



1300 S Yale Street, Flagstaff | Arizona

**Excellent office location near
Milton Rd and Route 66**

**For Sale
Asking Price:
\$8,400,000**

Contact:

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Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the property for sale by Northern Arizona Regional Behavioral Health Authority Inc. (NARBHA) located at 1300 S Yale Street, Flagstaff, Arizona 86001 (hereinafter the "Property").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum is deemed to represent the state of affairs of the Property currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Property since this Offering Memorandum was prepared.



Owned by Northern Arizona Regional Behavioral Health Authority Inc. (NARBHA), the property consists of two parcels. The first parcel features two buildings with a combined total of 35,804 square feet, while the second parcel consists of a 29,185-square-foot parking lot. The property offers ample parking, including spaces in the parking lot and beneath the buildings.

Constructed with a wood and steel frame, the interior of the main building includes a three-story office layout. Features include roof-mounted air conditioning units, an elevator, office spaces, restrooms on each level, and multiple conference rooms. The buildings were originally constructed in 1994 and 1988, with significant improvements completed in 1999. The structures are in average to good condition.

The property provides a total of 60 parking spaces on the building parcel, consisting of 40 ground-level spaces located below the office

space and 20 open parking spaces. Additionally, the second parcel offers a 29,185-square-foot open parking lot.

This property offers outstanding access to West Route 66 from the parking lot parcel and convenient entry to Milton Road via S Plaza Way. Located adjacent to the Safeway shopping center and less than a quarter-mile from Northern Arizona University, it boasts a prime location. Zoned for Highway Commercial use, the property provides maximum flexibility for a variety of commercial purposes, including medical facilities, general office space, or a multi-retail establishment.

Across South Yale Street, an additional 4.21-acre property is available for expansion if needed. This property is offered separately for \$3,200,000.

Property Summary



Features:

Access: Easy access to West Route 66 and to Milton Road from South Plaza Way

Zoning: HC, Highway Commercial

Assessor Parcel Number: 103-20-061 Building parcel,
103-03-007A Parking Lot parcel

Lot Size: 65,340 Square Feet Lot +/- 1.5 acres

Building Size: 35,804 Total square feet - 16,651 square feet built in 1988 with another 19,243 built in 1997, and fully renovated in 1999. In average to good condition. Property has been well maintained.

Property Taxes: \$67,842.50 (2024)

Utilities: Electric — Arizona Public Service
Natural gas — Unisource Energy
Water/sewer/Trash — City of Flagstaff

Property Summary





Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

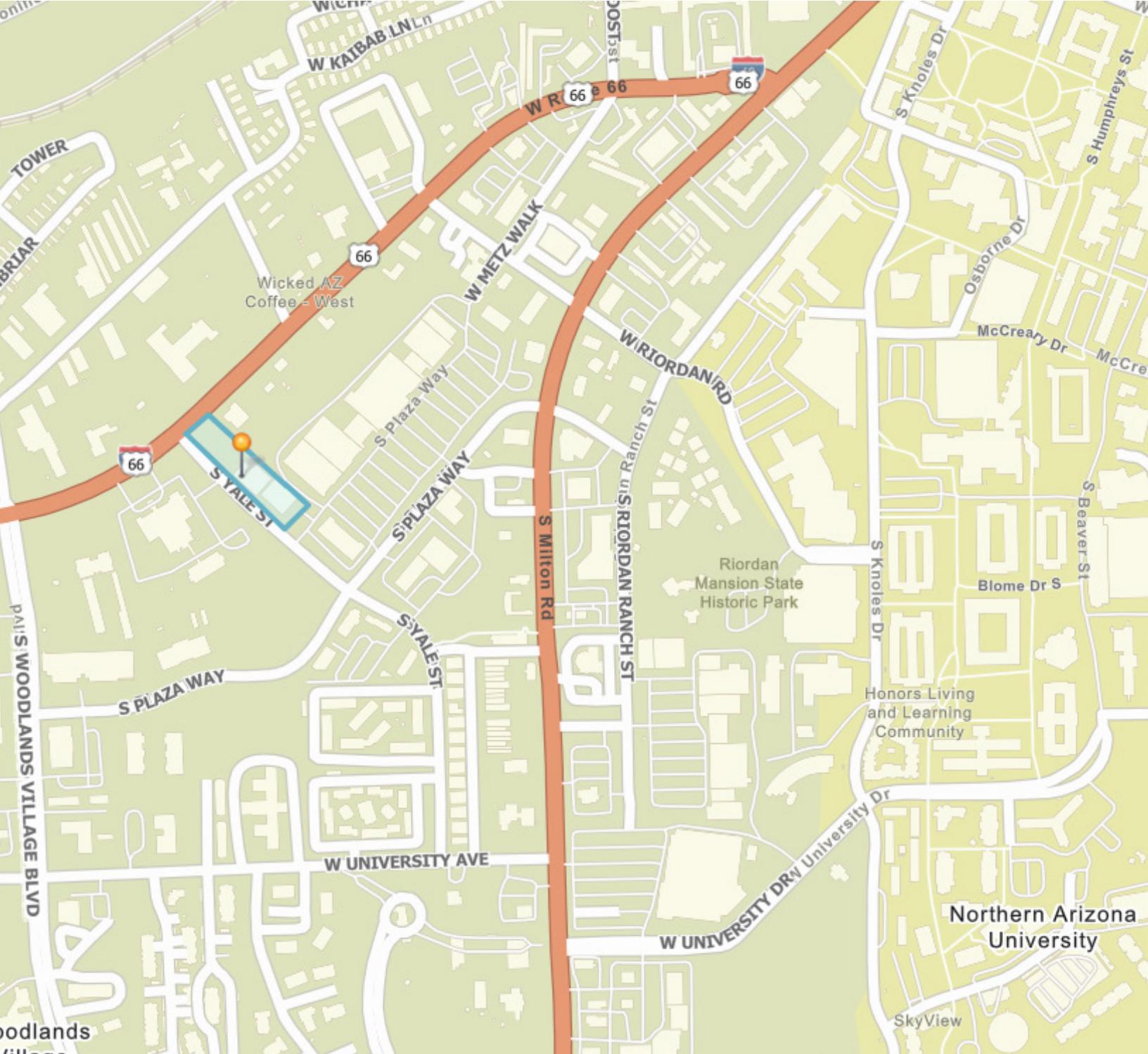
Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

Market Overview



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