



1600 University Ave., Suite 217 | Flagstaff, Arizona

# Class A Premium Professional Office Suite for Lease

*Ponderosa Park Business Center*

Lease  
\$24  
PSF  
NNN

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## Contact:

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## Details

For Lease	\$24 SF NNN
Unit Size	±1,150 total SF
Parking Ratio	1/300
Zoning	Professional office
Access	ADA compliant
Amenity	Private balcony

*Like new 2nd generation  
office space*

## 1600 University Ave., Suite 216 | Flagstaff, AZ

Available condo unit in the upscale professional office condominium complex of Ponderosa Park Business Center. Suite 217 is built out. The unit has a private balcony with beautiful views of the mountains.

Located in the highly desirable Woodlands Village commercial subdivision, this professional office complex is one of Flagstaff's finest medical/commercial office projects. Ponderosa Park Business Center consists of three buildings, comprising 39,934 square feet.

Current uses include medical, dental, mortgage origination, accountants, and business managers. Surrounding properties include surgical center, governmental, residential, and clean light industrial. In proximity to Northern Arizona University.

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Second generation office space fully built out, private balconies, ample parking.

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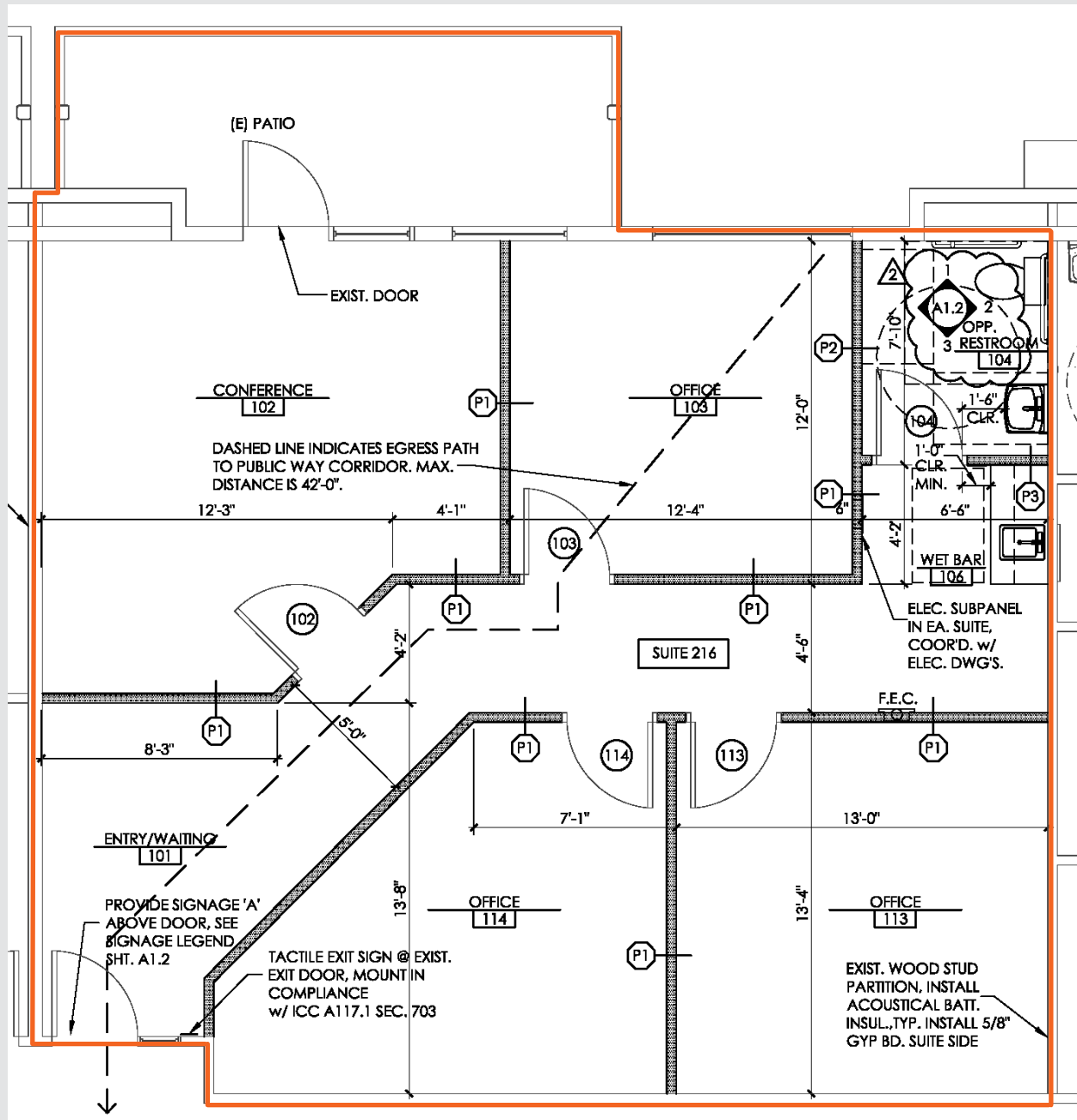
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Suite 217 “as built” floorplan is similar to above

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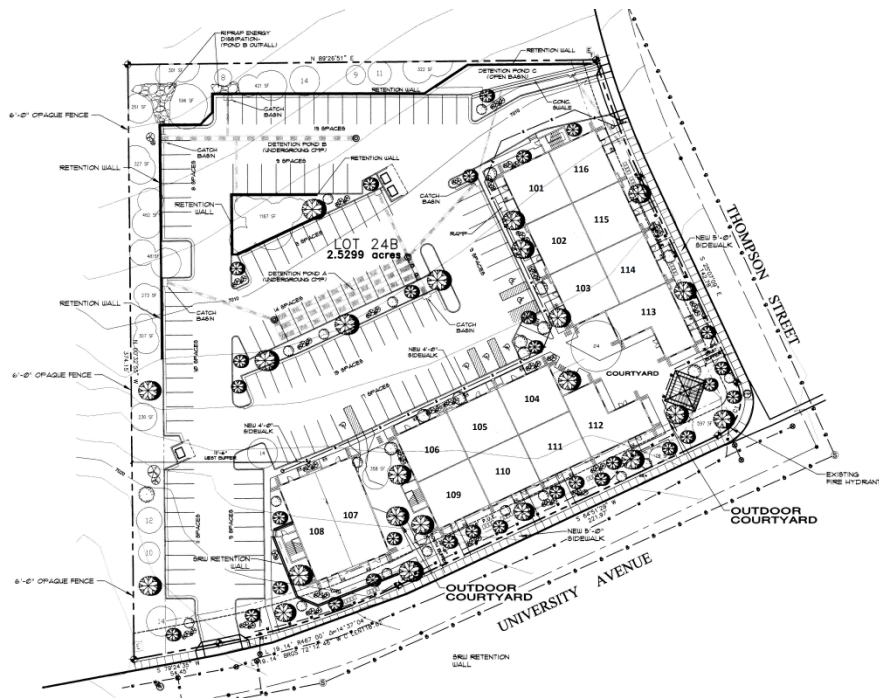
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## Ponderosa Park Business Center First Floor



## Suite 217 Ponderosa Park Business Center Second Floor

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Northern Arizona University

Home Depot

VA Health Clinic

USDA District Office

Mt. Heart Medical

1600 University Avenue  
Ponderosa Park Business Center

## Ponderosa Park Business Center | Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing for residents and the four million visitors who come to Flagstaff each year. Flagstaff is a regional crossroads for Northern Arizona and Grand Canyon National Park. People come from all over the state, country, and the world to visit Flagstaff and its famous landmarks.

In addition to tourism Flagstaff is home to Northern Arizona University with more than 22,000 students, and Flagstaff Medical Center, a regional level 1 trauma center.