

OBERSTEIN
PROPERTIES, INC.

DOWNTOWN SANTA FE
Marcy Plaza: 119 ~ 123 East Marcy Street

FOR LEASE

- **Building 119**
 - Suite 100 ~ 1,568 SF ±
 - Suite 106 ~ 3,112 SF ±
 - Suite 108 ~ 1,681 SF ±
- **Leasehold Improvements**
Negotiable
- **Offered on a Full Service Basis**
- **On-site Parking Spaces**
Included in Lease Rate
- **Walking distance City Hall,
New Convention Center and
Central Plaza**
- **Three Story Parking Garage**
250+ Parking Spaces
- **Showings by Appointment Only**



For Information Contact:

David Oberstein
Owner/Broker

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Marcy Plaza
119 ~ 123 East Marcy Street
Santa Fe, New Mexico

Executive Summary

The opportunity to lease a downtown Santa Fe property with on-site parking, is being offered for consideration. Marcy Plaza represents the best of location, configuration and inherent value.

Numerous improvements have been made recently, both to the exterior and interior. A number of interior improvements to the offices and the common areas have been made on the first and second floors, including new ceiling treatments, new lighting, remodeled common area restrooms and common area carpeting.

Marcy Plaza is positioned directly across from the main City Library, one block from City Hall, one block from the Santa Fe Convention Center, two blocks from the U.S. Courthouse and the U.S. Post Office and three blocks from the County Courthouse. Numerous top quality restaurants are within short walking distance both for lunch and dinner dining. The historic Santa Fe Plaza is a close block away. This is a location that offers the best of Santa Fe whether for business, or the pleasure and charm of the community's rich and vibrant culture. Marcy Plaza has the added benefit of convenient on-site parking for tenants and their clients. The three story parking structure has a parking capacity in excess of 250 vehicles.

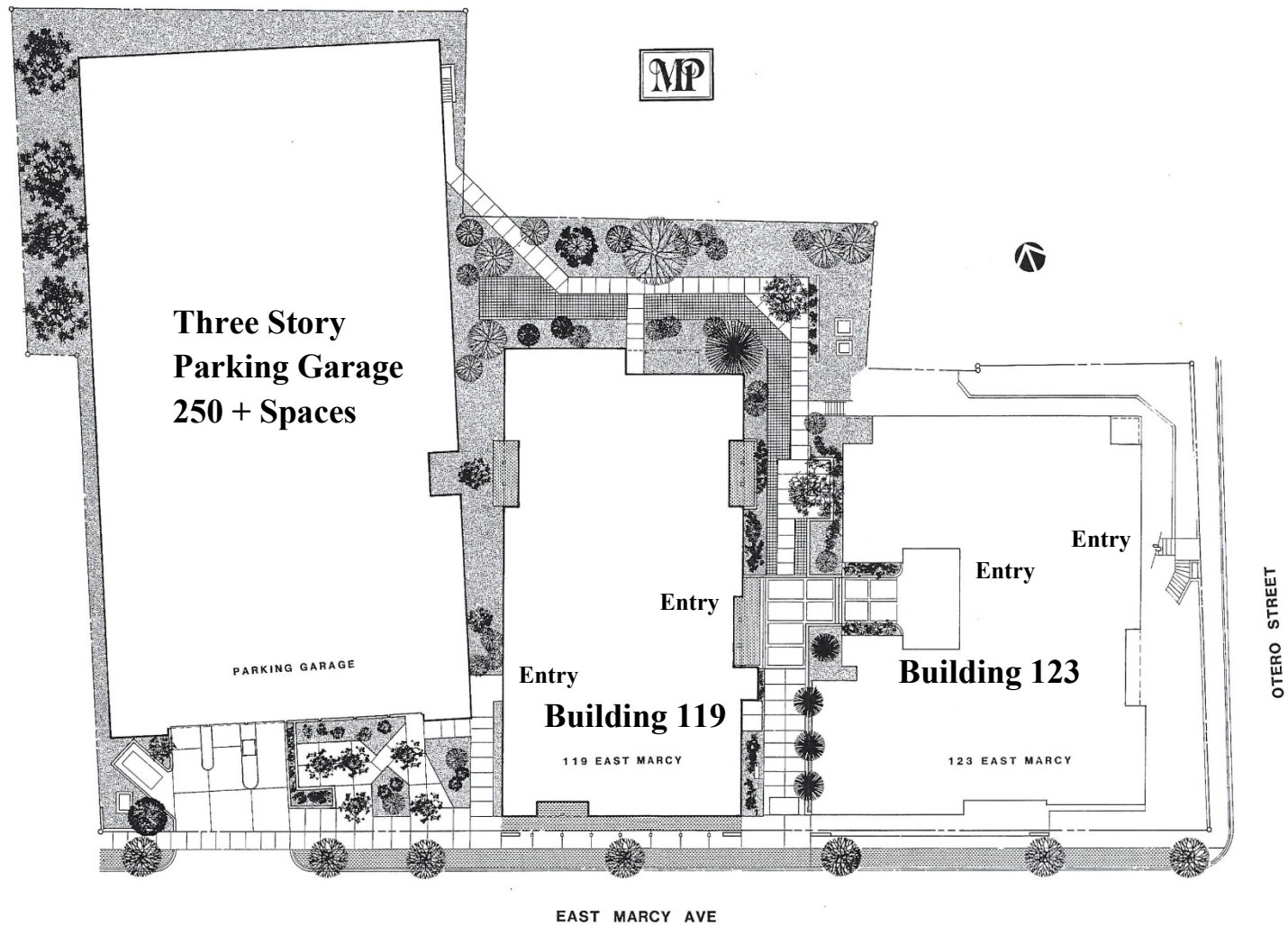
Presently the property has leases with both local and national tenants. Detailed information on lease terms and conditions is available upon request. The property is offered on a full service lease basis. Operating expenses are in line with comparable downtown properties.

Property showings by advance appointment only.

Marcy Plaza

119 East Marcy Street, Santa Fe, New Mexico

Site Plan

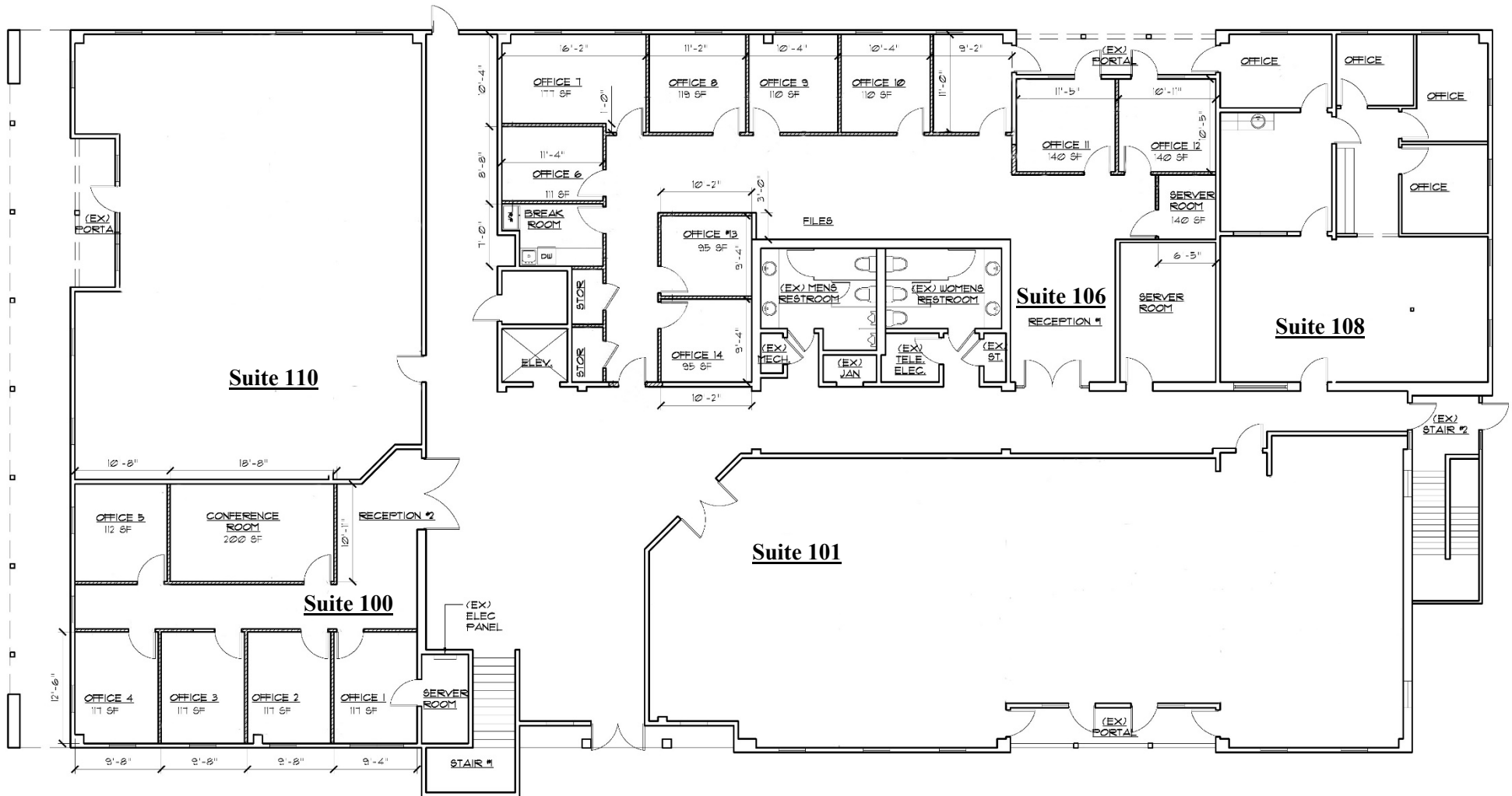


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Marcy Plaza

119 East Marcy Street, Santa Fe, New Mexico



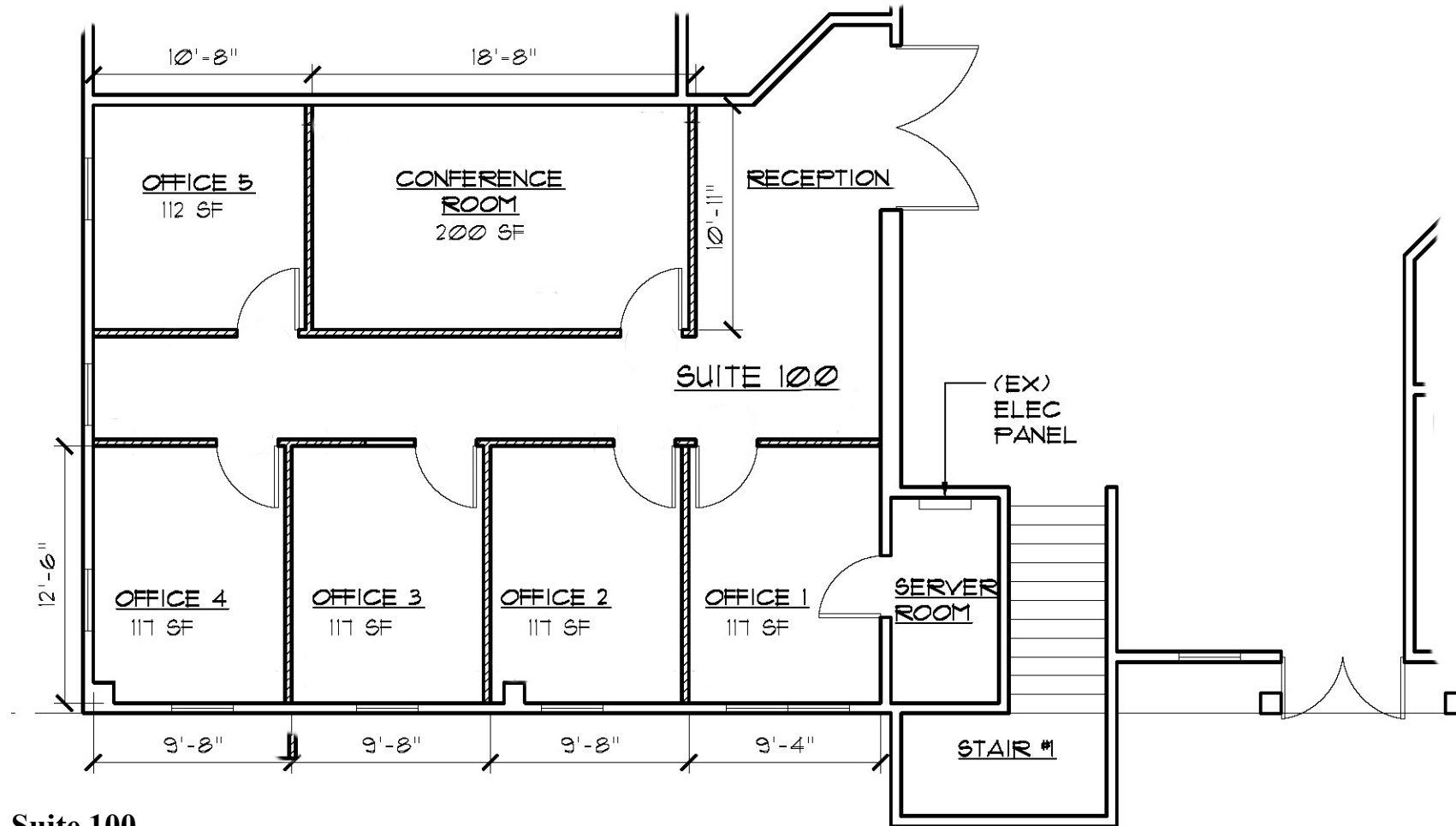
1ST LEVEL FLOOR PLAN 119 MARCY

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Marcy Plaza

119 East Marcy Street, Santa Fe, New Mexico



Suite 100

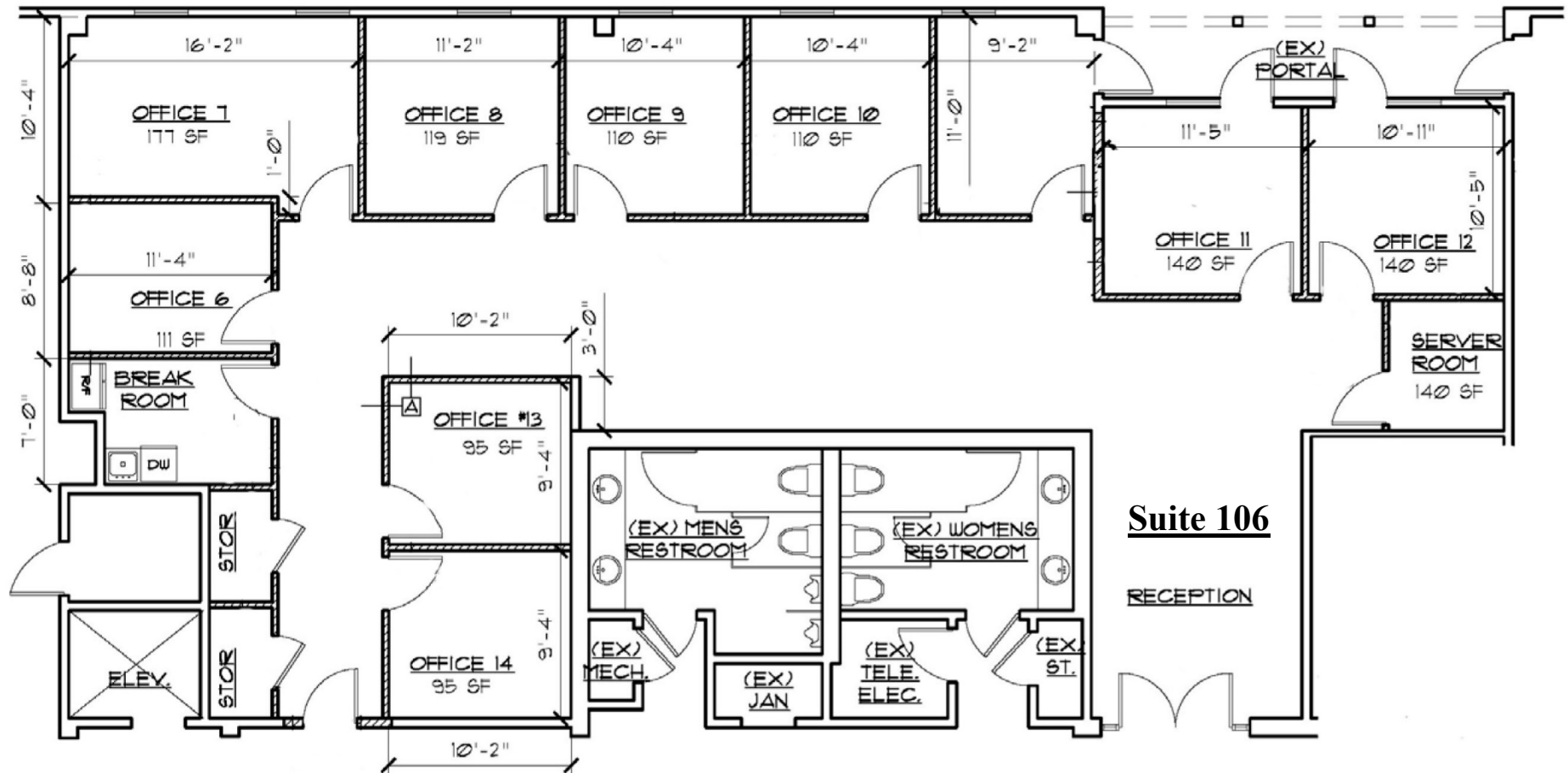
Leasable Square Feet: 1,568 ±

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Marcy Plaza

119 East Marcy Street, Santa Fe, New Mexico



Suite 106

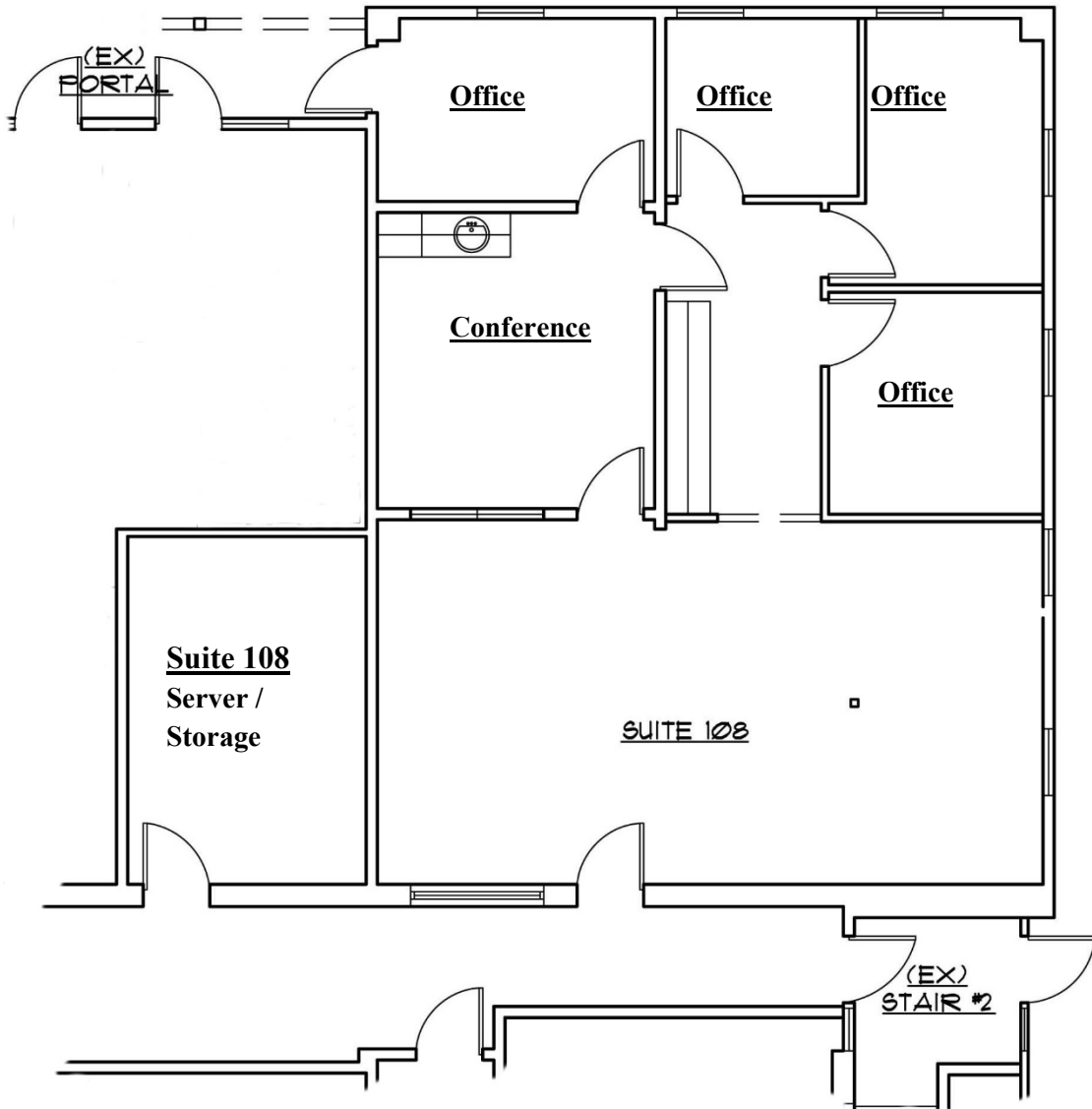
Leasable Square Feet: 3,112 ±

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Marcy Plaza

119 East Marcy Street, Santa Fe, New Mexico



Suite 108

Leasable Square Feet: 1,681 ±

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Marcy Plaza

119 ~ 123 East Marcy Street

Lease Summary

We appreciate your interest in evaluating the leasing opportunity we have available. Summarized herein are the general economic terms that we would consider for a conventional lease. We would propose to lease Suites at 119 East Marcy Street, Santa Fe, New Mexico under the following general terms and conditions.

- Lease Term –3 to 5 Years
- Approximate Leasable Area Suite 100 ~ 1,568 SF
Suite 106 ~ 3,112 SF
Suite 108 ~ 1,681 SF

Common area load factor applied.
- Annual Base Rental Rate: 1st Year: \$17.00 per Square Foot
2nd through 5th Year: Prior Year Rate adjusted by the
Consumer Price Index, with a minimum of 2% and
maximum of 6%
- Annual prorata share of Base Direct Costs, including common area maintenance,
utilities, property tax, property and general liability insurance:

Estimated at \$11.00 per Square Foot, subject to adjustment based on actual
costs
- Parking – Three story parking garage on property (250+ parking spaces). One
monthly unreserved parking space per 350 square feet of rentable area.
Additional spaces available at a monthly fee of \$175.00 plus tax, per month.
Client parking available.
- Leasehold improvements negotiable.

We hope that we have addressed all the points you need to analyze this opportunity. We have attempted to summarize the primary economic terms for a lease. Please let us know if there is any additional information that is required on your part. We are very pleased to have you consider Marcy Plaza.

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