

CLASS A OFFICE SUITE

DOWNTOWN OFFICE SUBLEASE

125 LINCOLN AVENUE, SANTA FE, NM 87501



FOR SUBLEASE | ±3,058 RSF | \$31.46/SF GROSS | \$8,017/MONTH±

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



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PROPERTY SUMMARY

125 LINCOLN AVENUE | SANTA FE, NM 87501



Property Summary

Address:	125 Lincoln Avenue Suite 221
Address2:	Santa Fe, NM 87501
Lease Rate:	\$34.61/SF
Lease Term:	Negotiable
Lease Type:	Full Service
Available RSF:	3,058
Year Built:	1982
Renovated:	2025
Building Class:	A
Floors:	4
Parking:	Attached underground garage
Zoning:	BCD

Property Overview

Establish your presence in the heart of downtown Santa Fe with this exceptional Class A office opportunity at 125 Lincoln Avenue. Available now for sublease, Suite 221 offers approximately 3,058 SF of professional workspace, ideal for firms seeking a prestigious and highly walkable location.

Location Overview

Situated just steps from the iconic Santa Fe Plaza, Tenants enjoy immediate access to renowned restaurants, galleries, museums, government offices, five-star hotels and cultural landmarks. On-site high-end retailers include: The Bull Ring Restaurant, Taberna La Boca Restaurant, Alan Houser Gallery, Ojo Optique, William R Talbot Fine Art, Toyopolis, NIMAN Fine Art Gallery and opening soon, Santa Fe's newest artisan Food Hall.

PROPERTY DESCRIPTION

125 LINCOLN AVENUE | SANTA FE, NM 87501



125 Lincoln | 3,058 SqFt Office

This second-floor suite features a versatile layout with a combination of 7 private offices, plus reception area, open workspace, conference room and breakroom—well-suited for legal, financial, creative, or consulting users.

The suite and common areas benefit from beautiful southwest interior design and a professional setting that enhances both employee productivity and client experience. Highly desirable underground parking as well as street parking are available. The shared, brick-paved courtyard provides attractive, usable outdoor space. The common corridors are spacious and have recently been upgraded. This location enhances both employee experience and client perception. Position your business in a premier downtown location that reflects credibility, convenience, and character.

Full service Lease includes utilities and in suite janitorial service. Five parking spots are available for \$130/month each.

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PROPERTY PHOTOS

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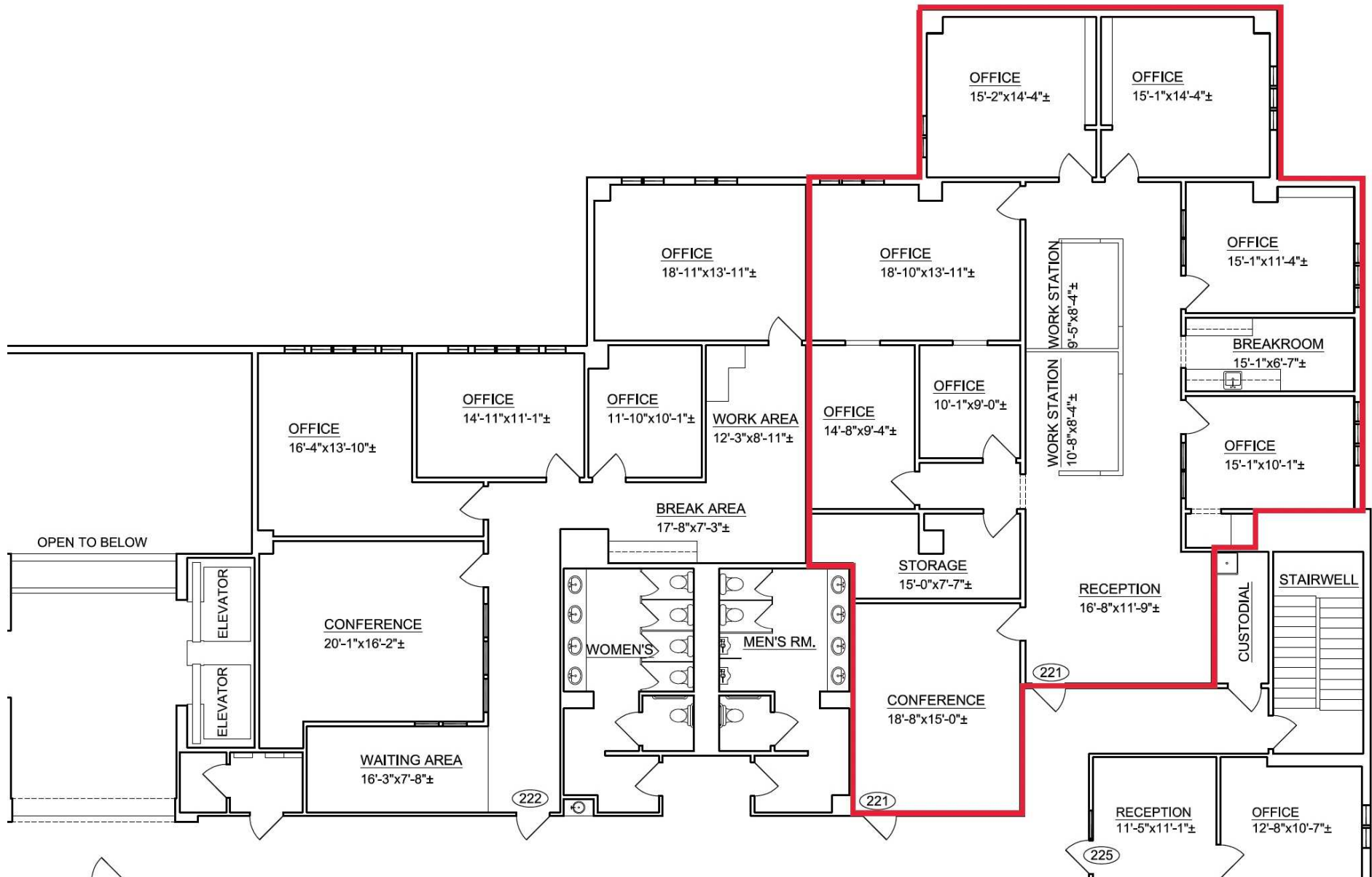


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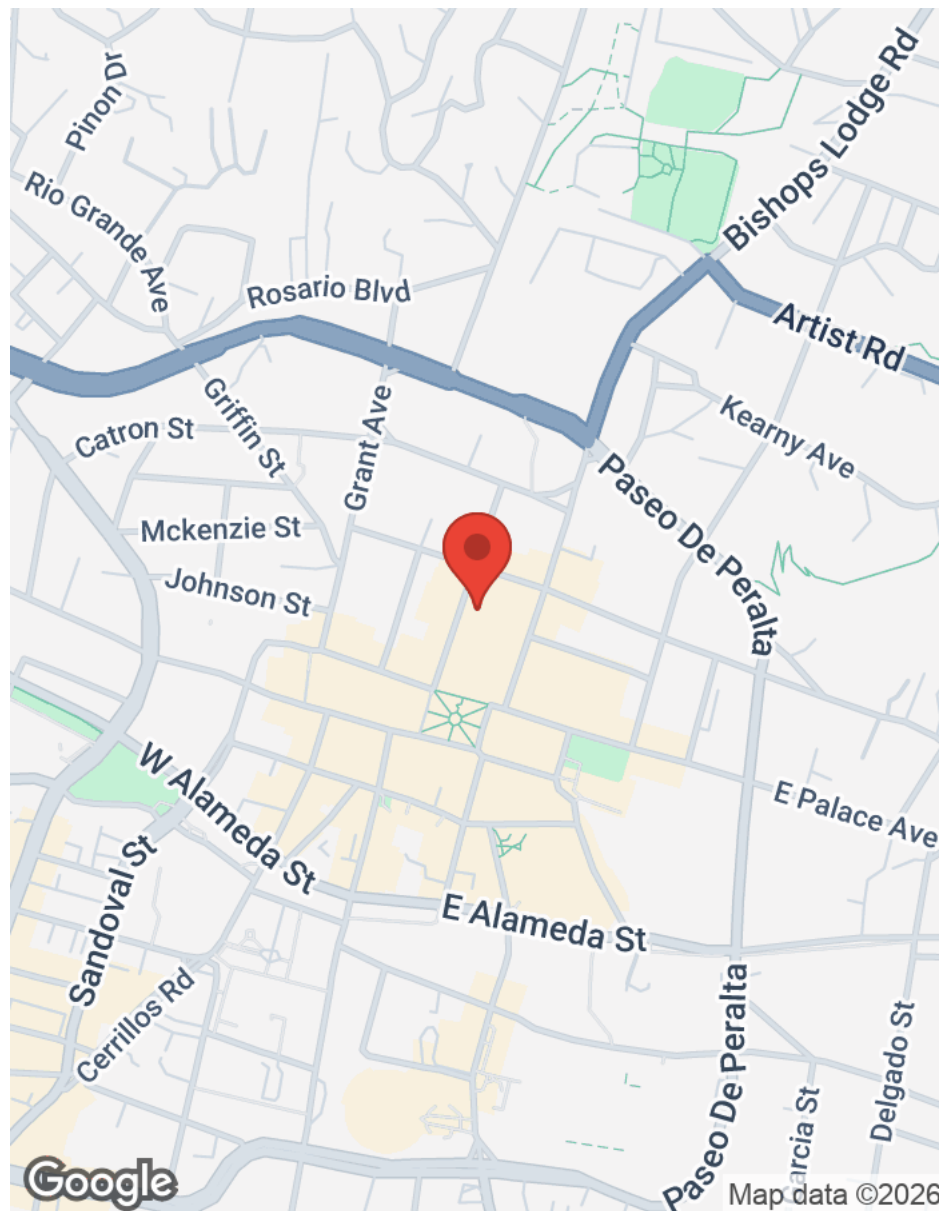
FLOOR PLAN

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LOCATION MAPS

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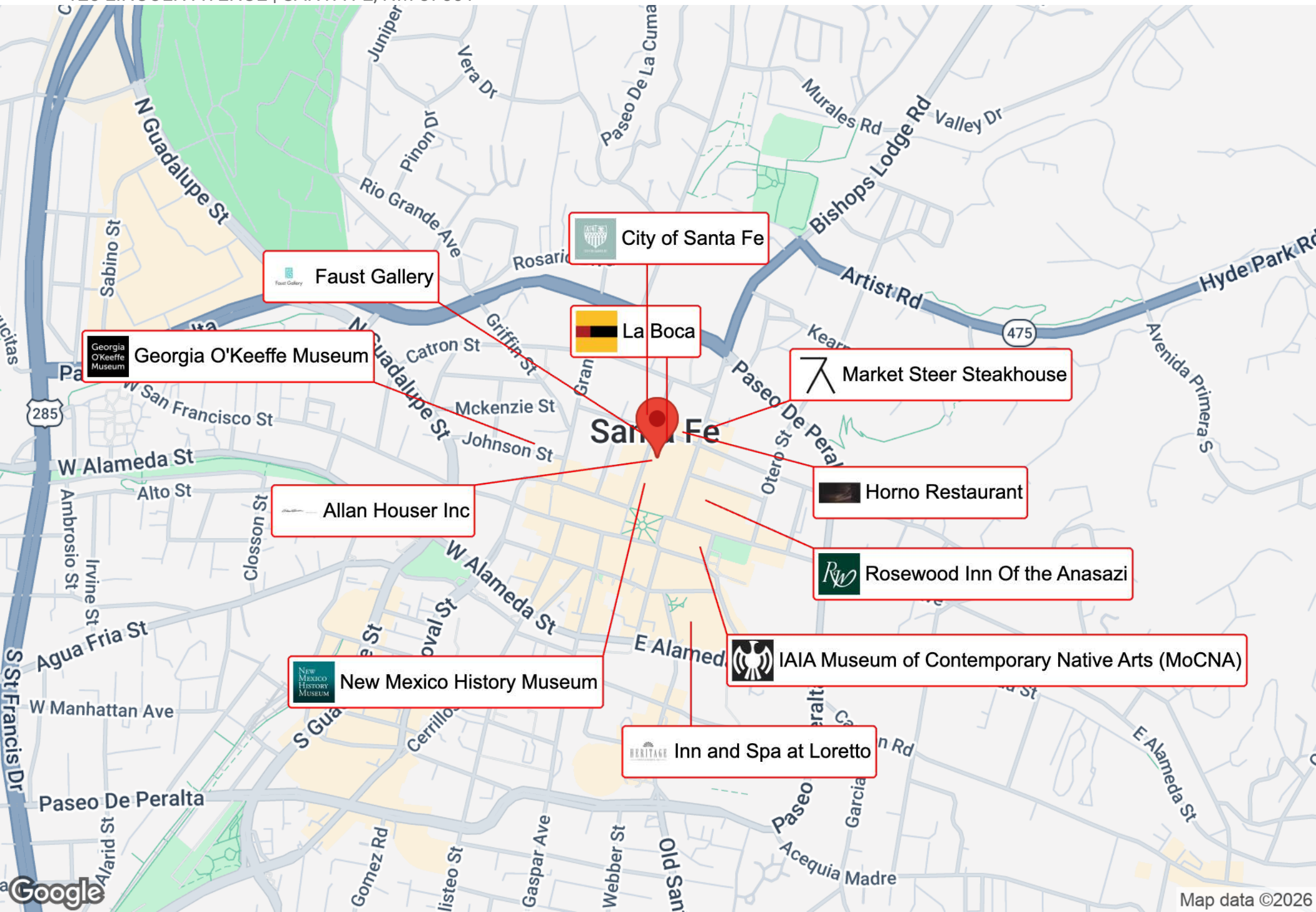


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BUSINESS MAP

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AERIAL MAP

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SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANLs budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





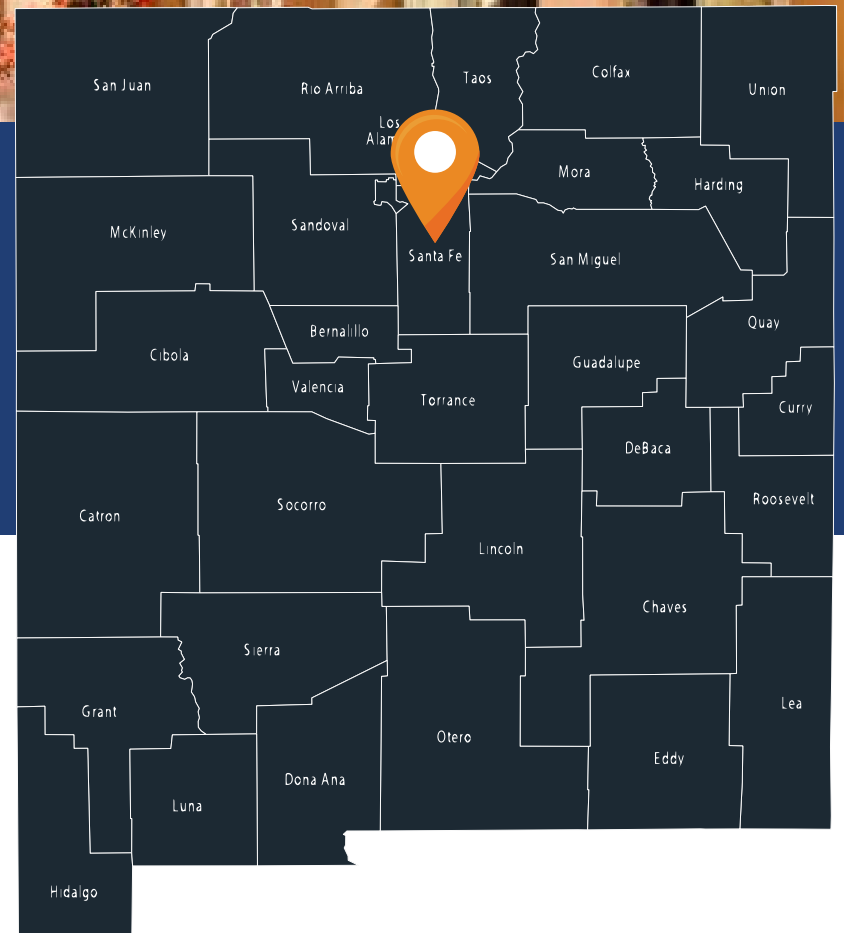
TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
8. Walmart
9. Sante Fe New Mexican
10. Meow Wolf Arts Collective

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com



DISCLAIMER

125 LINCOLN AVENUE

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