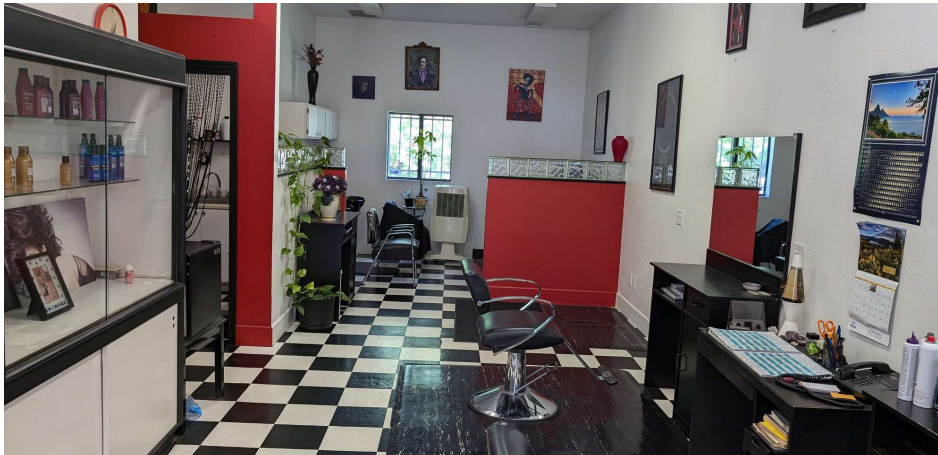


# LEASE

## FULLY BUILT-OUT SALON SUITE

200 S Leroux St Flagstaff, AZ 86001



### OFFERING SUMMARY

Lease Rate:	\$1,650.00 SF/month (Gross)
Building Size:	1200 SF
Available SF:	600 SF
Lot Size:	14,015 SF
Number of Units:	3
Year Built:	1975
Zoning:	CC
Market:	Northern Arizona

### PROPERTY OVERVIEW

Introducing an extremely rare move-in ready salon space for lease in downtown Flagstaff. This fully built out, three chair salon offers an ideal setting for stylists or barbers seeking the perfect mid-sized arrangement for their business. Boasting a modern feel, vaulted ceilings, spacious reception area, retail area, two wash-stations, shared bathroom, color station, drying station, this seamless blend of comfort and functionality does not hit the market often! With on-site and on-street parking, and a GROSS rent that could be offset via booth rental, the tenant can expect a tailored solution that is a cut above. From the welcoming reception to the thoughtfully designed interior, this property sets the standard for sophisticated, professional salon space in a prime location.

### PROPERTY HIGHLIGHTS

- Prime southside quiet location next to NAU
- Modern amenities and stylish interior

**Darien Degher**  
928 607 3749

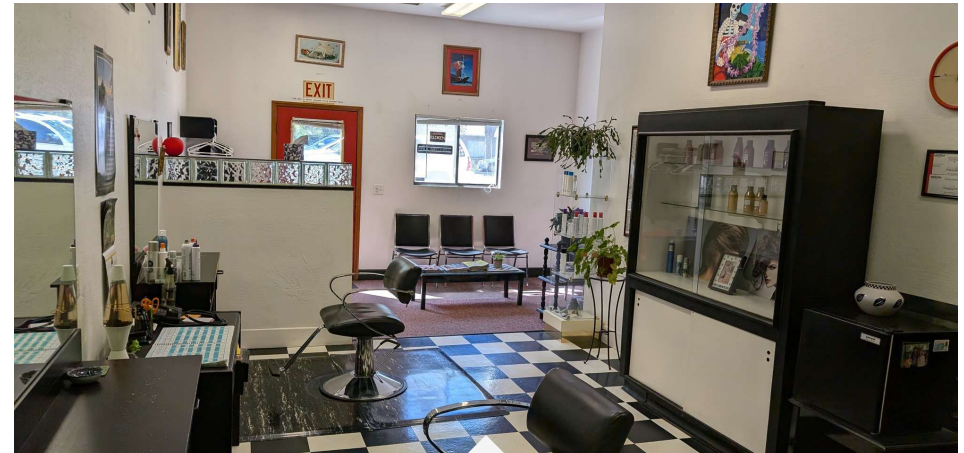


# LEASE

## FULLY BUILT-OUT SALON SUITE

200 S Leroux St Flagstaff, AZ 86001

Building Name	Fully Built-Out Salon Suite
Property Type	Retail
Property Subtype	Street Retail
APN	10309010A
Building Size	1200 SF
Lot Size	14,015 SF
Building Class	B
Year Built	1975
Number of Floors	1
Parking Spaces	13
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	2



- Prime southside quiet location next to NAU
- Modern amenities and stylish interior
- Vaulted ceilings
- Built-out salon space fully plumbed
- Ample on-site parking for tenants and visitors
- Professional and welcoming lobby area
- Gross rent, flexible term
- Rare find

**Darien Degher**  
928 607 3749



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**COMMERCIAL**  
NORTHLAND

# LEASE

## FULLY BUILT-OUT SALON SUITE

200 S Leroux St Flagstaff, AZ 86001

### LEASE RATE

**\$1,650.00 SF/MONTH**

### LOCATION INFORMATION

Building Name	Fully Built-Out Salon Suite
Street Address	200 S Leroux St
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	Southside/NAU Flagstaff
Cross-Streets	E. Benton
Side of the Street	Southeast
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89
Nearest Airport	Pulliam

### BUILDING INFORMATION

Building Size	600 SF
Building Class	B
Occupancy %	100%

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CC
Lot Size	14,015 SF
APN #	10309010A
Amenities	Reception area, retail area, three stations, two hair-wash/drying stations, color station, shared bathroom, parking
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	13

### UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Yes
Restrooms	Shared
Landscaping	Yes

**Darien Degher**  
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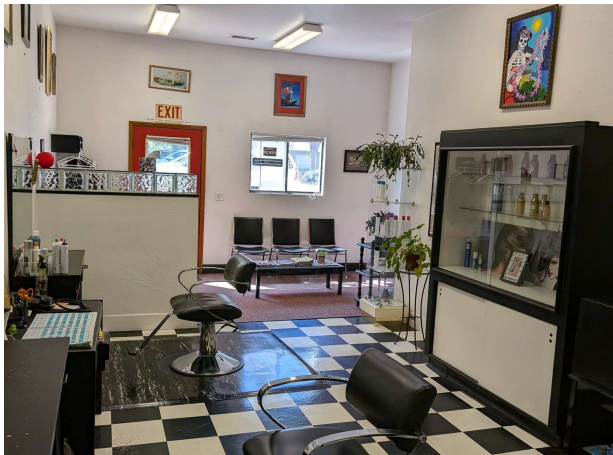


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# LEASE

## FULLY BUILT-OUT SALON SUITE

200 S Leroux St Flagstaff, AZ 86001



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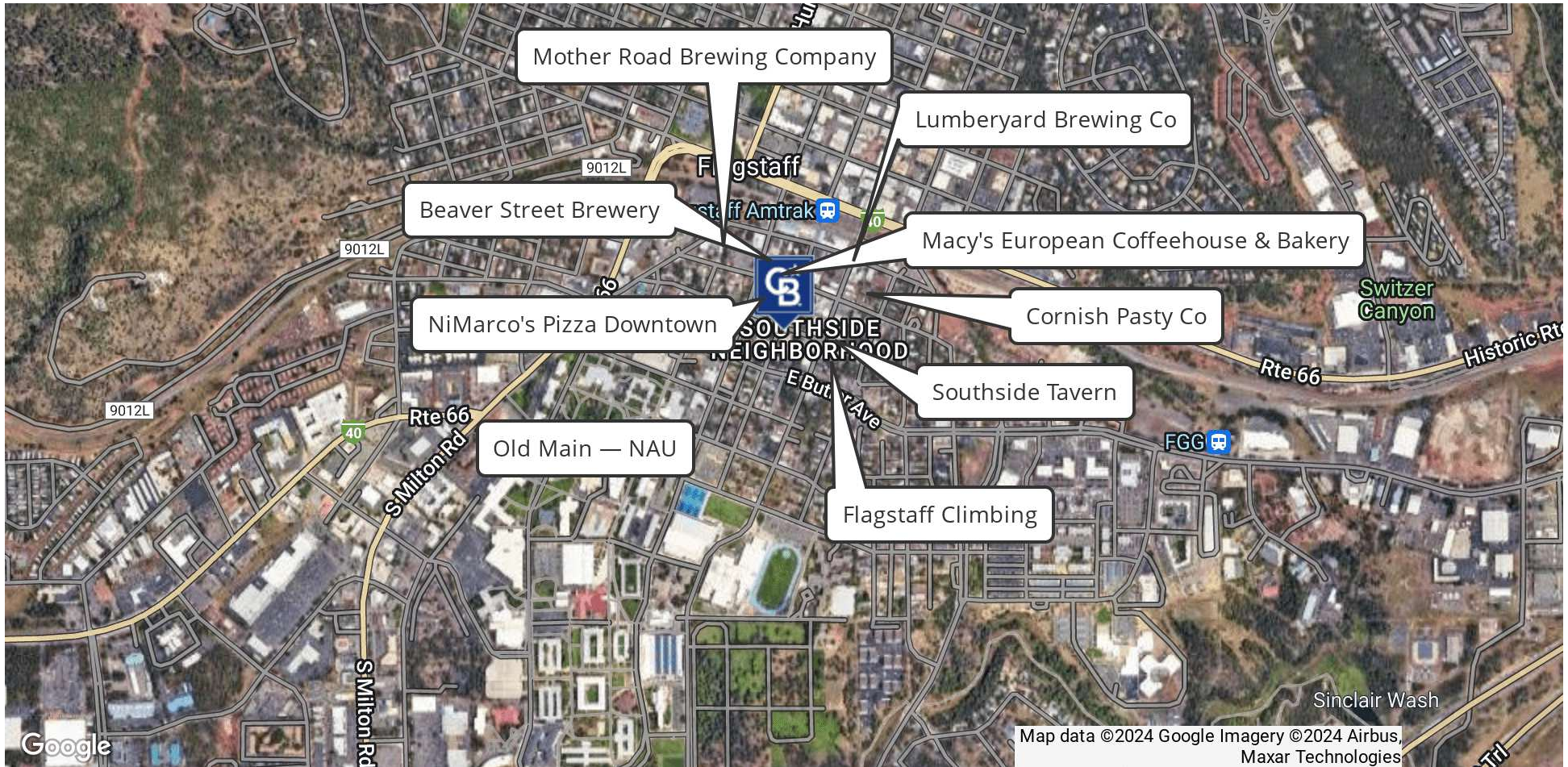


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