

# SUBLEASE

## Professional Office Space

### AVAILABLE

- Suites E & F: ±1,843 SF

### LEASE RATE

\$16.00/SF + NNN

### ZONING

C-1 | Office & Related Commercial

### HIGHLIGHTS:

- 3 large offices, 2 small offices, conference room, 2 restrooms, reception and open space
- Adequate parking – shared parking in office condo community
- Surrounded by health-related and professional local business
- Easy access to Cordova Rd. and St. Francis Dr.
- Office furniture available



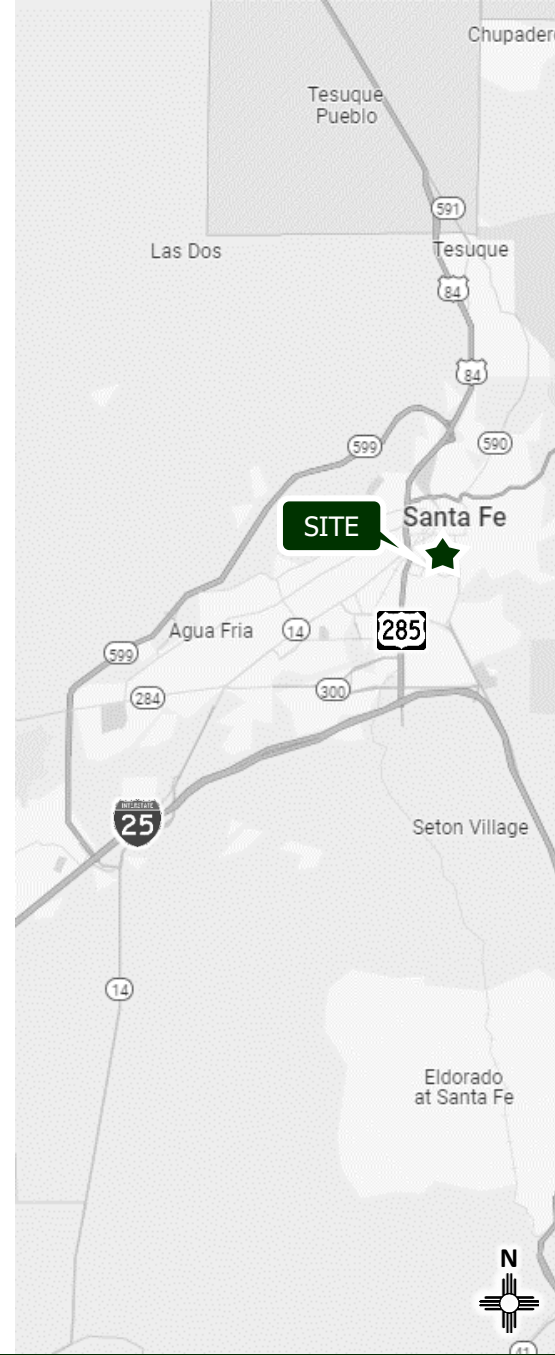
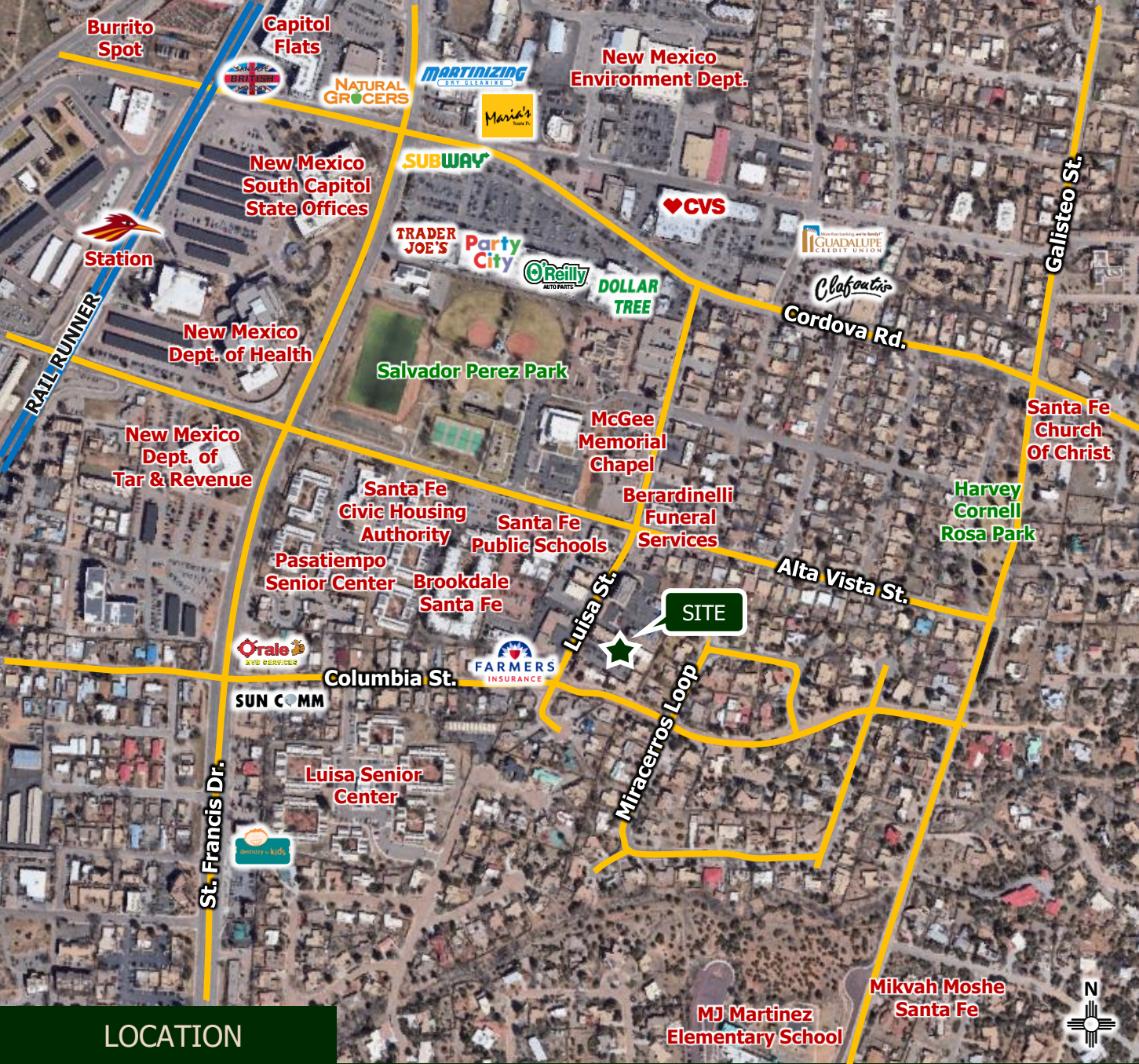
1421 Luisa St. Suites E & F Santa Fe, NM 87505



**505.473.3434** | [www.garsagroup.com](http://www.garsagroup.com)  
418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

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Joel Cumplido  
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PHOTOS

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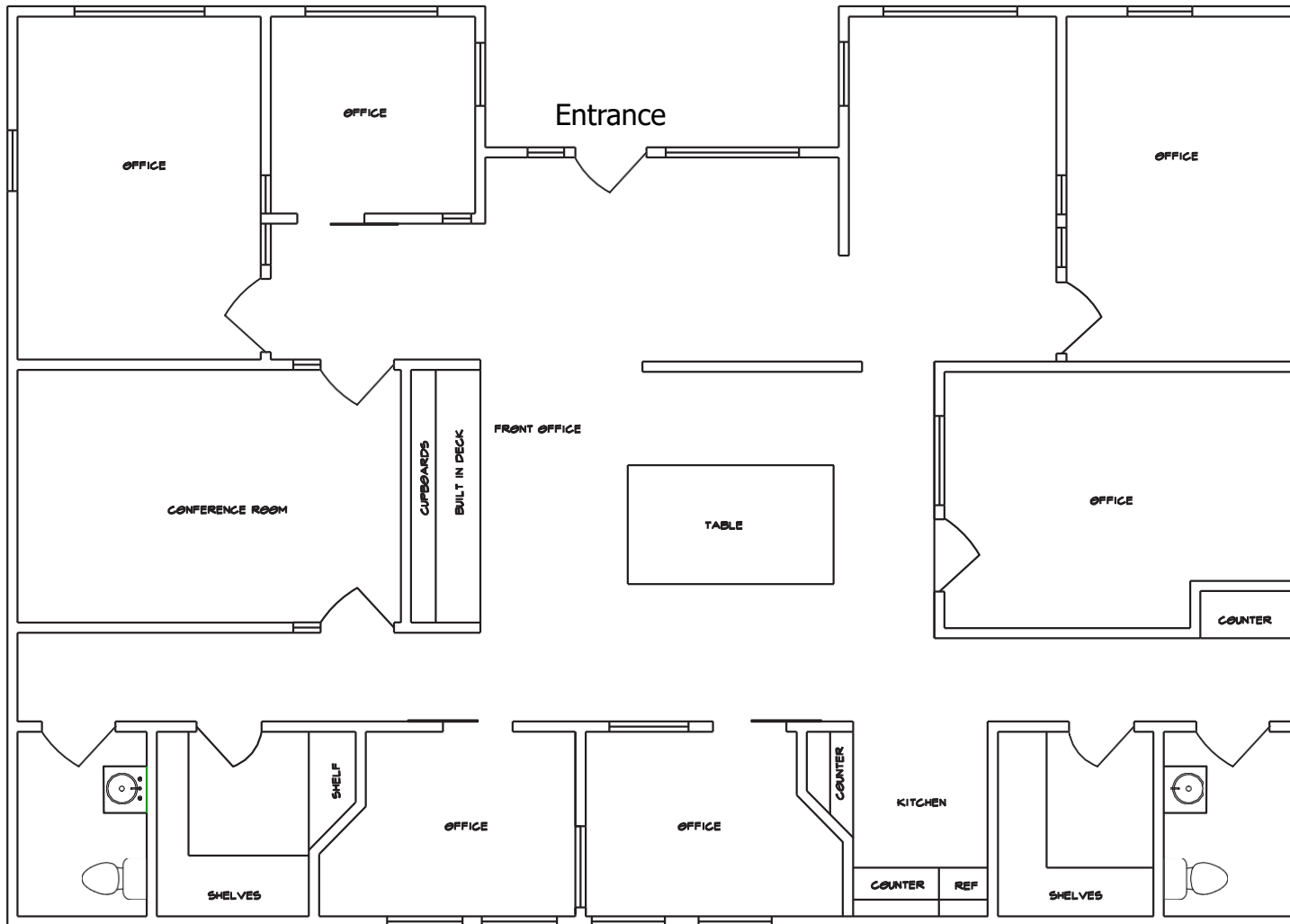
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**AVAILABLE**

- Suites E & F: ±1,846 SF

\$16.00/SF + NNN

**FLOOR PLAN**

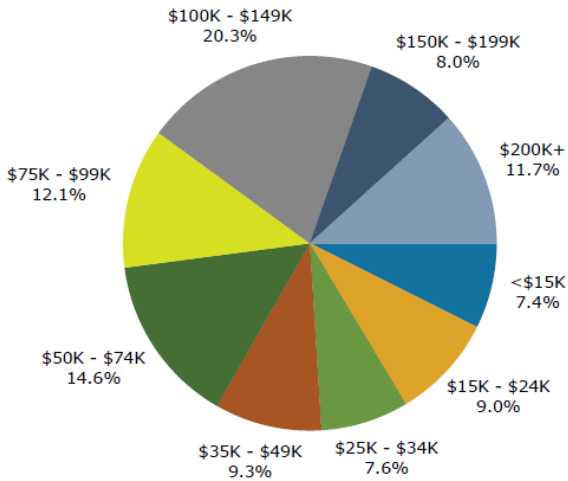
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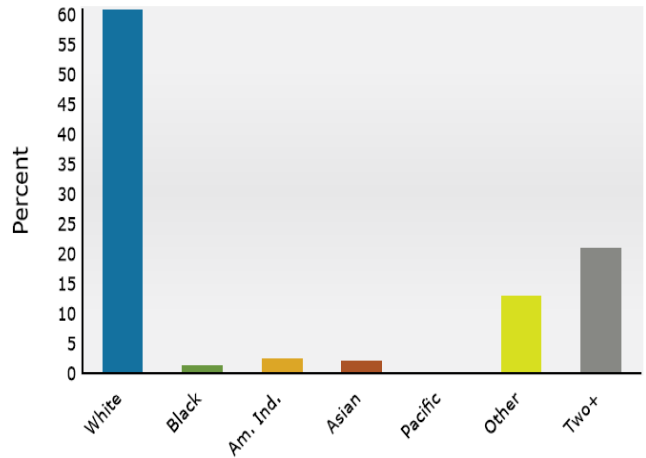
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	8,302	50,617	78,190
Households	4,655	26,155	38,188
Families	1,678	11,654	18,471
Average Households Size	1.74	1.90	2.01
Median Age	55.1	53.8	51.3
Media HH Income	\$72,220	\$78,999	\$78,388
Average HH Income	\$98,252	\$111,853	\$112,859
Total Business	1,836	5,528	6,399
Total Employees	24,851	65,005	75,030

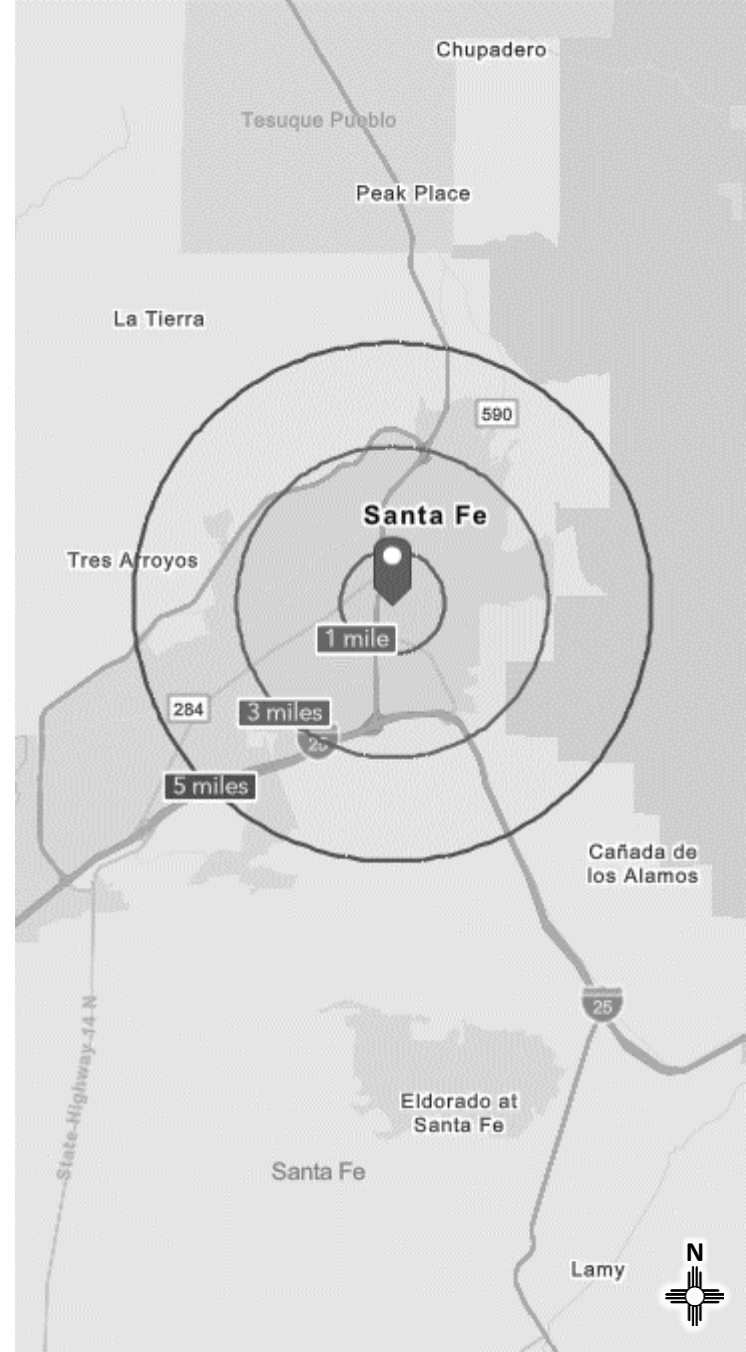
HH Income – 1 mile radius



Population by Race – 1 mile radius



2024 Percent Hispanic Origin: 43.6%



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**DEMOGRAPHICS**

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