

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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Real Estate and Business Brokerage

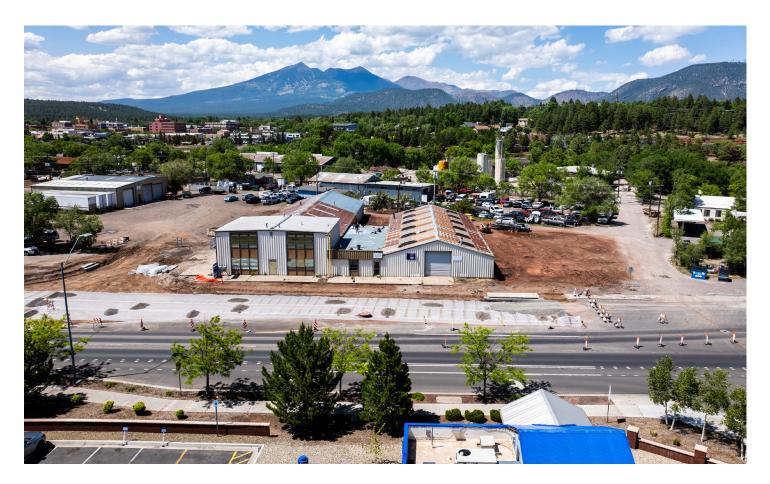
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KELLY & CALL COMMERCIAL



### **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**

include:

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

- 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

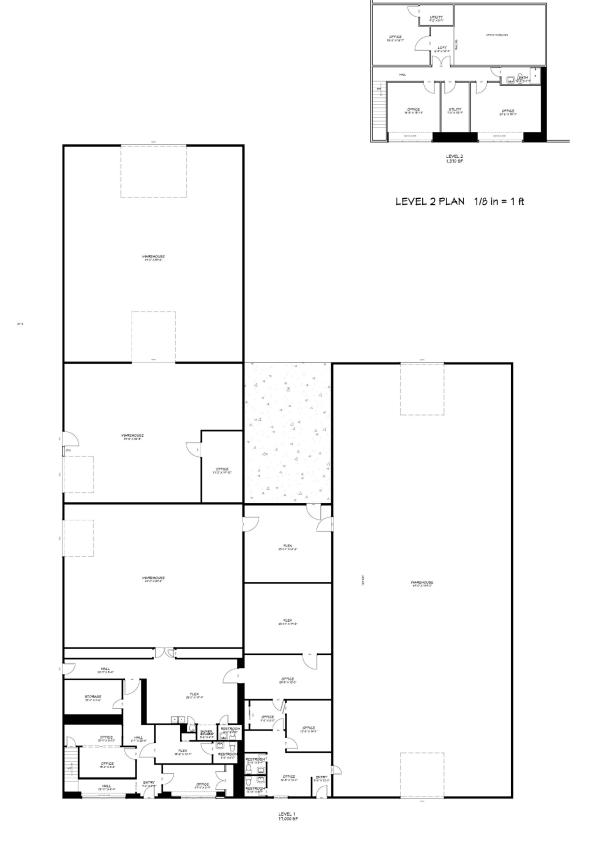
Utilities

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









LEVEL 1 PLAN 1/8 in = 1 ft









Designated Broker

Principal

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