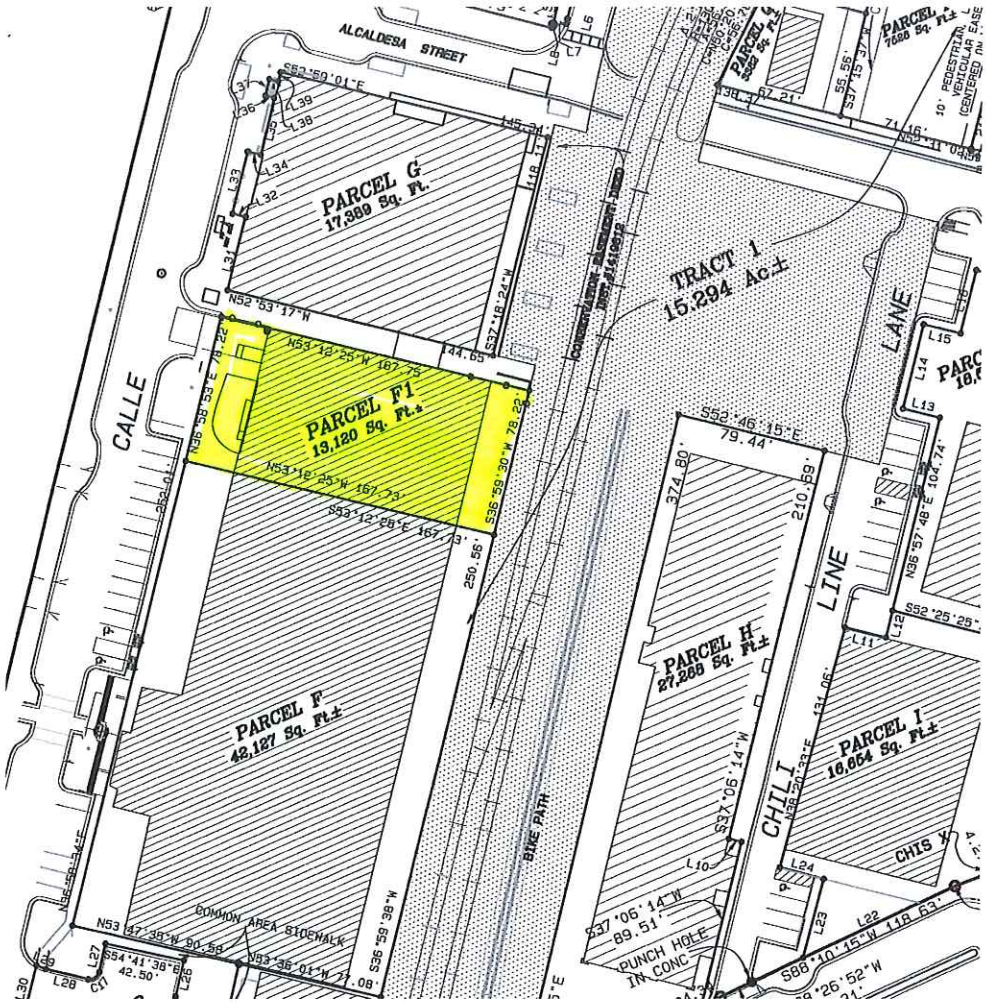
THE SANTA FE RAILYARD
COMMUNITY CORPORATION



PARCEL F-1 (545 Camino de la Familia)

EXISTING BUILDING OR PAD SITE

General

- Located in the North Railyard area
- Contiguous to the Railyard Plaza and Violet Crown Cinema
- One block to the Rail Runner commuter train
- Next to the City of Santa Fe's 400 space underground parking garage

Specifications

- 13,120 square feet of land with a 10,242 square feet building

Development/Tenancy Options

- Demolition of the existing building has been approved by the Santa Fe City Council.
- Development of this parcel may take two forms:
  - Utilize the existing building, OR;
  - Demolish the existing building and develop a new building
  - The costs of demolition and construction of a new exterior wall for the remainder of the existing building shall be at the tenant's cost

Financial Terms

- $13.12 per square foot for the existing 10,242 square foot building, OR;
- $10.25 per square foot for the land
- Both equal $134,416 annually or $11,201 per month
- Subject to annual CPI adjustment
- Reappraisal every 10 (ten) years exclusive of improvements added by Tenant

Lease/Legal

- Tenant's Leasehold interest is assignable
- Improvements constructed by Tenant (either a new building or improvements added to the existing building) 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, etc. shall be subject to change without prior notice.*

CONTACT INFORMATION:

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