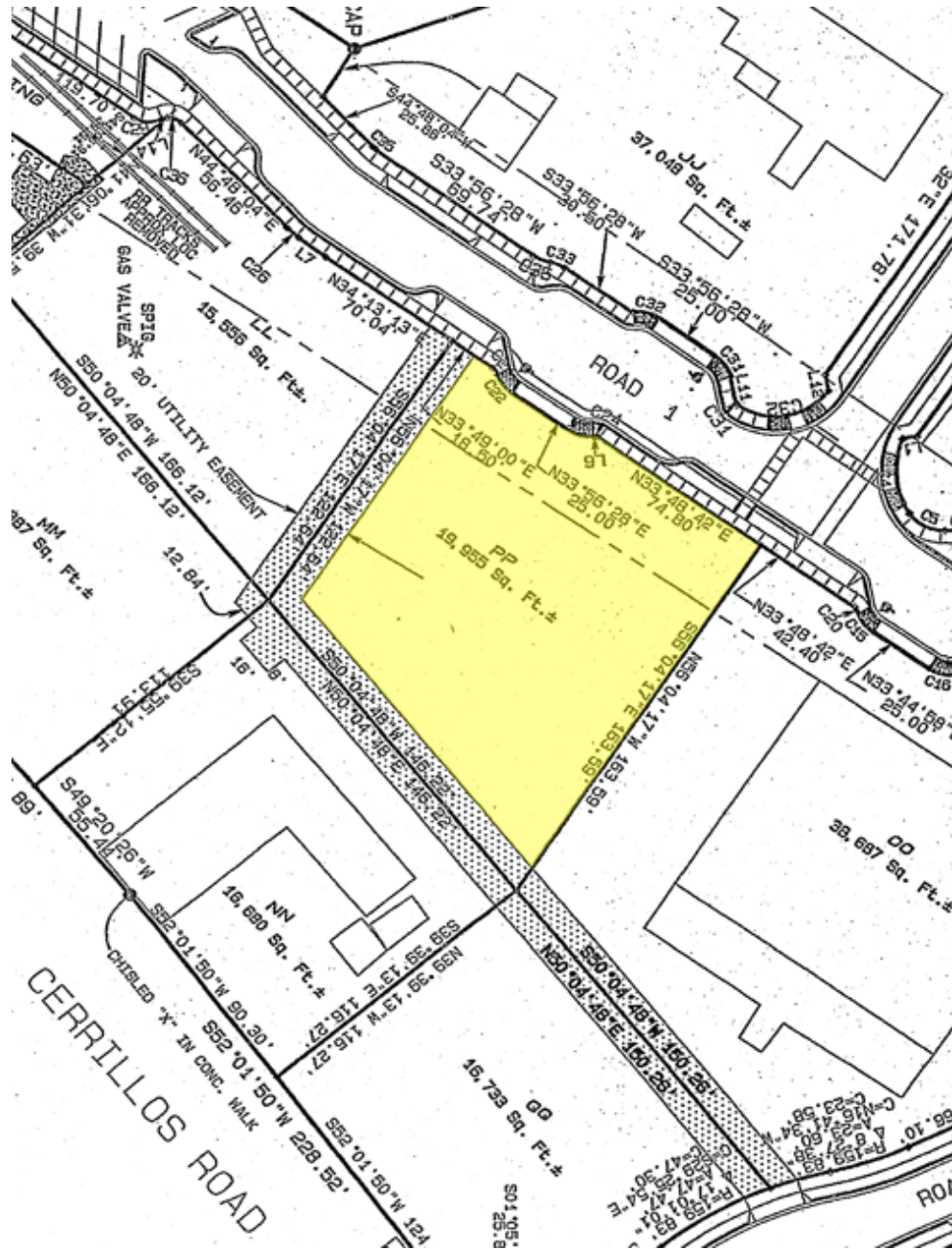


# THE SANTA FE RAILYARD

COMMUNITY CORPORATION



### PARCEL PP (1222 Flagman Way)

- Located in the Baca Street area
- Use to be determined
- Adjacent to Baca residential area, open space and biking/hiking trail

332 Read Street, Santa Fe, NM 87501  
 Tel 505-982-3373 Fax 505-982-3126 www.sfrailyardcc.org

- Walking distance to emerging arts district
- New underground utilities and roads
- Located across Cerrillos Road from new inter-modal site for commuter train

#### Specifications

- 19,768 sf +/- of land
- Development Potential: 4,600 sf two story building with 2,300 sf building footprint
- Parking must satisfy code requirements on the parcel based on usage

#### Financial Terms

- \$2.00/sf per year on land; \$39,536 a year; \$3,294.67 per month
- Subject to annual CPI adjustment
- Reappraisal on land every 10 years exclusive of the improvements

#### Lease/Legal

- Leasehold interest is assignable
- Improvements may be transferred by tenant
- Maximum lease term of 50 years with up to four (4) ten (10) year renewal options for a total of 90 years
- Commissions are 5% on first 10 years of lease term

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

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

Contact Information (please call/email in advance to set an appointment to discuss the parcel):

Santa Fe Railyard Community Corporation  
Richard Czoski, CCIM, CPM, Executive Director  
(505) 982-3373; [Richard@sfrailyardcc.org](mailto:Richard@sfrailyardcc.org)  
Website: [www.sfrailyardcc.org](http://www.sfrailyardcc.org)