



KellyandCall.com

906 W. UNIVERSITY AVENUE, FLAGSTAFF | AZ 86001

Excellent Office Space Available for Lease

Discover workspace excellence at 906 W. University Avenue, Suites 140 and 150 in Flagstaff, Arizona.

These two office suites are ideal for a variety of uses including medical or professional office use. Both suites are available for immediate occupancy.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, Arizona 86001
928 440 5450

Lease Price:
\$20.00 SF
NNN

Contact:

KEVIN B. CALL, CPA
Designated Broker
Principal
928 440 5450
Kevin@KellyandCall.com

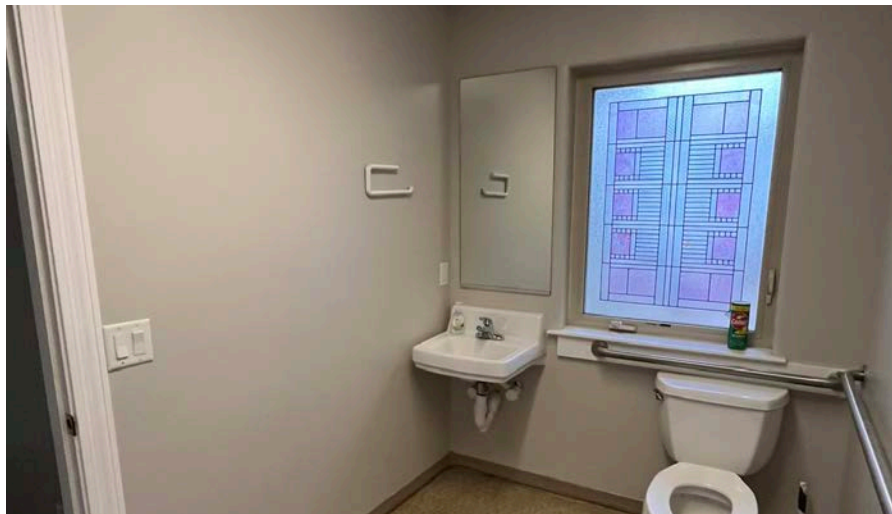
Suite 140 Key Features

Size: 800 square feet of versatile office space.

Layout: Three private offices, copy room, employee breakroom with sink and countertops, private bathroom and cabinet storage space.

Monthly Rent: Total \$1,600
(\$1,333 base rent + 267 NNN) \$20/SF/NNN

Utilities: Tenant responsible for utilities, ensuring cost transparency and flexibility.



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Suite 150 Key Features

Size: 1600 square feet of versatile office space.

Layout: Six private offices, full kitchen, copy room, private bathroom, and large reception area. All private offices have windows for natural light and air circulation in the summertime.

Open Bull Pen Area: A large open bull pen area provides flexibility for team collaboration, creative brainstorming sessions, and adaptable workspace configurations.

Monthly Rent: Total \$3,200
(\$2,667 base rent + 533 NNN) \$20/SF/NNN

Utilities: Tenant responsible for utilities, ensuring cost transparency and flexibility.



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Location Features:

On-site Parking: This location offers excellent on-site parking.

Signage: Good on street signage on University Avenue and on suite signage available.

Environment: Property has excellent outdoor space with a picnic area and relaxation space.

Availability: The space is available for immediate occupancy, allowing your business to make its mark in this vibrant community without delay.



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Property Location:

Prime location on University Avenue. Whether you're an established company looking to elevate your workspace or a business seeking a strategic location, these suites are a rare opportunity. Don't miss the chance to secure a prominent professional office space. Call us now to schedule a viewing and make this office location yours today!



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