



110 W DALE AVE, FLAGSTAFF | ARIZONA

Excellent Office Location in Downtown Flagstaff

This prime downtown office building offers 3,820 square feet of versatile, move-in ready space. The well-maintained, two-story property features flexible dual-tenancy capability, comprehensive office amenities, and 17 on-site parking spaces. With immediate occupancy available, this turnkey property presents an exceptional opportunity for any business seeking professional office space downtown.



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

Lease:
\$24/SF
NNN

Contact:

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Property Overview

This is a rare opportunity to lease a well-maintained professional office building in the heart of downtown Flagstaff. Ideally positioned for businesses seeking visibility, walkability, and a polished presence, 110 W. Dale Avenue delivers a thoughtfully designed layout with the flexibility to accommodate a single occupant or two separate tenants.

First Floor

- 2,000 SF
- Reception area
- 2+ private offices (additional workspace convertible to private office)
- Spacious conference room
- Large open work area with 6 built-in workstations
- Dedicated IT/tech room
- Kitchenette
- Two restrooms

Second Floor

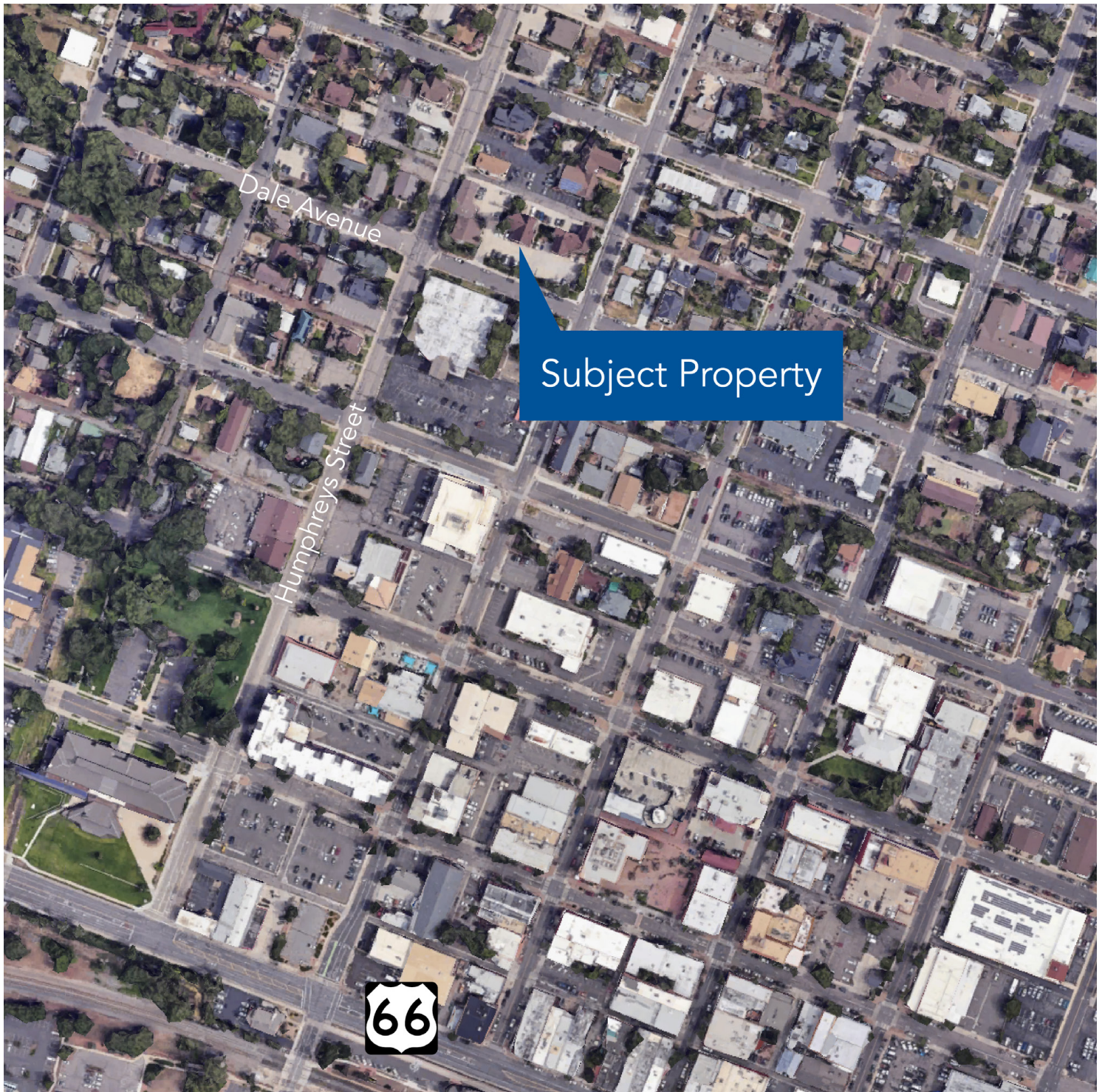
- 1,820 SF
- Reception area
- 3 private offices
- Open work area with 5+ workstations
- Kitchenette
- Restroom

Flexible Tenancy Configuration

Each floor features its own private entrance, making this building ideally suited for dual-tenant occupancy. An internal stairwell connection between floors allows the property to function seamlessly as a single-user space when full-building occupancy is preferred.

Location

Situated within walking distance of downtown Flagstaff's vibrant shops, restaurants, and professional services. A true urban address with the practicality of ample on-site parking and overflow street parking available.



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Market Summary 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. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

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