



1501 S. Yale Street, Building 2, Suites 150-151
and 152, Flagstaff | AZ

First Floor of Professional Office Condominium

This office condominium is ideally positioned in a well-established, upscale medical/professional complex at Yale Street and Plaza Way, just two blocks from Northern Arizona University. The office spaces offer excellent visibility and accessibility.

**KELLY & CALL
COMMERCIAL**
Real Estate and Business Brokerage

Kelly & Call Commercial
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**Lease:
\$25/SF
NNN**

Contact:

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Details

Price	\$25/SF NNN
Size	1,436 SF and 3,170 SF
Zoning	Commercial
Built	2009
POA	The professional complex and subject property are actively governed by the Yale Plaza Owners Association
Parking	Adequate "at large" as governed by the Property Owners Association
Current Lease Term	Through December 2025
NNN	Estimated at \$3.50/SF Annually

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These professional office condominium spaces are located in an upscale multi-floor medical/professional office building and surrounded by similar medical/professional use. Located just off Milton Road and two blocks from Northern Arizona University, the building is well situated in the heart of Flagstaff.

The 6,029 square foot first floor is part of a larger 12,356 square foot medical office building in a medical and professional complex at the southeast quadrant of Yale Street and Plaza Way. Complex occupants include medical doctors, architects, ophthalmologists, medical testing and home healthcare.

Suites 150 and 151 are combined into one 3,170 SF space and will be occupied through December 31, 2025. Suite 152 is 1,436 SF and is currently occupied as medical space through December 31, 2025.



Economic Drivers:

- High demand for professional office space in this area
- Desirable medical space build-out
- Good parking ratios
- High community growth area
- Increase in Northern Arizona University population
- Low vacancy rates for professional office space

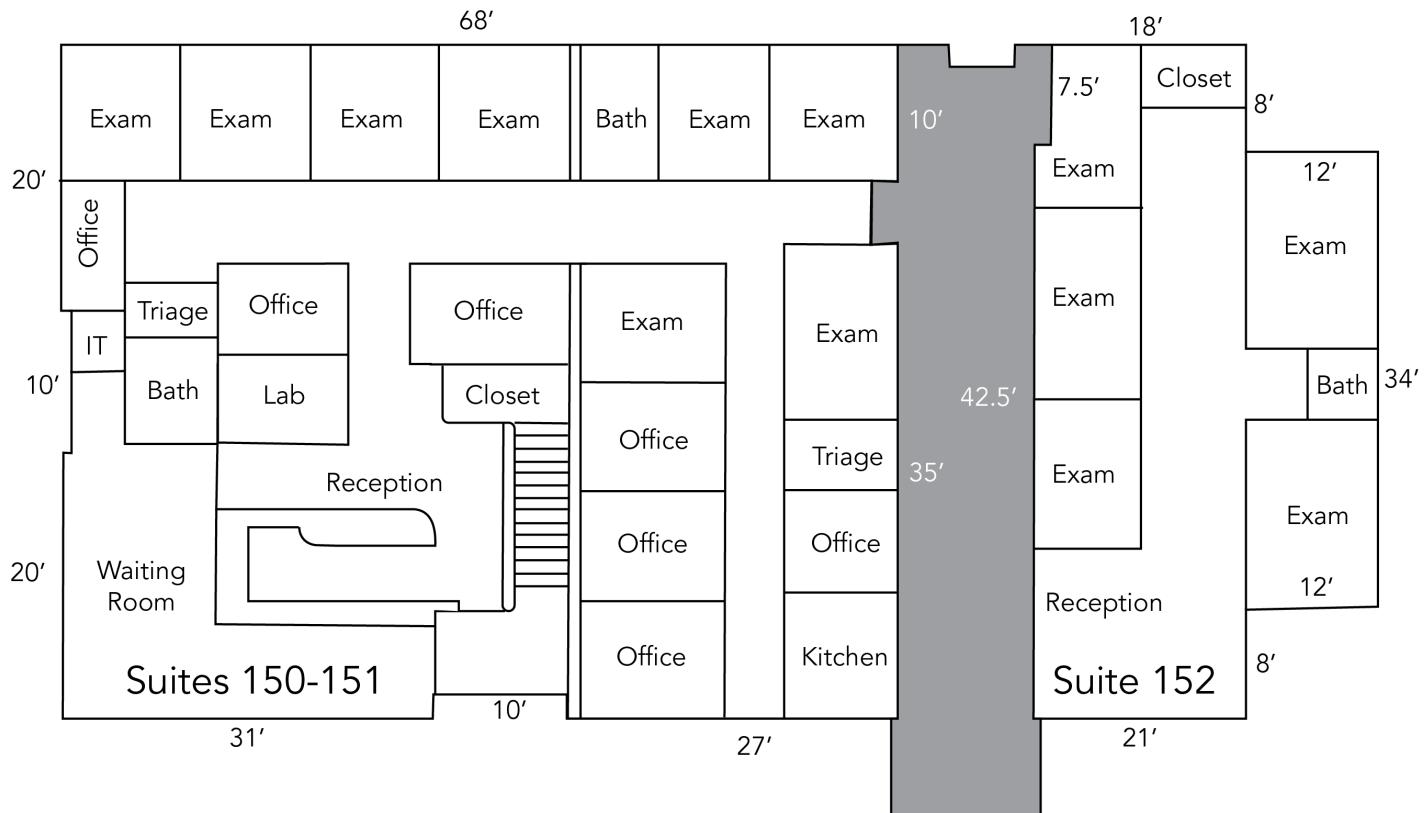
Surrounding Uses:

- Northern Arizona University
- Medical offices
- Professional offices
- Shopping center
- Multifamily residences

1501 S. Yale Street Building 2 Floorplan

Total Building = 12,356 SF

First Floor = 6029 SF



Contact Us:

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The logo for Kelly & Call Commercial. It features a stylized 'K' composed of a blue vertical bar and an orange vertical bar intersecting a white curved bar. To the right of the 'K', the words 'KELLY & CALL' are stacked in blue capital letters, with 'KELLY' on top and '& CALL' on the bottom. Below this, the word 'COMMERCIAL' is written in a larger, bold, blue sans-serif font.

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