



2615 N FOURTH STREET STE 5 & 6, FLAGSTAFF | ARIZONA

Centrally Located Office Space Available

This prime first-floor office suite offers 2,108 SF of flexible professional space in a high-visibility location. Previously configured as a dental office with five exam rooms, the space features eight total offices with specialized amenities, making it ideal for medical or professional use. With exceptional street visibility, ample parking, and the option to lease the full space or split into two separate suites, this property presents an outstanding opportunity for any business seeking a strategic Flagstaff location.

Lease
\$16/SF
NNN

Contact:

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Property Overview

This thoughtfully designed office suite features eight total offices, including five equipped with sinks, making it well-suited for medical or professional practices. Previously configured as a dental office with five exam rooms, the layout demonstrates proven functionality for healthcare applications while offering flexibility for other professional uses.

The suite includes a kitchen/breakroom, private bathroom, and a customizable floor plan to meet specific operational needs. Central air conditioning and heating provide year-round climate control, while janitorial service for common areas helps maintain professional standards throughout the building.

Key Features

- **Available Immediately**
- **Monthly Rent:** \$16.00/SF/year plus \$10.80/SF/year NNN
- **Utilities:** Tenant is responsible for all utilities.
- **Size Options:** Full space (2,108 SF) or split suites (Suite 5: 1,000 SF | Suite 6: 1,108 SF)
- **Lease Term:** Negotiable 3-5 year terms available
- **Prime Positioning:** Exceptional visibility on one of Flagstaff's busiest thoroughfares. Centrally located with proximity to Route 66
- **Parking Solutions:** Dedicated on-site parking. Additional rear parking with breezeway access. Supplemental on-street parking available.
- **Signage Opportunities:** Building-mounted and window signage options. Marquee space available for enhanced visibility.



Schedule Your Private Tour

Whether you're a medical practitioner seeking a well-equipped clinic or a professional requiring premium office space, this suite offers unmatched visibility and accessibility. Contact us today to schedule a private tour and secure this exceptional space for your business.

E Cedar Avenue

Subject Property

N Fourth Street



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