



323 N. LEROUX STREET, SUITE 300, FLAGSTAFF | ARIZONA

## Excellent Office Space Downtown Available

**For Lease**

**\$1,700**

Per Month Gross

Discover an exceptional opportunity for your business at 323 N. Leroux Street in the heart of downtown Flagstaff, AZ. This premier building offers an available third-floor office/studio space spanning approximately 1,000 square feet. Boasting breathtaking downtown views and a quiet top-floor setting, the space features an open floor plan for maximum flexibility, a dedicated AC/heater Mini Split with individual thermostat control, and is available for immediate occupancy. With a lease rate of \$1,700 per month gross, including all utilities, and convenient on-site private parking along with free street parking, this is a rare chance to secure a prominent professional office location in a vibrant community.

### Contact:

**Kevin B. Call, CPA**  
Principal, Designated Broker  
928 440 5450  
Kevin@KellyandCall.com

**Rob Gerlak**  
Principal  
928 440 5450  
Rob@KellyandCall.com

**Becki Whitehead**  
Agent  
928 440 5450  
Becki@KellyandCall.com

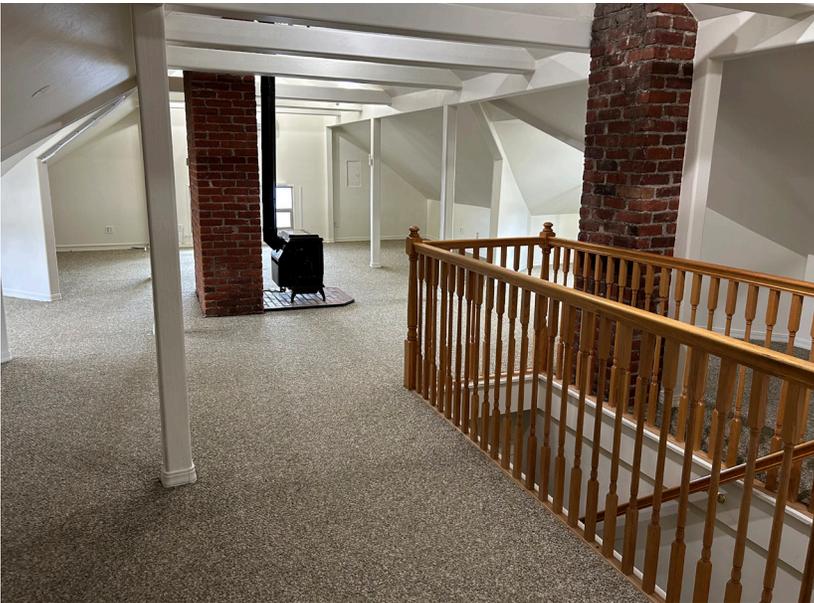
**David Thomas, CCIM**  
Agent  
928 440 5450  
Dave@KellyandCall.com

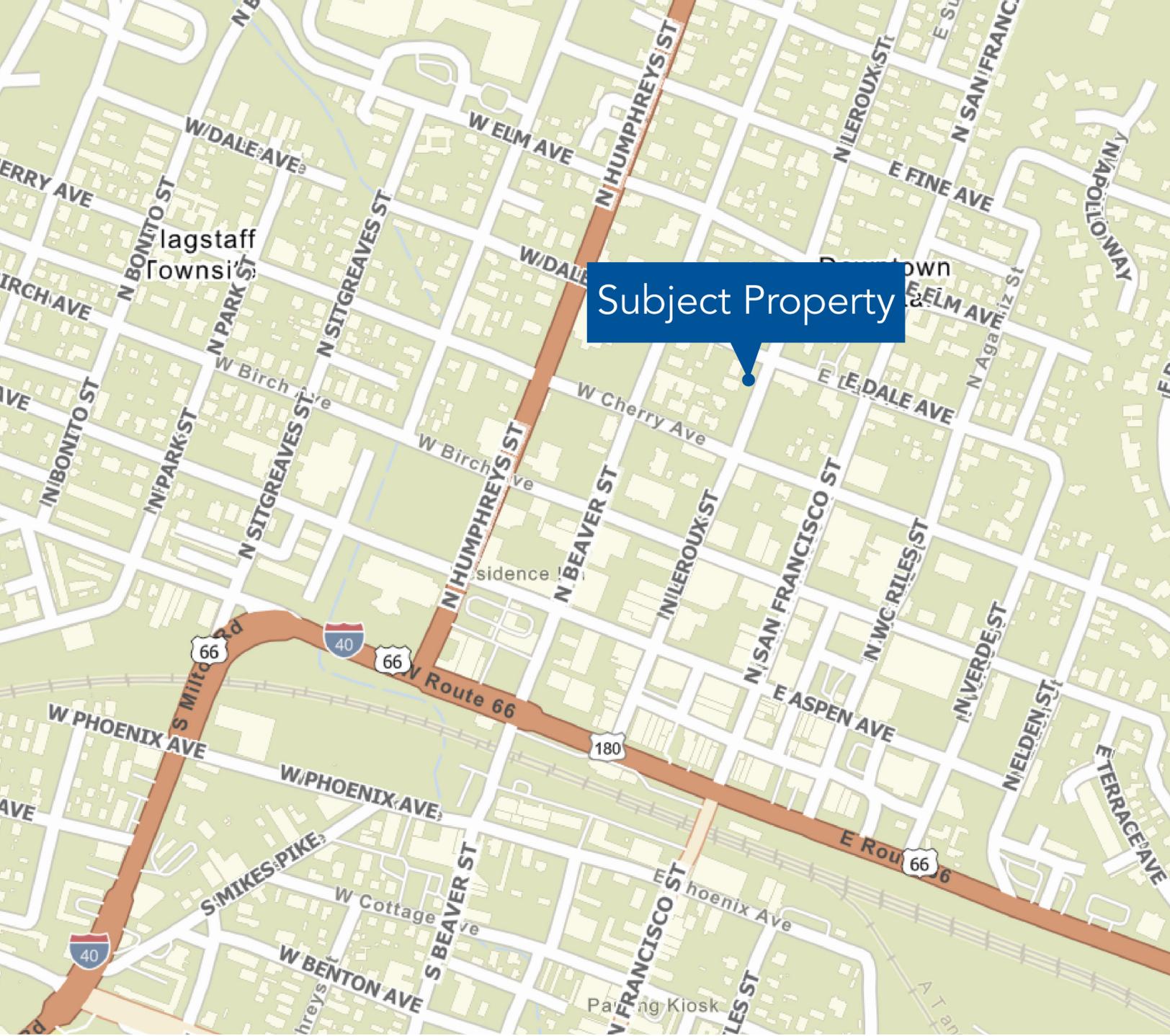


## Suite Specifications

- **Available Space:** ~1,000 square feet
- **Lease Rate:** \$1,700/month gross (includes ALL utilities)
- **Layout:** Third-floor office/studio
- **Parking:** Private off-street parking and on-street parking
- **Availability:** Available for immediate occupancy, allowing your business to make its mark in this vibrant community without delay.

Whether you're an established company looking to elevate your workspace or a business seeking a strategic location, this is a rare downtown opportunity. Don't miss the chance to secure a prominent professional office space. Call us now to schedule a viewing and make this office location yours today!





Subject Property

## Key Features

- Quiet top floor
- Easy access to downtown amenities
- Dedicated AC/heater mini split with suite thermostat
- Open floor plan for maximum flexibility
- Shared bathroom on the second floor



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