

OBERSTEIN
PROPERTIES, INC.

DOWNTOWN SANTA FE

Marcy Plaza: 119 ~ 123 East Marcy Street

FOR LEASE

- **ONE SUITE REMAINING**
Suite 202 ~ 1,195 SF
- **Leasehold Improvements**
Negotiable
- **Offered on a Full Service Basis**
- **Parking 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:

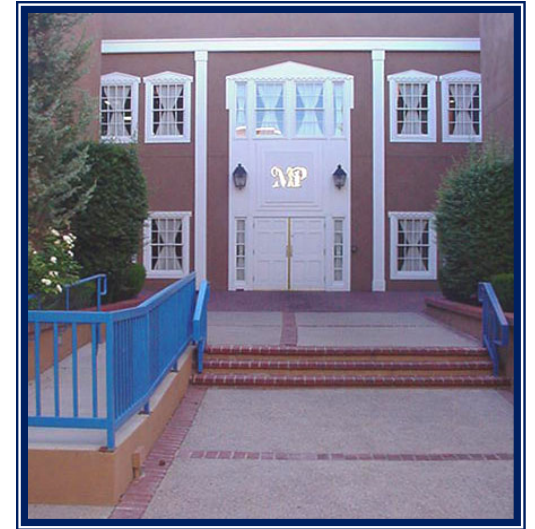
David Oberstein

PHONE (505) 986-0700

CELL (505) 470-2345

EMAIL david@obersteinproperties.com

WEB obersteinproperties.com



The information contained herein was obtained from sources believed reliable, however, Oberstein Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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. Only one office suite remains available consisting of 1,195 square feet. Interior office layouts may be modified and designed to suit individual tenant's needs.

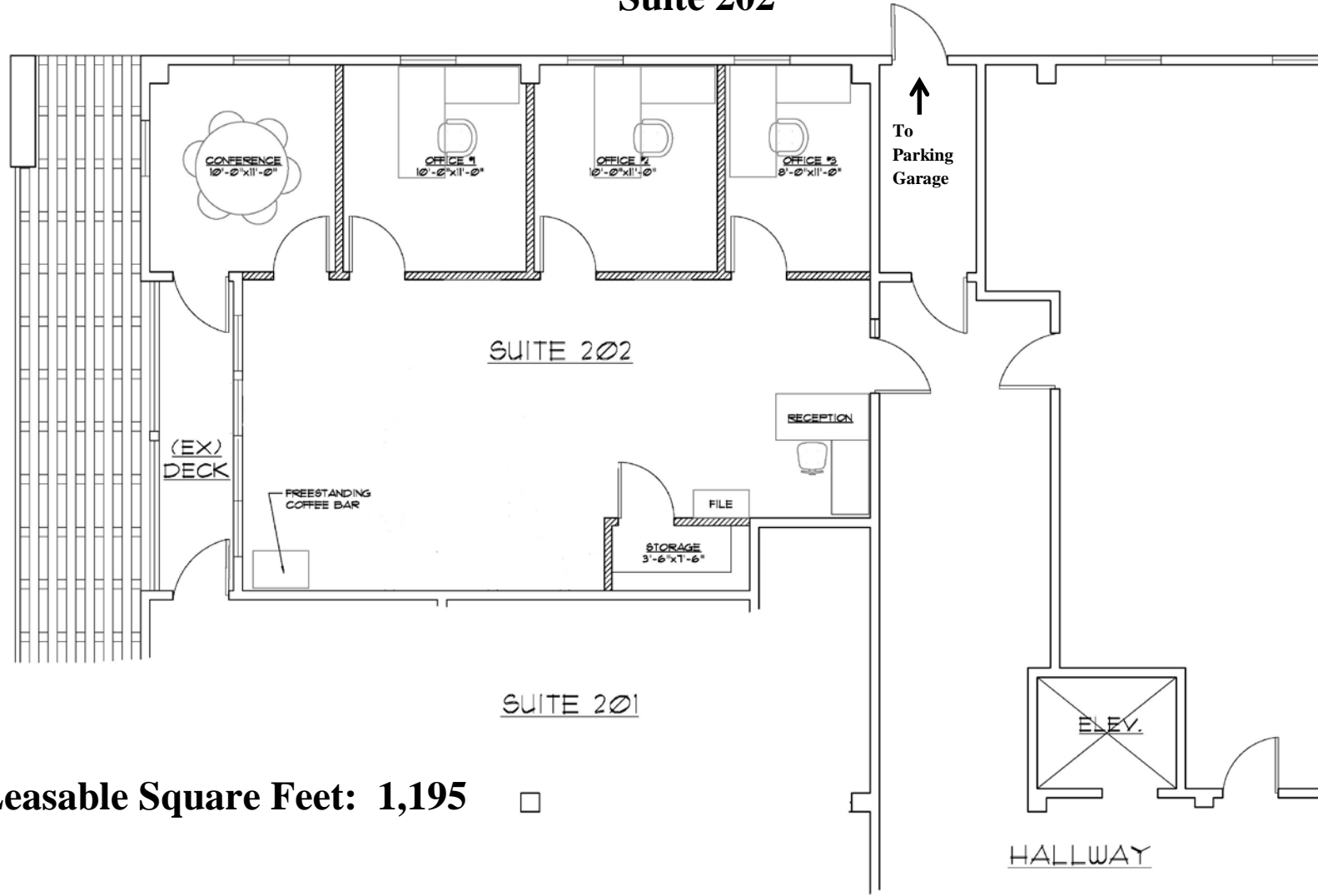
Marcy Plaza is positioned directly across from the main City Library, one block from City Hall, one block from the Santa Fe Convention Center, two blocks from the U.S. Courthouse and the U.S. Post Office and three blocks from the County Courthouse. Numerous top quality restaurants are within short walking 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**

**Second Floor
Suite 202**



Leasable Square Feet: 1,195 □



Marcy Plaza

119 East Marcy Street, Suite 202 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. Please note that no lease at Marcy Plaza is effective unless and until a definitive lease agreement is signed by the Landlord and Tenant. Pending such signed lease agreement we will continue to market the space to all interested parties.

We would propose to lease Suite 202, 119 East Marcy Street, Santa Fe, New Mexico under the following general terms and conditions.

1. Lease Term –5 to 10 Years
2. Approximate Leasable Area 1,195 Square Feet (+/-)
Common area load factor applied.
3. Annual Base Rental Rate: 1st Year: \$20.00 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%
4. Annual prorata share of Base Direct Costs, including common area maintenance,
utilities, property tax, property and general liability insurance:

Estimated at \$10.50 per Square Foot, subject to adjustment based on actual
costs
5. 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 \$100.00 plus tax, per month.
Client parking available.
6. 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.

OBERSTEIN
PROPERTIES, INC.

MAIL P.O. Box 1477, Santa Fe, NM 87504 DELIVERY 215 Lincoln Avenue, Suite 202, Santa Fe, NM 87505
PHONE (505) 986-0700 FAX (505) 986-0702 CELL (505) 470-2345