

LEASE

FLEX COMMERCIAL SPACE

1071 Old Canyon Ct Flagstaff, AZ 86001



OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Building Size:	10,360 SF
Available SF:	1,850 SF
Lot Size:	4 Acres
Year Built:	2005
Zoning:	LI
Market:	Northern Arizona
Submarket:	E. Butler

PROPERTY OVERVIEW

Can't find suitable commercial office space? Either too big or too small? Can find the best location with parking? Well, here's the unfurnished, open floor plan, mid-sized, flexible for any type of user, tons of parking, ready to occupy space you are seeking! Second floor Class A suite available for lease that's only missing someone's furnishings, with a waiting room/reception/retail area, spacious separate room for sublet or primary use, and a main open floorplan with amazing natural light, 20' ceilings, hard wood flooring, private bathroom, locker storage, and a pine tree forest as a backdrop with balcony. This one could be used as a dance studio, art studio, wellness center, traditional office, etc etc. To further complete any user's check list, outdoor areas can provide an ideal exterior patio nestled in the pines with the sights and sounds of nature to soothe the soul. With other tenants occupying the building including a cafe, coffee roastery, salon, and offices,, the clientele is there waiting for a new attraction. Don't sit idly, or someone else will be sitting in your space staring comfortably out at the surrounding pines swaying in the gentle breeze!

Darien Degher
928 607 3749



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Building Name	Flex Commercial Space
Property Type	Retail
Property Subtype	Wellness
APN	10416007B
Building Size	10,360 SF
Lot Size	4 Acres
Year Built	2005
Number of Floors	2
Average Floor Size	5,000 SF
Parking Spaces	20 +
Construction Status	Existing
Roof	Metal pitched
Free Standing	Yes
Number of Buildings	1



- Open space with waiting and reception and private office
- Room that could be divided or used in whole
- Private bathroom with locker storage
- Class A second floor suite with newer improvements
- Shared main entry
- Hard wood floors
- Easy to sublet
- Additional lobby area bathrooms for client use
- Synergistic tenancy

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LEASE RATE

\$2.50 SF/MONTH

LOCATION INFORMATION

Building Name	Flex Commercial Space
Street Address	1071 Old Canyon Ct
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	E. Butler
Cross-Streets	Butler
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-40
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	20'
Occupancy %	75%
Tenancy	Multiple
Ceiling Height	20'

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Flex Office
Zoning	LI
Lot Size	4 Acres
APN #	10416007B
Lot Frontage	106 ft
Corner Property	Office
Amenities	Private flex space within multi-tenant building; central location backing greenbelt; private bath; private office; parking
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	20+

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

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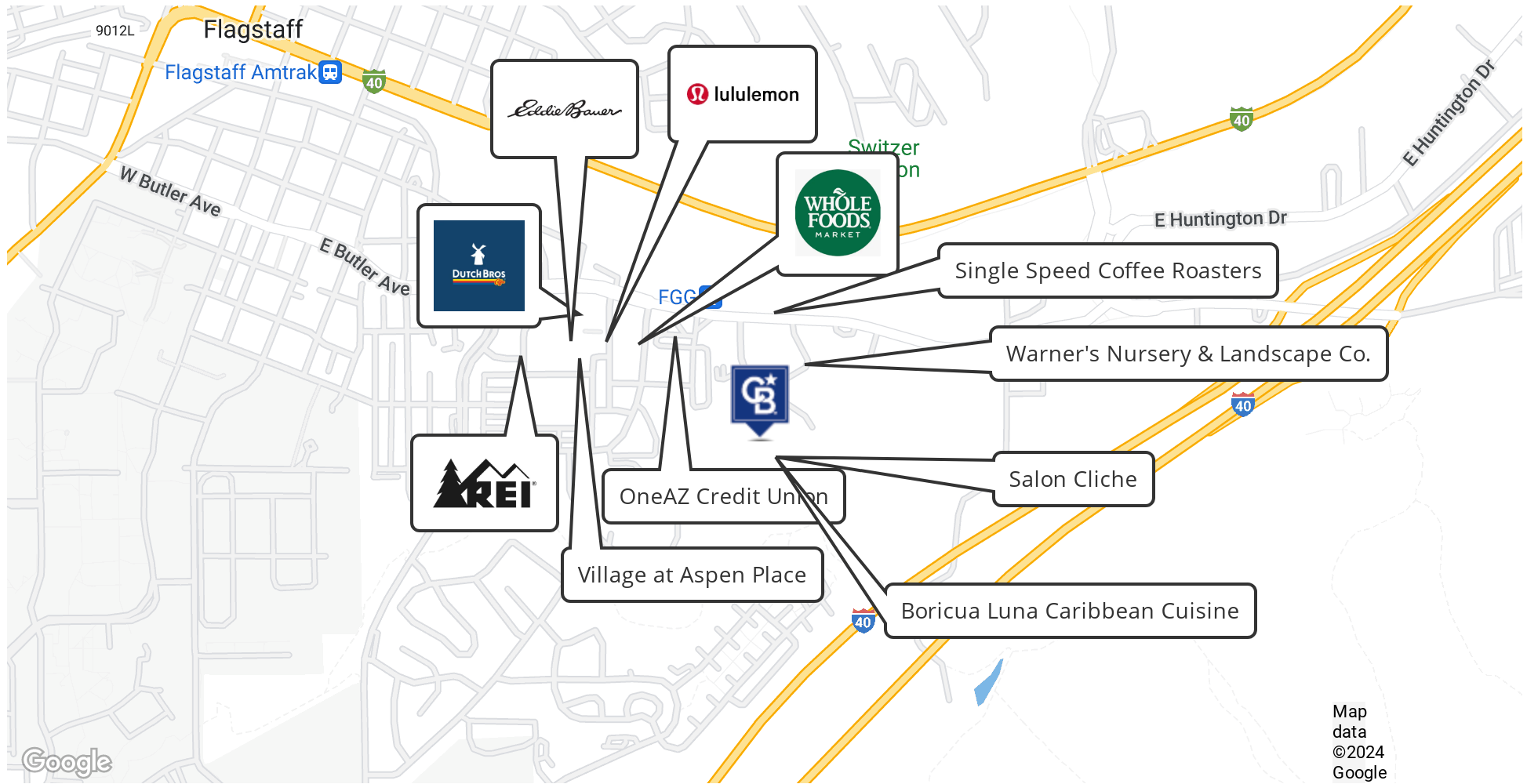
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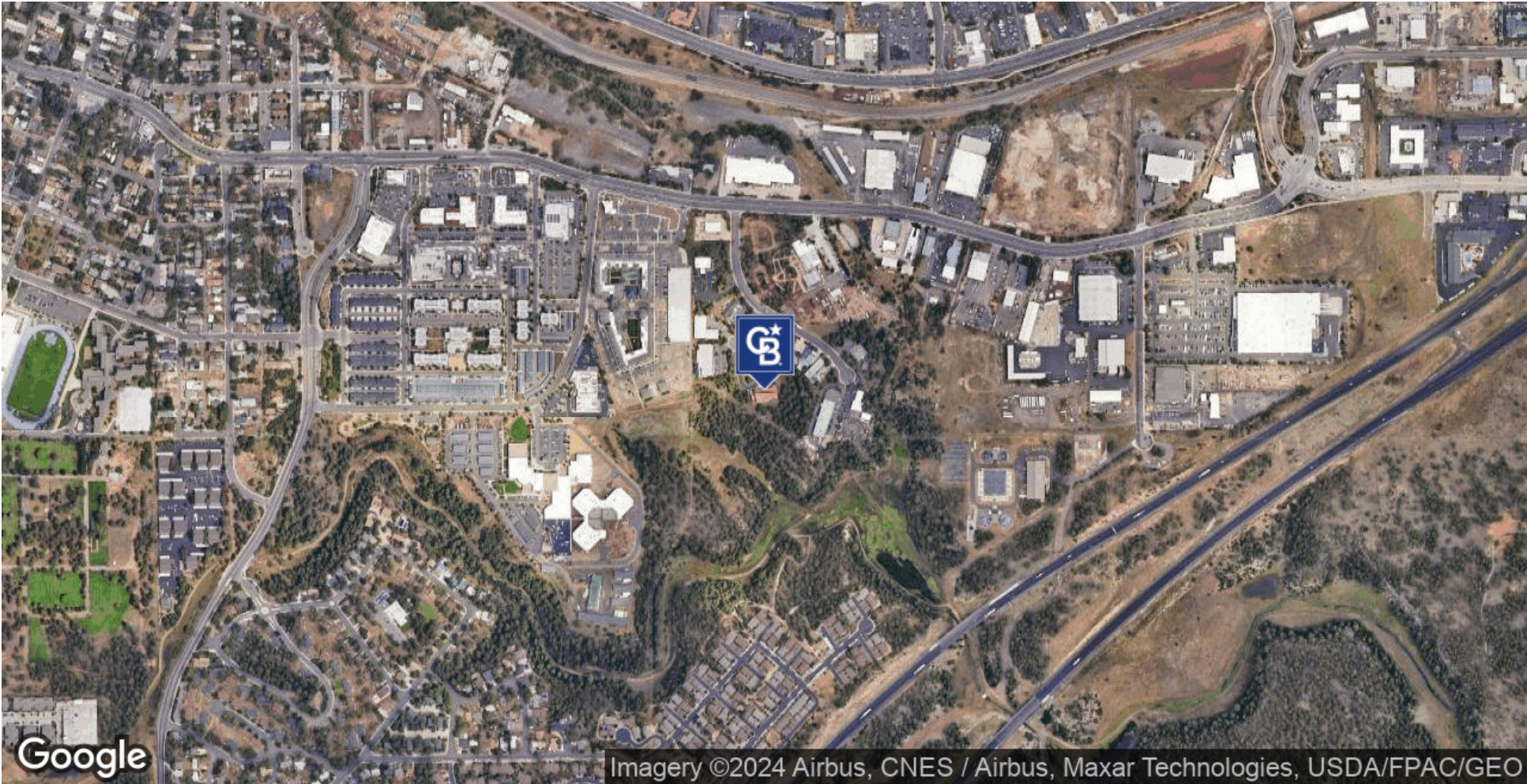


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DARIEN DEGHER

Commercial Sales and Leasing Specialist

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PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs (Summa Cum Laude)

MEMBERSHIPS

Northland
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