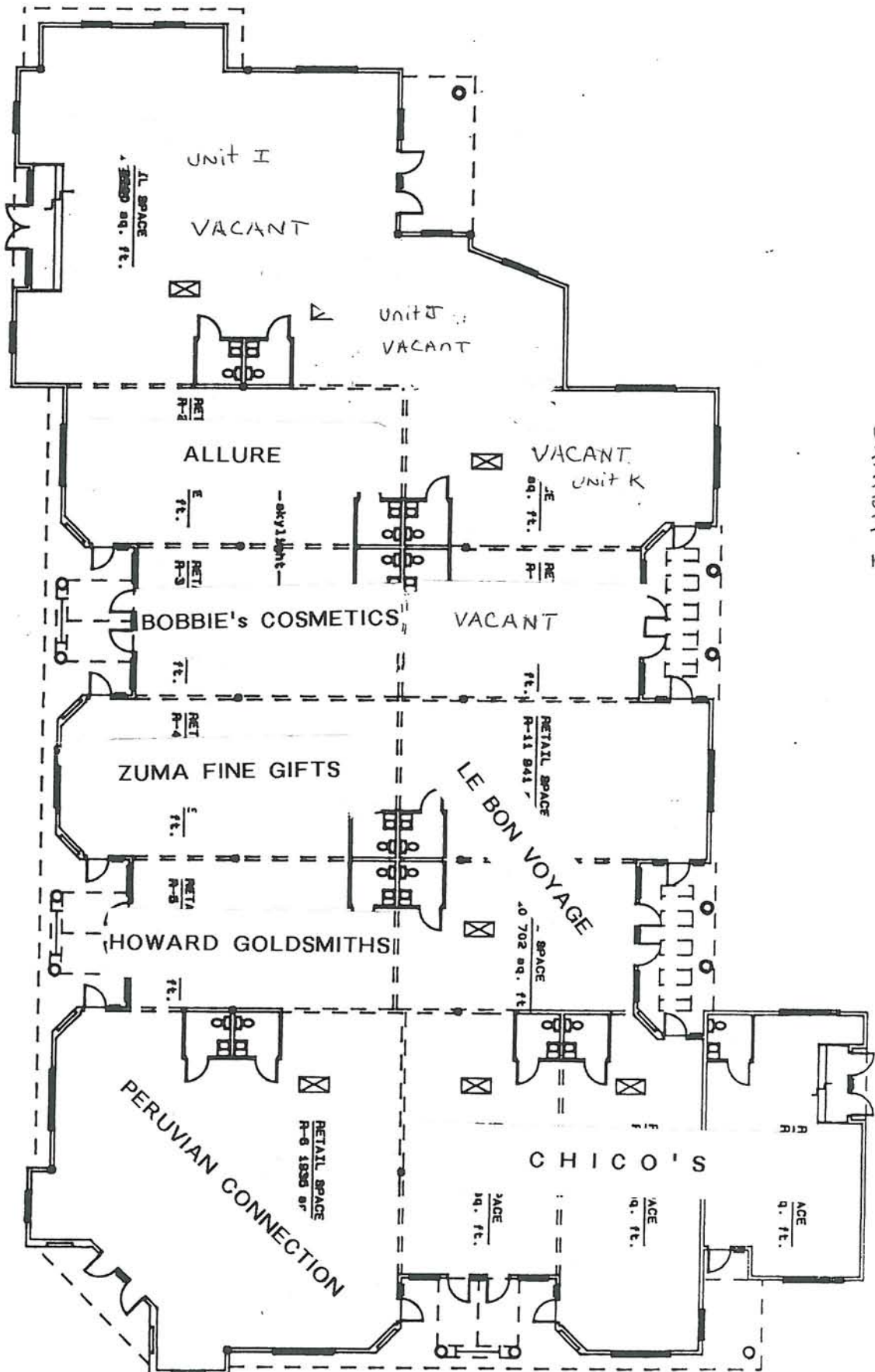
- ❖ 910 Square Feet
- ❖ May be combined with units I or K
- ❖ Entry on the Zia Dinner Side
- ❖ Tenant Improvement Allowance
- ❖ Private Parking
- ❖ \$1895.00 per month (\$25/sf)
- ❖ CAM 606.67per month
- ❖ MLS 201105236



### Unit K

- \*702 Square Feet
  - ❖ May be combined with units J and I
  - ❖ Tenant Improvements Allowance
  - ❖ Private Parking
  - ❖ \$1462.50 per Month
  - ❖ CAM \$468 per month
- Units zoned BCDRED  
MLS 201105237  
Offered By  
**Commercial Properties Inc**  
2019 Galisteo St. Ste L-1  
Santa Fe, NM 87505  
505-988-8081  
Web : [www.cpi-nm.com](http://www.cpi-nm.com)

Exhibit 1



FLOOR PLAN (419 MONTEZUMA)

SCALE: 1" = 20'-0"





[Revise Listing](#)
[Property History](#)
Listing Summary
[Interactive Map](#)
[Report Violation](#)

**Listing #201105222**     **328 S Guadalupe St #1, Santa Fe, NM 87501**     **Active** (11/07/11)     **DOM/CDOM: 1/1**  
◆ **\$25/sf (LP)**     **Sq Ft: 2858**     **Lot Sz: 0.000ac**  
**Price/SqFt: 0.00**     **Area: 3N-SF City SE North**     **Yr: Unknown**

**Remarks**

FOR LEASE: Nice expandable retail space that can be combined with unit(s) J (910 SF) and unit K (702 SF). Space has north entrance from Zia Dinner area and southern entrance from Montezuma St., to the Sambusco Shopping Center. Landlord will provide Monies for basic Tenant Improvements (flooring, painting). Private Parking Lot has security guard on premises. Has upstairs loft for office and or storage. End unit with good visibility and window/display area. Slat wall panels, spot lighting, and dressing rooms in place. Tenant pays utilities.



[Pictures \(6\)](#)



<b>Agent</b>	George Jimenez  (ID: 5063) Primary:505-988-8081		
<b>Office</b>	Commercial Properties, Inc. (ID:33600) Phone: 505-988-8081, FAX: 505-988-8082		
<b>Property Type</b>	Commercial Building	<b>Property Subtype(s)</b>	Retail
<b>Fractional Ownership</b>	No		
<b>Transaction Type</b>	Lease		
<b>Status</b>	<b>Active</b> (11/07/11)		
<b>Area</b>	3N-SF City SE North		
<b>Subdivision</b>			
<b>Commission</b>	<b>Sub Agency</b> 0%	<b>Buyer Agency</b> 3%	<b>Transaction Broker</b> 3% <b>Variable Rate Commis</b> No
<b>Total Square Feet</b>	2858	<b>Sq Ft Source</b> Owner	<b>Price / SqFt</b> 0.00
<b>Lot Sq Ft (approx)</b>	0	<b>Lot Acres (approx)</b> 0.000	<b>Lot Size Source</b> (Unknown)
<b>County</b>	Santa Fe	<b>Tax Parcel</b>	10349696
<b>Garage Spaces</b>	0	<b>Horse Property</b>	No
<b>Year Built</b>	Unknown		
<b>Publish To Internet</b>	Yes		
<b>Map Book</b>	Horton - Santa Fe	<b>Map Coordinates</b>	14, 1B
<b>Cross Street</b>	Montezuma		
<b>Listing Date</b>	11/07/11	<b>Entry Date</b>	11/07/11
<b>Original Price</b>	0	<b>Expiration Date</b>	12/31/12
<b>Owner Name</b>			
<b>Price (sq ft)</b>	25/sf	<b>Owner Phone</b>	
<b>Sub Lease</b>	No	<b>Lease Type</b>	Other
<b>Available Date</b>	11/07/11		
<b>District/Zoning</b>	Downtown/BCD		

<b>Agent Only Remarks</b>	Next to Railyard Station at \$25.00 Sq. Ft. + \$8.00 SF for CAM. Call Broker; George Jimenez 216-1501 for showings, see website www.cpi.com for further details.
<b>Directions to Property</b>	South on Guadalupe St. West (right) on Montezuma St. Building covers whole corner. Space where Mountain Works occupied.
<b>Total Build App SqFt</b>	5000 Plus
<b>Trade</b>	No
<b>Bank Owned</b>	No
<b>Short Sale</b>	No
<b>Auction</b>	No
<b>Land Approx SqFt</b>	Not Applicable

#### Privileged Information

<b>Publish To Internet</b>	Yes
<b>Publish to Realtor.com</b>	Yes
<b>Longitude / Latitude</b>	-105.945992 / 35.685394 (Overridden)
<b>Show Address to Public</b>	Yes
<b>Show Address to Client</b>	Yes
<b>Agent Hit Counter</b>	10
<b>Public/Client Hit Counter</b>	0
<b>Purch Cost Appr SqFt</b>	Not Applicable
<b>Leased Cost/Yr SqFt</b>	\$20.01-30.00
<b>Lead Paint Disc.</b>	Yes
<b>Listing Broker is</b>	Transaction Broker
<b>Seller is Foreign</b>	No
<b>Lease Remarks</b>	TI Allowance
<b>Owner Nmrel</b>	No
<b>Zoning Comments</b>	none
<b>NOI Remarks</b>	n/a
<b>Common Area Maint</b>	\$8 SF

#### Property Information

<b>Lease Type</b>	Other- See Remarks
<b>Domestic Water</b>	City
<b>Commercial Water</b>	Other- See Remarks
<b>Water Rights Avail</b>	No
<b>Gas</b>	Natural
<b>Sewage</b>	City
<b>Electricity</b>	Electric, 115v
<b>Telephone- Landline</b>	On-Site
<b>Util Paid By Tenant</b>	Electric, Gas, Water
<b>High Speed Available</b>	Other- See Remarks
<b>Landlord Pays</b>	Other- See Remarks
<b>Building Use</b>	Retail Opportunity
<b>Construction</b>	Other- See Remarks
<b>Roof</b>	Torch Down, Other- See Remarks
<b>Floor</b>	Carpeting, Tile, Other- See Remarks
<b>Parking Facilities</b>	Parking Area, Other- See Remarks
<b>Age</b>	Unknown
<b>Zoning</b>	BCD
<b>Showing Instructions</b>	Call Listing Office
<b>Possession</b>	Other- See Remarks
<b>Terms</b>	Other- See Remarks
<b>Extras</b>	Refrigerated AC, Restrooms, Retail Frontage, Security System
<b>HERS Rating Level</b>	0.0
<b>Miscellaneous</b>	Display Window
<b>Authority</b>	Santa Fe City
<b>Riverfront</b>	No

All information herein has not been verified and is not guaranteed.





