

# For Lease



4 Calle Medico

**Call: George Jimenez 216-1501**

## *Features and Facts*

- ❖ Total Square Feet: 966
- ❖ Lots of Parking
- ❖ Bathroom
- ❖ Zoned C-1
- ❖ Lease Rates: \$6/SF
- ❖ Central Heating and cooling
- ❖ Sink and Break Area
- ❖ Southern Windows
- ❖ Private entrance and back exits.
- ❖ Tenant pays utilities

*966 Sq. Ft.*

*\$483.00/month*

*Minimum 1 year  
lease*

*Available Now*

*\$966.00 moves  
you in today.*

Offered By

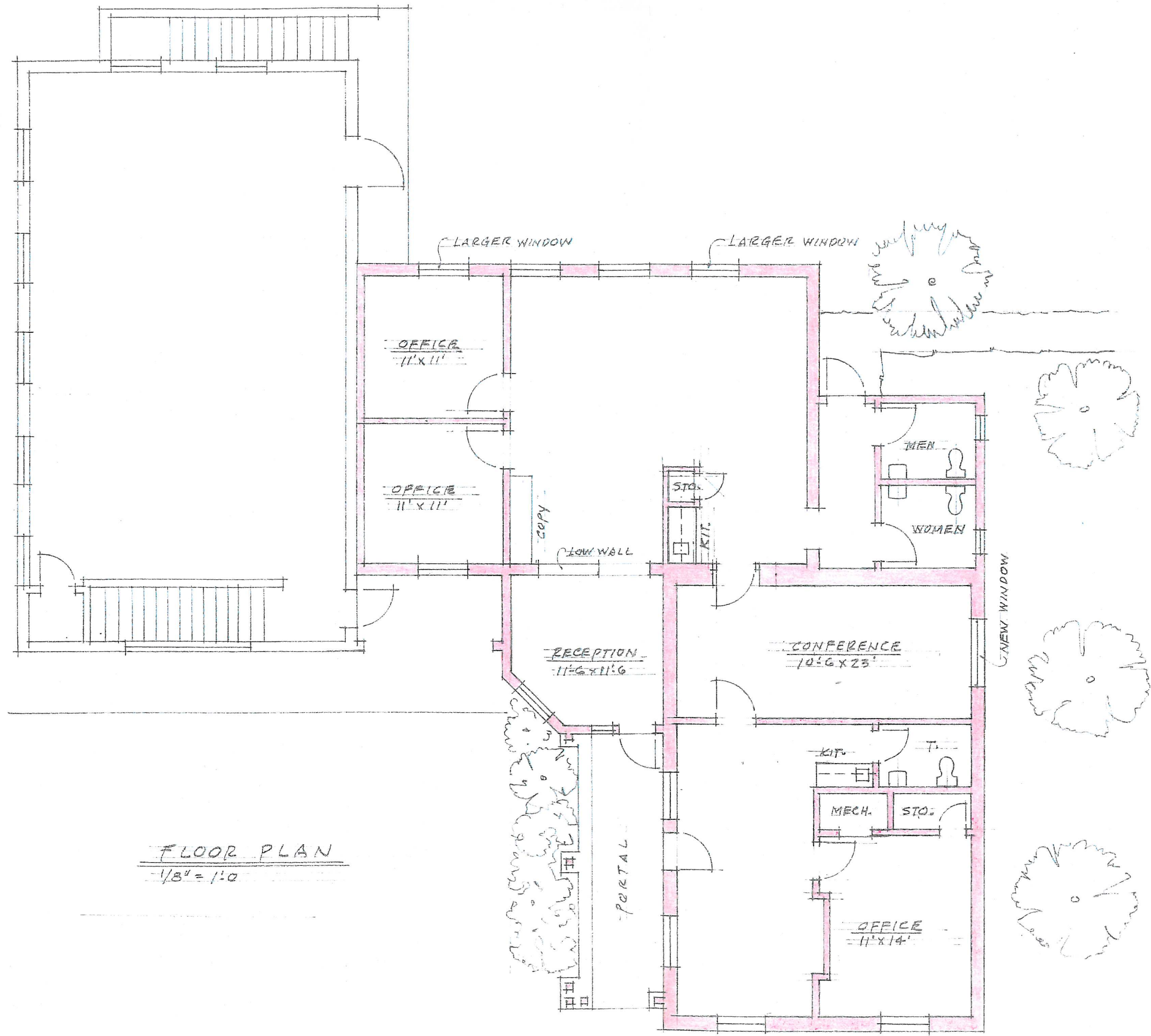
**COMMERCIAL  
PROPERTIES  
INC.**

2019 Galisteo St. Suite L-1  
Santa Fe, NM 87505

505 988 8081

George's Office: 216-1501

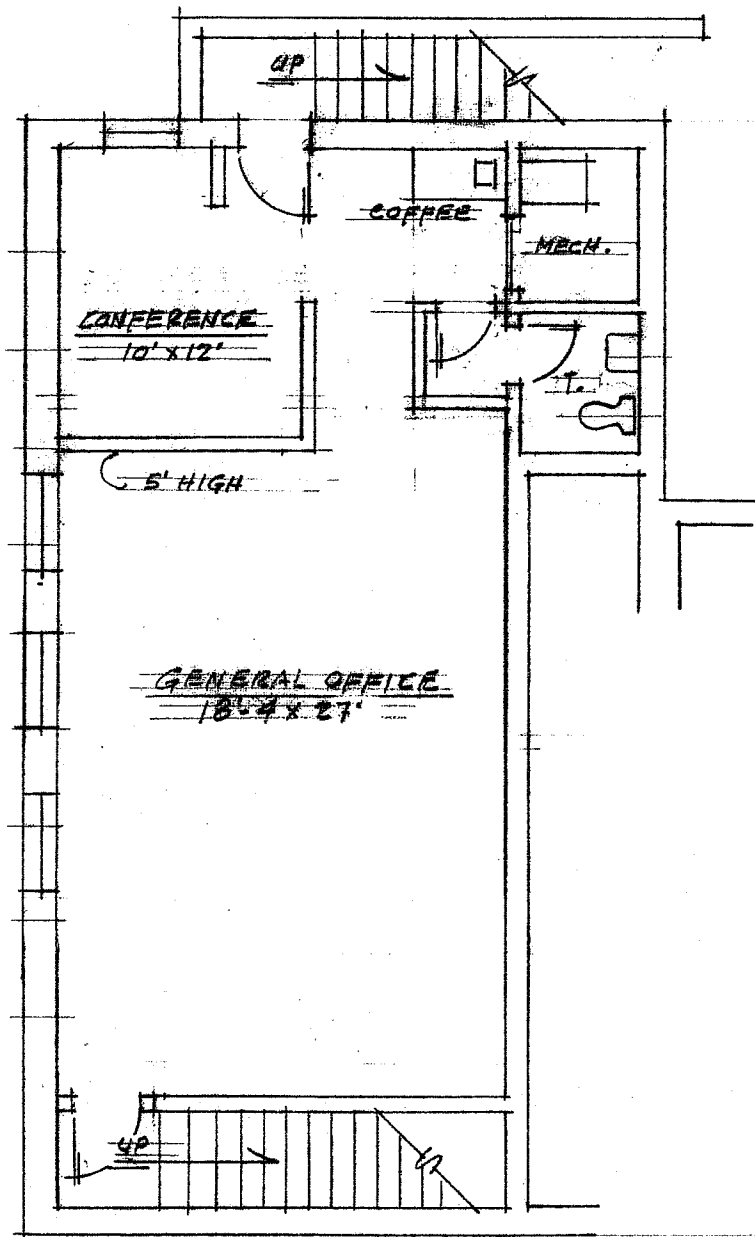
Web Site: [www.cpi-nm.com](http://www.cpi-nm.com)



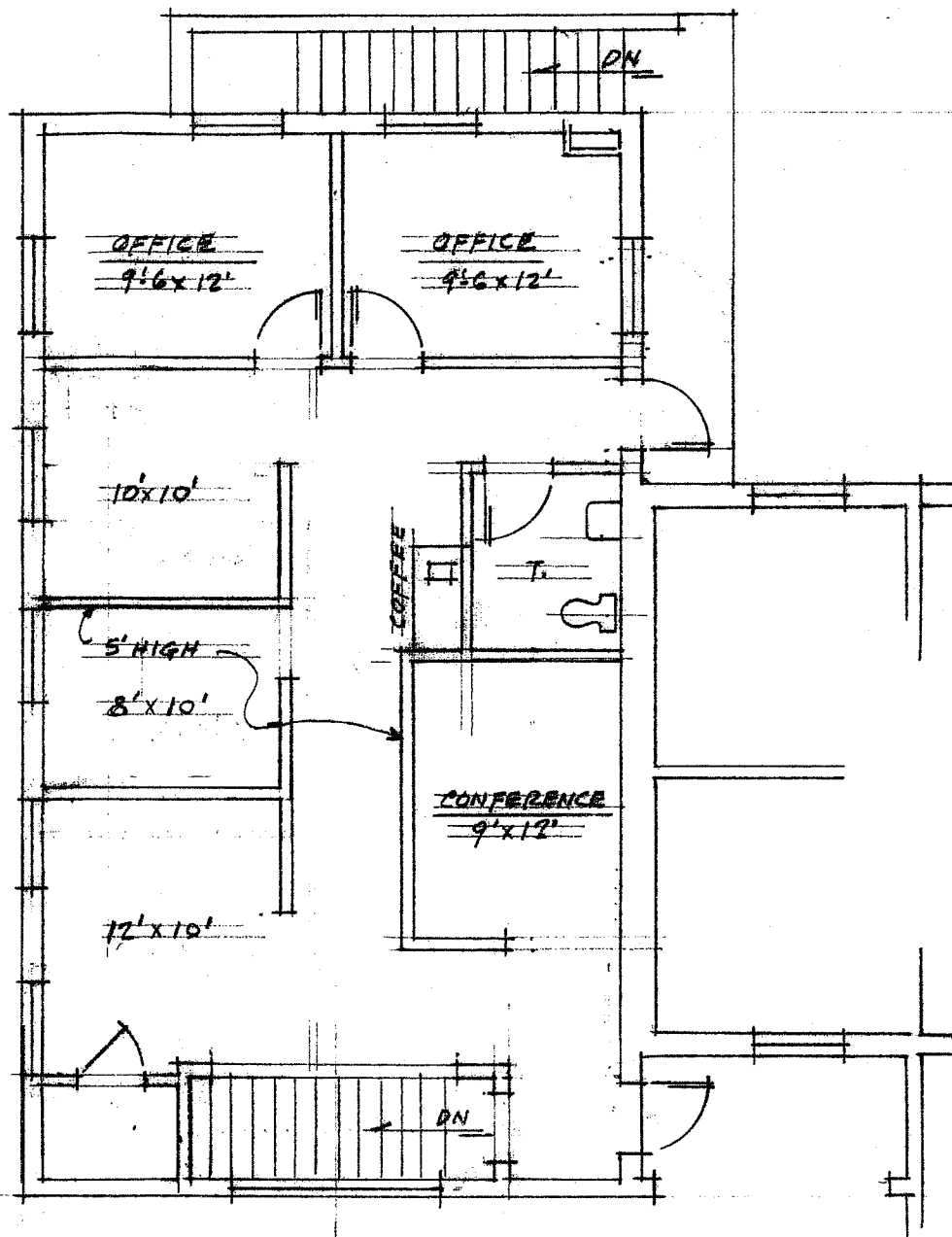
FLOOR PLAN  
 1/8" = 1'-0"

2,150 S.F.

#4 CALLE MEDICO  
 JULY 12, 1999

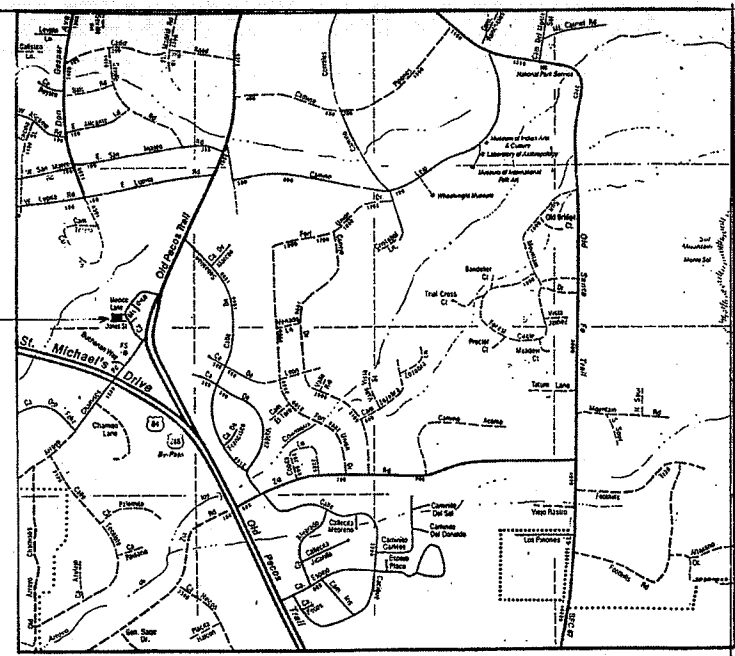
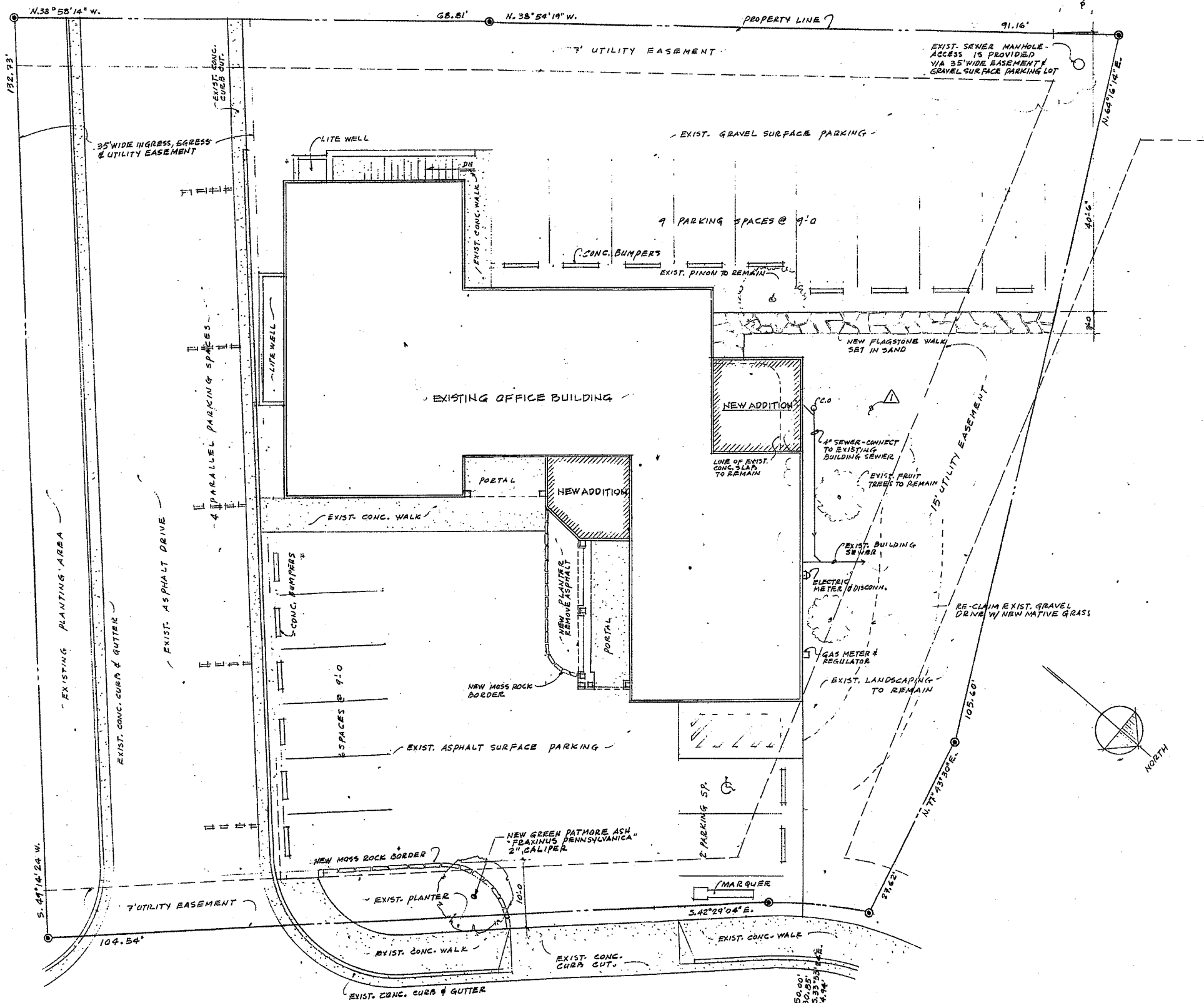


BASEMENT PLAN 966 SF  
1/8" = 1'-0"



1 ST. FLOOR PLAN 1,227 SF  
1/8" = 1'-0"

#4 CALLE MEDICO



VICINITY MAP

PROJECT DATA

ZONING

ZONING C-1  
 LOT AREA - 18,337 S.F.  
 OPEN SPACE REQUIRED: 18,337 S.F. x 20% = 3,667 S.F.  
 OPEN SPACE PROVIDED - 3,863 S.F.  
 PARKING REQUIRED - 3,390 NET S.F. + 350 = 10 SPACES  
 PARKING PROVIDED - 21 STANDARD SPACES + 1 HANDICAPPED  
 ALLOWABLE BUILDING HEIGHT - 24 FT.  
 ACTUAL BUILDING HEIGHT - 14 FT.

NOTE:  
 ADDITIONAL RETENTION PONDING NOT REQUIRED DUE TO ADDITIONAL PLANTING AREAS & THE RECLAMATION OF 300 S.F. OF GRAVEL SURFACED DRIVE.

LBC

OCCUPANCY B-1  
 TYPE OF CONSTRUCTION V N  
 ALLOWABLE FLOOR AREA (TABLE 5-C) = 8,000 SF  
 ACTUAL FLOOR AREA = 3,380 SF

GRADING & DRAINAGE NOTES & CALCULATIONS

- THE SITE WORK & NEW ADDITIONS SHOWN ON THIS SHEET REDUCE THE AMOUNT OF IMPERVIOUS SURFACES AS FOLLOWS:
1. NEW ENTRANCE VESTIBULE & REMODELED PORTAL ARE IN THE AREA OF AN EXISTING PORTAL & CONCRETE SLAB - NO CHANGE IN SURFACES
  2. NEW PLANTER IN LIEU OF EXISTING ASPHALT SURFACING - ADJOINING THE ENTRANCE VESTIBULE & PORTAL - WILL INCREASE THE LANDSCAPED AREA BY 105 S.F.
  3. NEW HANDICAPPED TOILET ADDITION IS PLACED OVER AN EXISTING CONCRETE PATIO SLAB EXCEPT FOR 50 S.F. THIS WILL REDUCE THE EXISTING UNDISTURBED AREA BY 50 S.F.
  4. NEW PLANTER IN LIEU OF EXISTING ASPHALT SURFACING @ THE EXISTING CALLE MEDICO CURB CUT WILL INCREASE THE LANDSCAPED AREA BY 75 S.F.
  5. THE RECLAIMED GRAVEL SURFACE DRIVE ALONG THE NORTH-WEST PROPERTY LINE WILL INCREASE THE LANDSCAPED AREA BY APPROX. 660 S.F.
  6. THE DRAINAGE PATTERN IS UNCHANGED EXCEPT A PORTION OF THE REMODELED PORTAL WILL DRAIN - VIA CANALES - INTO THE NEW PLANTER

- REVIS 12-16-98 TO MEET GRADING & DRAINAGE REQUIREMENTS
- REVIS 12-17-98 TO MEET WASTEWATER REQUIREMENTS

CALLE MEDICO (50' R/W)

SITE LAYOUT PLAN  
 SCALE: 1/8" = 1'-0"



ADDITIONS & RENOVATIONS to OFFICE BUILDING for A.D.A. COMPLIANCE # 4 CALLE MEDICO SANTA FE, NEW MEXICO  
 SITE PLAN  
 Duty Germanas Architects  
 1233 Paseo de Pareda Santa Fe, New Mexico 87501  
 NOV. 16 - 1998  
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