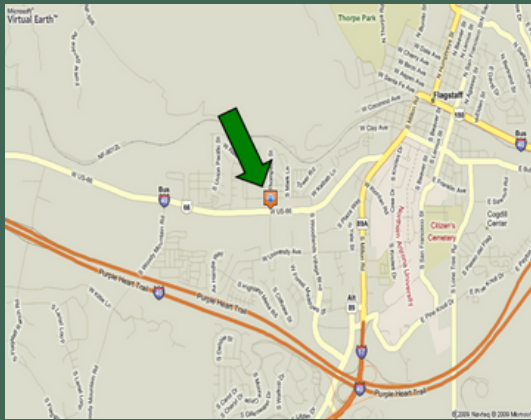


AFFORDABLE WEST SIDE OFFICE SPACE

FOR LEASE

Introducing the perfect solution for businesses seeking a flexible office 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

OFFICE FEATURES

- Open floorplan, fully customizable
- Forest views, natural light
- Approximately 6,392 SF, divisible
- Large break room with storage
- Second floor
- Monument sign on Rte 66
- Ample parking
- Central heat & air conditioning
- Internet available
- Bike racks / picnic area
- Additional ground floor space available



Customizable Space

\$13.00/SF/Year
Modified Gross Lease
TERM: three to five years

Utilities paid by Tenant
Tenant Improvements Negotiable

AVAILABLE NOW



Ample Parking



Conference Room



Break Room

COAST & MOUNTAIN
PROPERTIES

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
Jill Danh, Licensed Sales Agent ● 928.779.6211 x109 / 928.719.0068 Cell ● jill@coastandmountain.com

Maury Herman, Owner & Broker





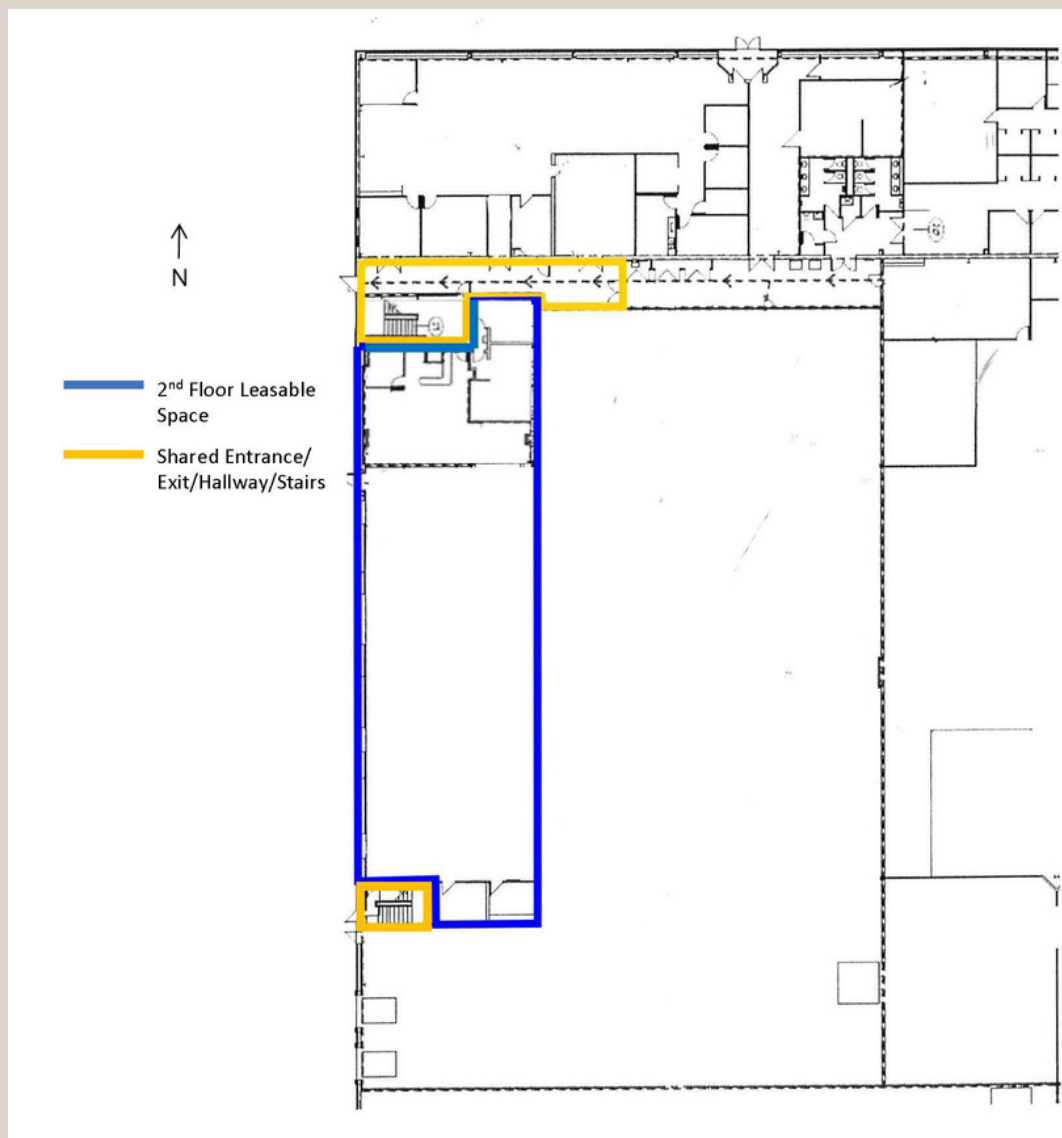
Forest Views



Interior Stairwell



Bike Rack / Picnic Area



- 2nd Floor Leasable Space
- Shared Entrance/Exit/Hallway/Stairs

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