



1623 N. First Street | Flagstaff, AZ

## Professional Office Suites for Lease

### Highlights:

- Shared Conference Room Available
- HVAC
- Alarm System for Each suite with Separate Alarm Code
- Designated On-Site Parking Spaces
- Professionally Maintained Common Areas
- Available Immediately



Kelly & Call Commercial  
1600 W. University Ave, Ste 218  
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Phone: 928 440 5450

**Lease:**  
**\$21/SF**  
**NNN**

### Contact:

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## Property Overview

First Floor Business Office Suites for Lease. Two suites in a secure, professionally managed building. Lease individually or combine for +/- 1620 SF. Ideal for business and professional offices, consulting, finance, legal, service firms, sales, or administrative teams.

### Property Highlights

- First Floor Office Suites
- Second Floor Fully Occupied
- Shared Conference Room Available
- HVAC
- Utilities: Tenant responsible for Electric, Gas, and internet
- Alarm system available for each suite with separate alarm code
- Designated On-Site Parking Spaces
- Professionally maintained common areas
- Lease Term – 3-5 years preferred
- Available immediately

### Available Suites

Suite 101:

- Open Layout – collaborative teams, creative workspace, flexible configurations
- Private in-suite restroom
- Heating/AC controlled by the individual suite

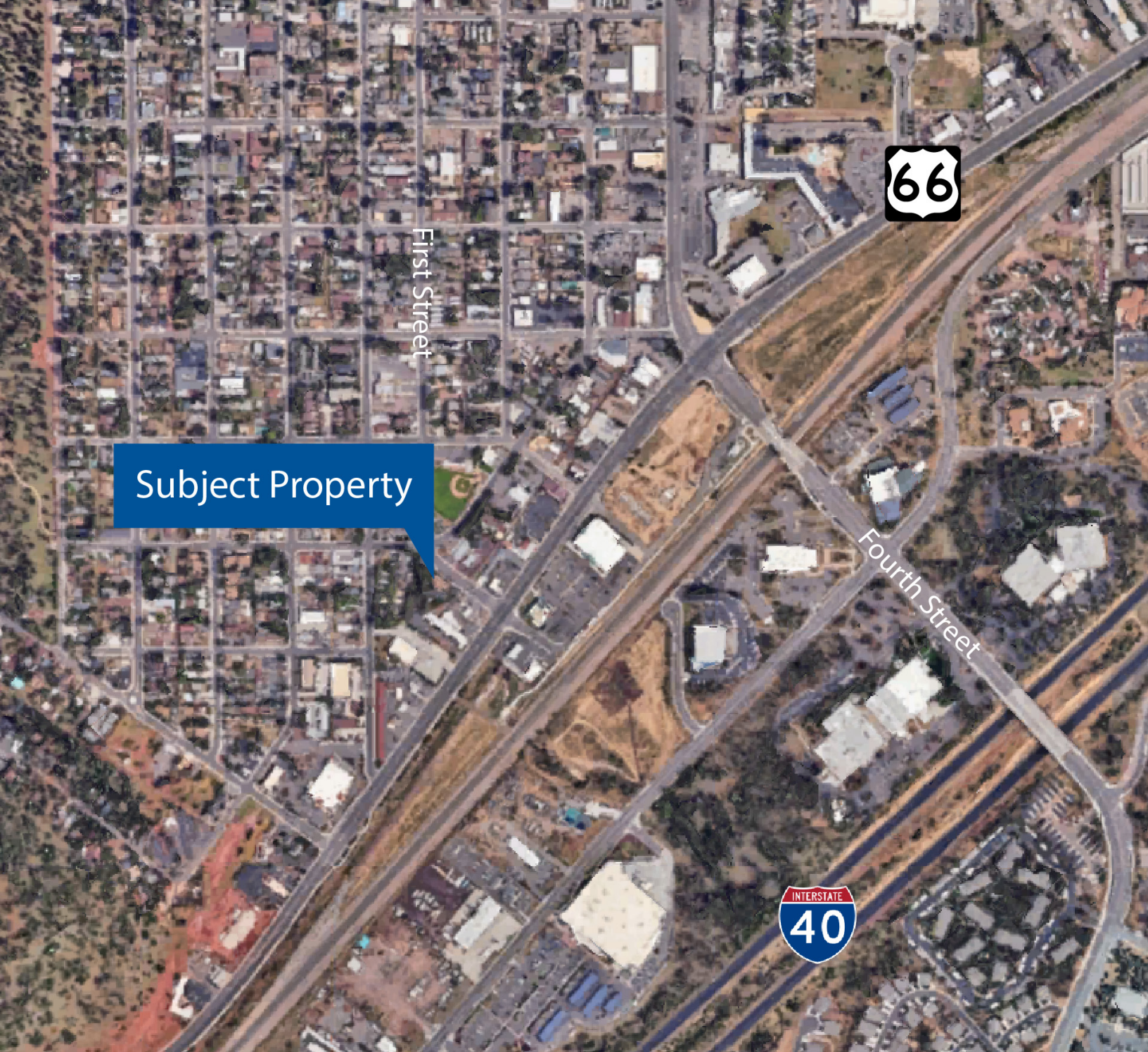
Suite 102:

- Two private offices
- Reception/waiting area
- Private in-suite restroom
- Heating/AC controlled by the individual suite

### Lease Rates

| Suite     | Base Rate  | NNN        |
|-----------|------------|------------|
| 101 & 102 | \$21/SF/YR | \$10/SF/YR |





## Contact Us:

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Designated Broker

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Real Estate and Business Brokerage