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504 E BUTLER AVE, FLAGSTAFF | ARIZONA

Commercial Office With Great Visibility

Lease
\$18 PSF
NNN

Commanding a prime position along one of Flagstaff's key commercial thoroughfares, and just down the street from an Interstate 40 exit, this readily available property offers exceptional visibility and accessibility. Featuring a functional 3,073 square foot office building on approximately half an acre, this location provides a strategic advantage for businesses seeking a central presence in a high-traffic market.

Contact:

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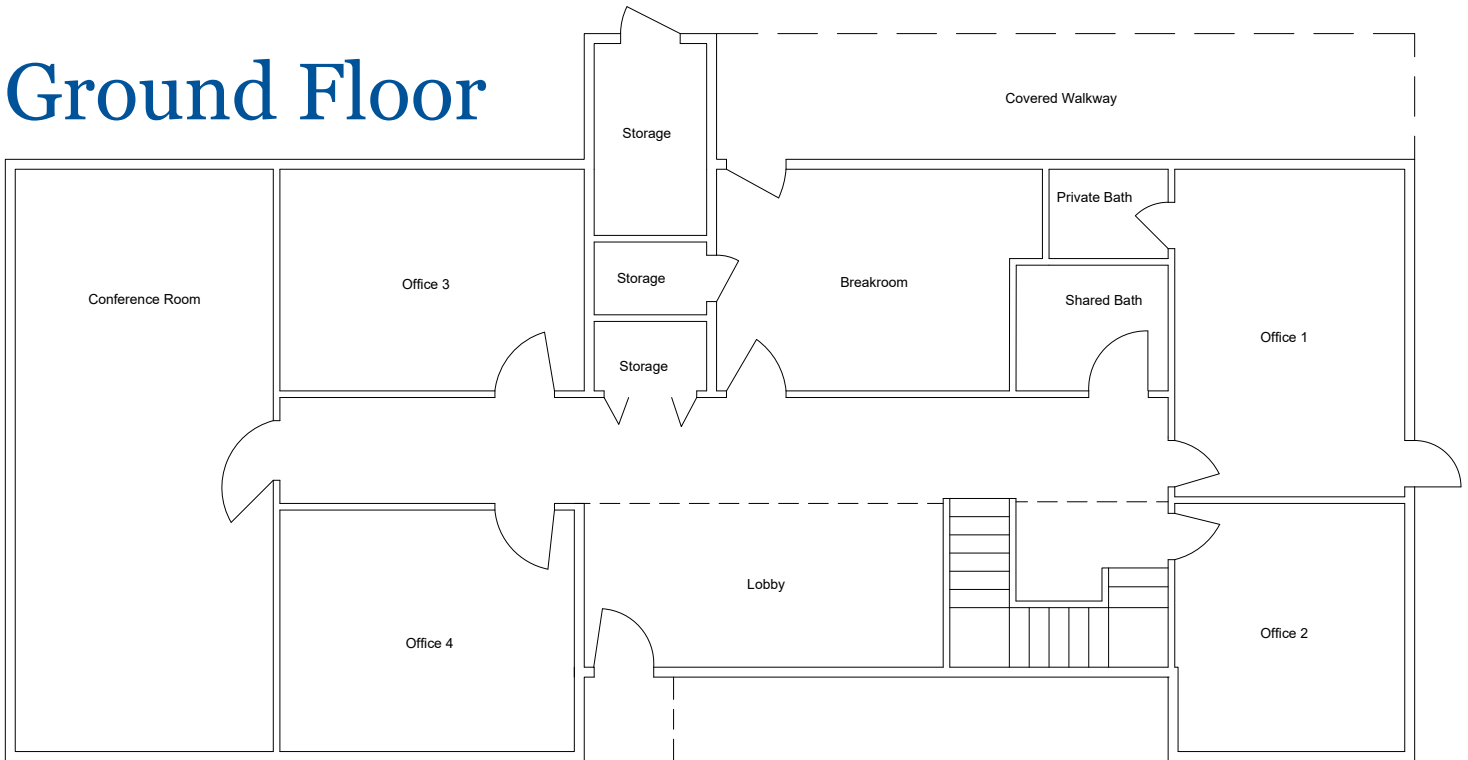
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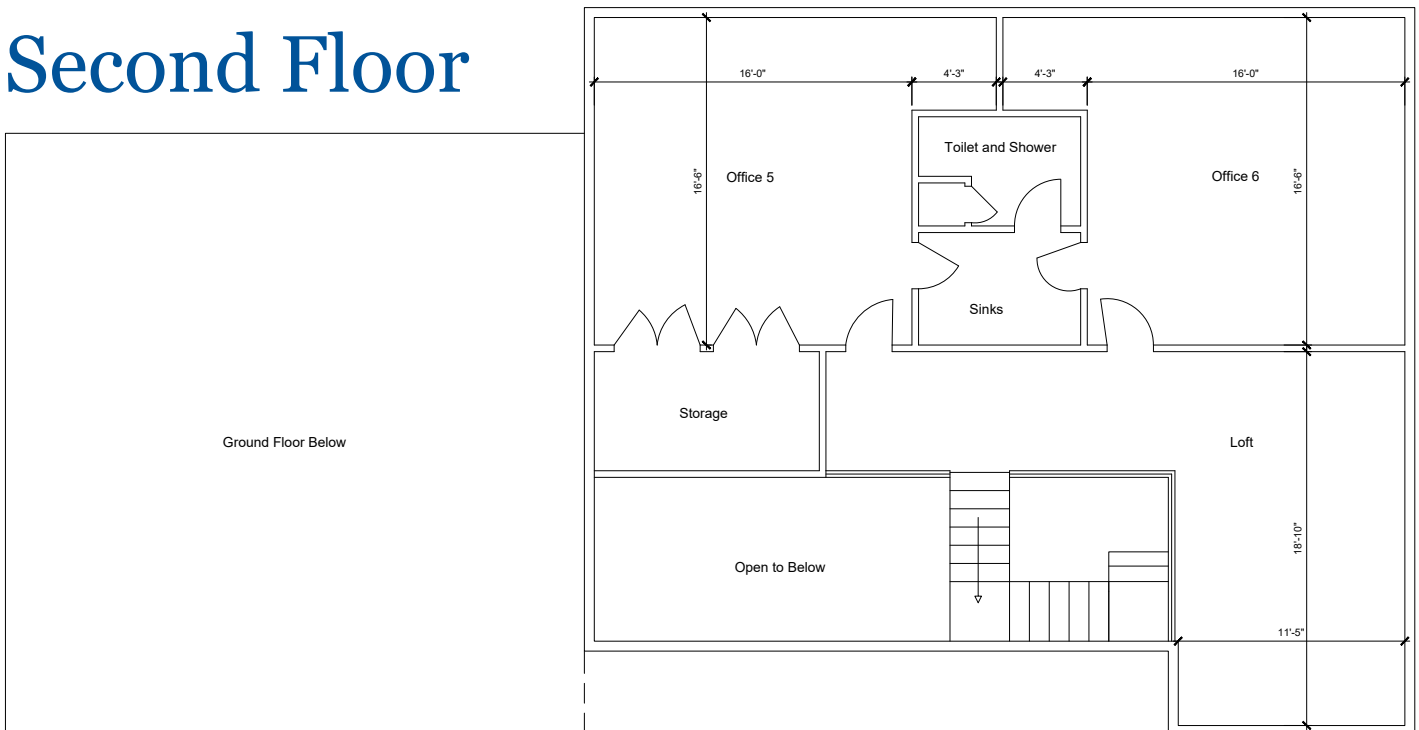
 **KELLY & CALL**
COMMERCIAL
Real Estate and Business Brokerage

Ground Floor

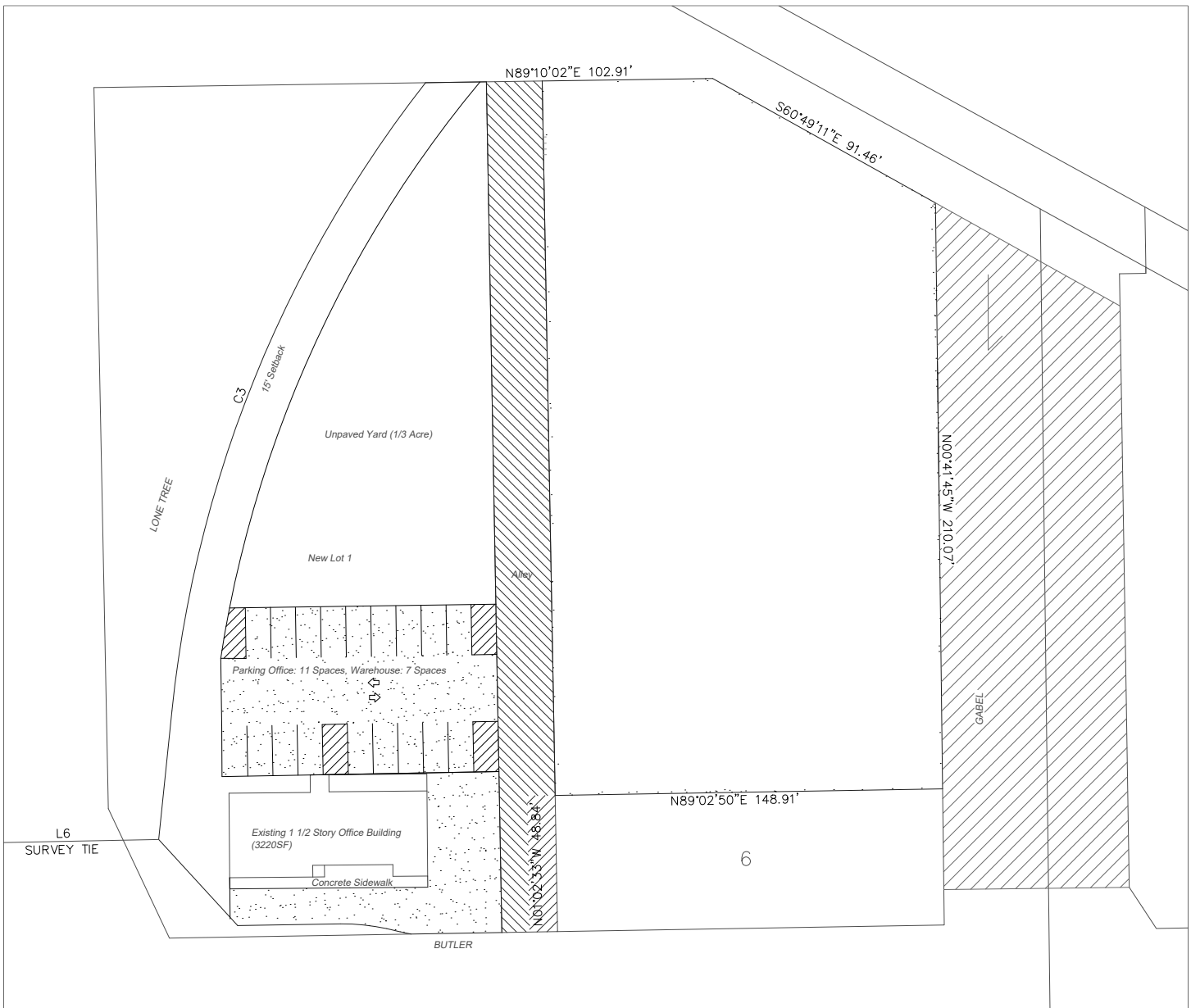


- Conference room
- 4 offices
- Breakroom
- Lobby
- Shared and private bathrooms
- 3 storage closets

Second Floor



- Loft
- Storage
- 2 offices
- Bathroom with shower



Lease Details

- \$18/SF plus NNN
- 3-5 year lease
- Future redevelopment is planned, with the Tenant receiving 30 day notice before it begins. The redevelopment will take approximately 12 or more months.
- Adjoining yard space may be temporarily fenced at Tenant's expense. Monthly rental estimate is \$10/linear foot plus \$500 for a 16' gate.
- Property includes 11 parking spaces for tenant use.



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