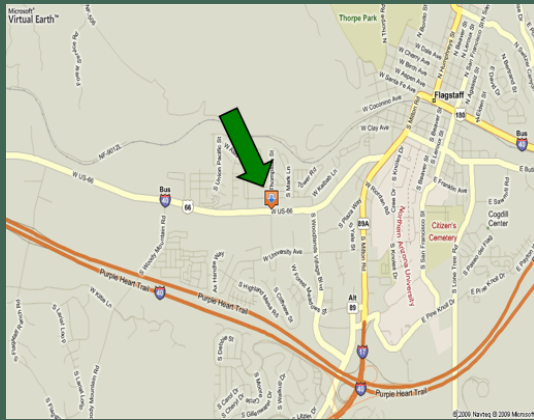


# PREMIUM WEST SIDE SPACE

## FOR LEASE

Introducing the perfect solution for businesses seeking a flexible office or retail space in the heart of the Pines! Central west-side location, 1.5 miles from I-40 and I-17, 2 miles from historic downtown and Northern Arizona University.



1801 W. Route 66  
Flagstaff



## RETAIL / OFFICE

- Approximately 7,139 SF / divisible
- Open floorplan, fully customizable
- Ample parking
- Internet available
- Central heat & air conditioning
- Mountain views, large storefront windows and natural light
- Monument sign on Rte 66
- Ground floor
- 8'8" ceilings
- Fire sprinklered
- Additional space available



Customizable Space

\$18.00/SF/Year  
Modified Gross Lease  
TERM: three to five years

Utilities paid by Tenant  
Tenant Improvements Negotiable

AVAILABLE NOW



Storefront Parking



Conference Room



Breakroom

COAST & MOUNTAIN  
PROPERTIES

[www.coastandmountain.com](http://www.coastandmountain.com)

For more information or to schedule a tour of the property, please call:

Midge Fleishman, Licensed Sales Agent ● 928.779.6211 x106 ● [midge@coastandmountain.com](mailto:midge@coastandmountain.com)  
Jill Danh, Licensed Sales Agent ● 928.779.6211 x109 / 928.719.0068 Cell ● [jill@coastandmountain.com](mailto:jill@coastandmountain.com)

Maury Herman, Owner & Broker

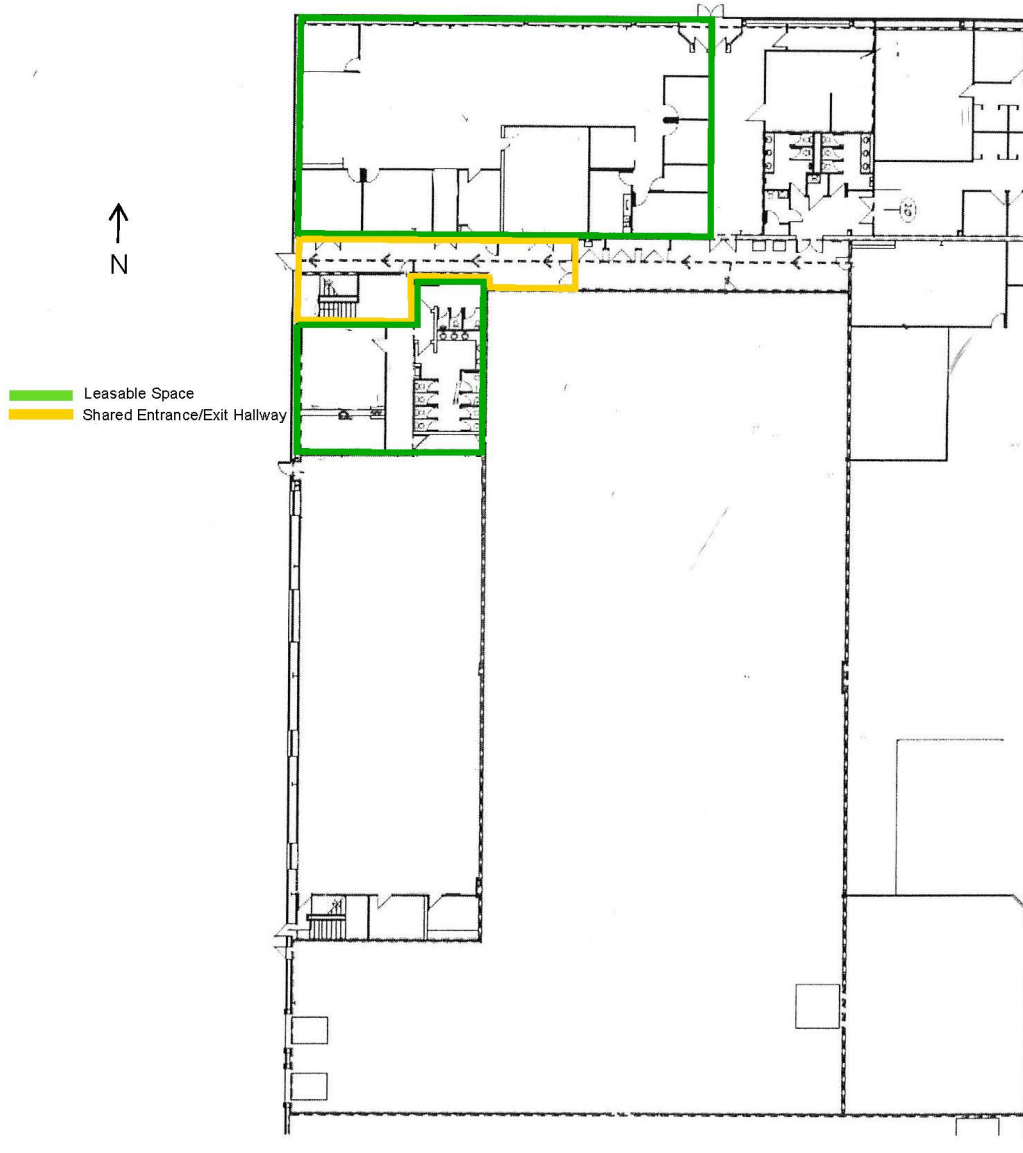




Customizable Space



Forest Landscape



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Maury Herman, Owner & Broker

