



1600 W. UNIVERSITY AVE., STE. 216 | FLAGSTAFF, ARIZONA

Class A Premium Professional Office Suite for Lease

Ponderosa Park Business Center



Kelly & Call Commercial
1600 W. University Ave. Suite 218
Flagstaff, Arizona 86001
Phone: 928 440 5450

For Lease:
\$25/SF
+ \$8.50/SF
NNN

Contact:

BECKI WHITEHEAD
Agent
Phone: 928 440 5450
Becki@KellyandCall.com



Details

For Lease	\$25 SF NNN
Unit Size	±1,150 total SF
Parking Ratio	1/300
Zoning	Professional office
Access	ADA compliant
Amenity	Private balcony
Lease Length	5 Year Lease Preferred

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 216 is fully 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.

Contact:

Kevin B. Call, CPA
Designated Broker

Principal
928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal
928 440 5450

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Becki Whitehead

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Fully built out office suite with private balconies and ample parking. Suite layout may differ from photos.

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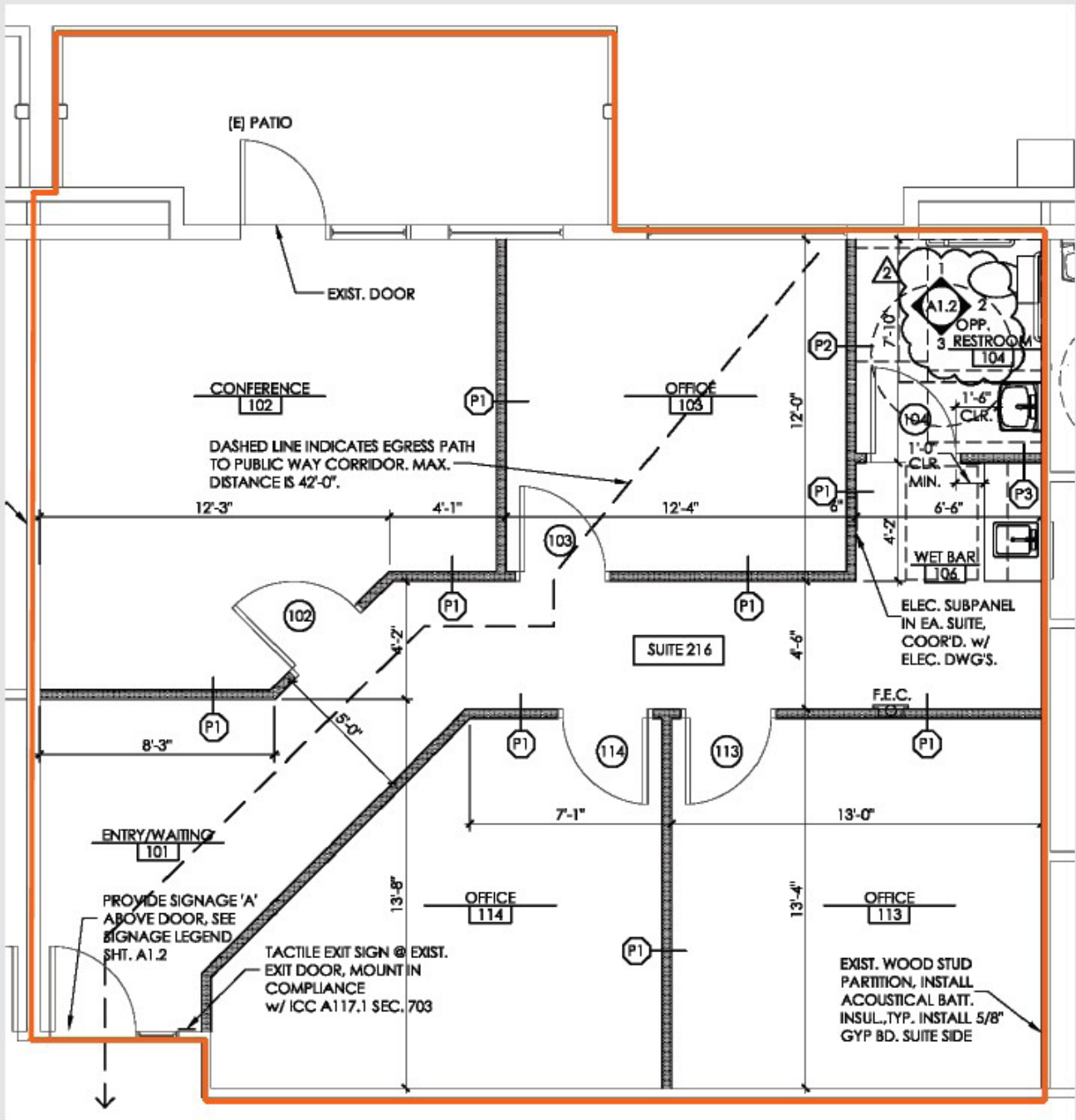
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Suite 216 Floor Plan

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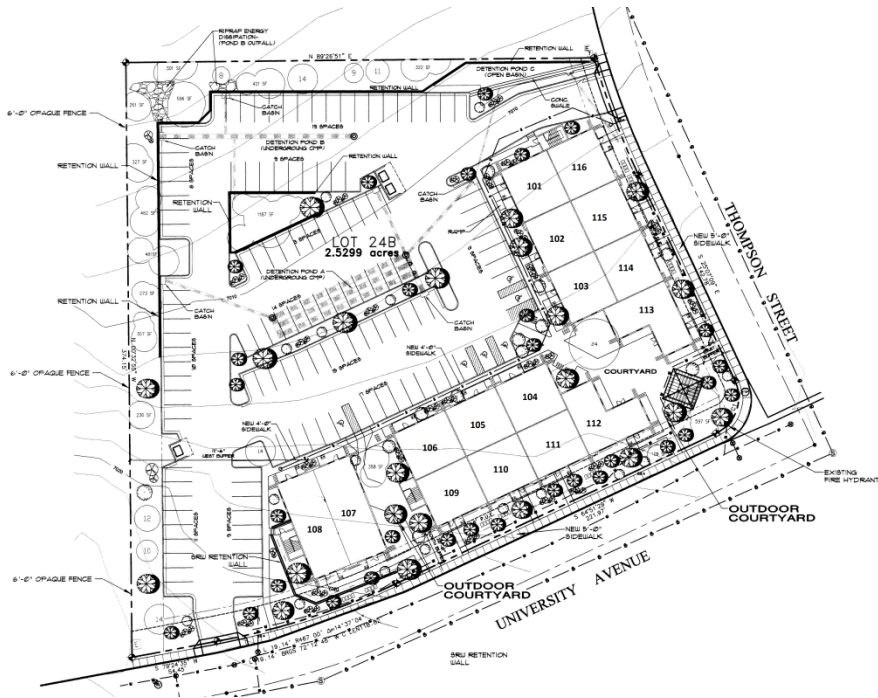
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KELLY & CALL
COMMERCIAL

Real Estate and Business Brokerage



Ponderosa Park Business Center First Floor



Suite 216 Ponderosa Park Business Center Second Floor

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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.