

THE SANTA FE RAILYARD

COMMUNITY CORPORATION



PARCEL F-1 (545 Camino de la Familia)

- Located in the North Railyard area
- Contiguous to the new Railyard Plaza and future Cinemas
- One block to the Rail Runner commuter train
- Next to the City of Santa Fe's 400 space underground parking garage
- Only available parcel in the North Railyard
- Demolition of the existing building has been approved by City Council.

Specification

- 15,996 square feet of land with a 9,360 square feet of building
- Any replacement building must be at least 10,000 square feet

- Any replacement building must be a flat roof structure and meet other design and construction requirements before approval

Financial Terms

- \$15.00 per square foot for the existing 9,360 square foot building, OR;
- \$8.78 per square foot for the land before Tenant built improvements
- Both equal \$140,400 annually or \$11,700 per month
- Subject to annual CPI adjustment
- Reappraisal every 10 (ten) years exclusive of improvements added by Tenant

Lease/Legal

- Leasehold interest is assignable
- Improvements constructed by Tenant may be transferred by Tenant
- Maximum lease term of 50 (fifty) years with up to 4 (four) 10 (ten) year renewal options for a total of 90 (ninety) years

The Master Plan approved by the City Council in February 2002 gives specific information regarding development of the Railyard. Online copy available on website: www.sfrailyardcc.org, full size parcel survey maps available in our offices.

NOTE: *Information contained herein including, but not limited to lease rate, parcel size, leasing commission, etc. shall be subject to change without prior notice.*

CONTACT INFORMATION:

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