

419 N. SAN FRANCISCO STREET, FLAGSTAFF | ARIZONA

Office Building for Lease High Traffic N. San Francisco Street

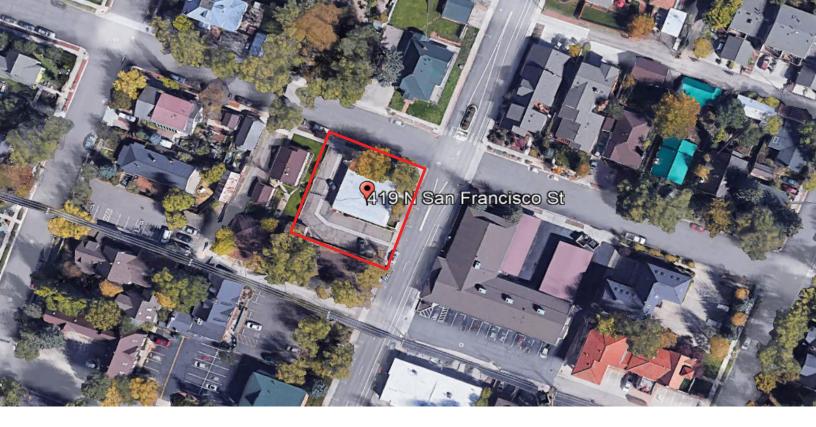
2,448 square foot free standing office building Good corner location with four entrances 2 blocks north of Coconino County courthouse Highly visible

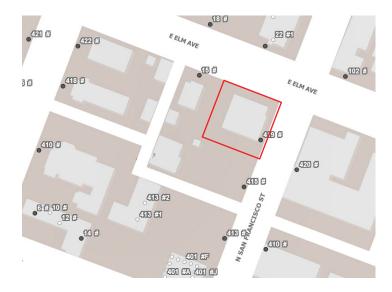
Contact:

Dennis Kelly Principal 928 440 5450 Dennis@KellyandCall.com Kevin B. Call, CPA

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Located just one block north of Coconino County Administration Building and two blocks north of Coconino County Courthouse this downtown office building is a rare find. The location is within easy walking distant to all the downtown amenities.

Property Specifications:

- Rent \$6,259/mo. (\$4,896 base rent + \$1,363 CAM) NNN
- Lease term: Five years
- Zoning: Community Commercial
- Seven excellent private parking spaces plus free street parking

Excellent Floor Plan:

- Five private offices
- Three restrooms (ADA compliant)
- Conference room
- Storage/copy room
- Reception area
- Large open work area
- New carpet
- New lighting

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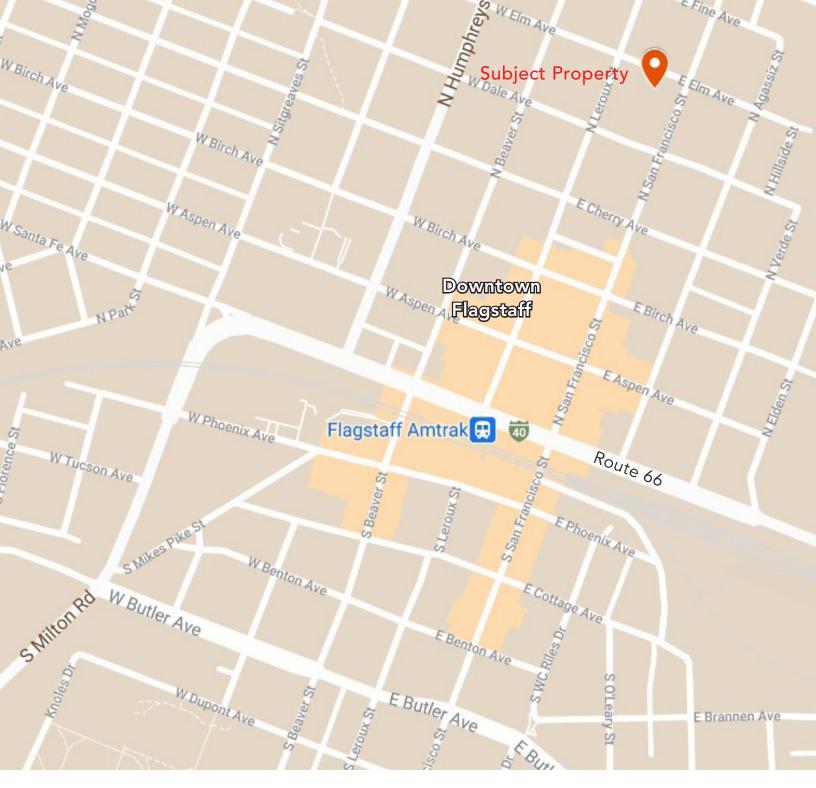
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