



602 E. BUTLER AVENUE, FLAGSTAFF | ARIZONA

Commercial Building for Lease in Prime Location

Exceptional commercial property available for lease on one of Flagstaff's premier traffic and retail corridors. This strategically located 18,370 square foot office/warehouse facility sits on 0.95 acres with outstanding visibility and dual access points from Butler Avenue. The property features a two-story office building with flexible space configuration, making it ideal for a variety of commercial uses.

Lease
\$18.50
PSF
NNN

Contact:

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Property Overview

Available on one of Flagstaff's main traffic and retail corridors, this commercial property offers exceptional visibility and accessibility, making it an ideal location for businesses in the Flagstaff market.

The property features dual access points from Butler Avenue and encompasses approximately 0.95 acres with 18,370 square feet of combined office and warehouse space. The two-story office building includes a welcoming lobby and multiple private offices. The entire space can be subdivided according to tenant specifications and requirements.

LOCATION ADVANTAGES

This property provides outstanding visibility and access to a primary East/West transportation corridor with close proximity to Interstate 40 access. The strategic location ensures maximum exposure for businesses while maintaining convenient accessibility for customers and employees.

ACCESS & PARKING

Dual access points from Butler Avenue ensure optimal traffic flow and convenience for tenants and visitors. Excellent parking is available with allocated spaces based on the percentage of building leased, providing ample accommodation for businesses of varying sizes.

PROPERTY CONDITION & IMPROVEMENTS

The building offers highly functional space in excellent condition, capable of accommodating a wide variety of commercial uses. The warehouse spaces are insulated and heated. Recent comprehensive renovations completed in 2025 include:

- Complete roof replacement with all new skylights
- Exterior scraping and repainting
- Concrete restoration and improvements

Property Overview cont.

Lease Structure: Triple Net (NNN) Lease
Base Rent: \$18.50 per square foot
NNN Expenses: Estimated at \$2.50 per square foot

Property Taxes: \$18,437.92 annually (2025)
Insurance: \$27,000 annually

Lease Term: 5 years with extension options available
Utilities: Each suite separately metered
Availability: Immediate occupancy

Zoning: Light Industrial (LI) - permits multiple commercial uses
Assessor Parcel Number: 104-04-008C
Lot Size: 0.95 acres

Utilities
Electric: Arizona Public Service
Natural Gas: Unisource Energy
Water/Sewer/Trash: City of Flagstaff





653



LEVEL 1 PLAN 1/8 in = 1 ft



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