

# Flagstaff's Premier Healthcare Campus



Phase III  
30,000 SF for Lease  
8,000 SF For Lease

PHYSICIAN INVESTMENT  
OPPORTUNITIES





# Flagstaff's first Class A multi-tenant medical office campus

## Join Flagstaff's most innovative medical office community.

Nestled at 7,000 feet above sea level at the base of the San Francisco Peaks, Flagstaff is one of the highest cities in the nation. Flagstaff is approximately 90 minutes from the Grand Canyon and less than three hours away from Phoenix. The elevation allows for much cooler temperatures Flagstaff's neighboring desert cities as well as winter activities such as skiing and snowboarding. The area also features a number of hiking and biking trails through and around the mountainous area.

The county population consists of nearly 142,000 individuals or 47,000 households. Education and health services is the third largest sector in the local economy totaling 9,800 workers.

Northern Arizona University is the primary economic engine in Flagstaff, with a total enrollment at the Flagstaff campus of more than 27,000 students. Because of the large population of students and recent graduates, the homeownership rate in Flagstaff is just 44 percent.



Population  
**70,000**



Median Household Income  
**\$55,000**



NAU Students  
**27,000**



Visitors per year  
**5,000,000**

Delivering space to Tenants in 2021, this multi-tenant building will feature a welcoming patient and physician experience from the entry to the property with accessible and ample surface parking to the welcoming building entry and common lobby. Exterior elements blend with the natural landscape of the mesa, and transition to contemporary building finishes in the two story lobby, tenant corridors and suites. This is the opportunity of a generation to be part of today's revolutionized healthcare delivery models.



## Property Details



Buildings

**Building A** - 100% Leased

**Building B** - 100% Leased

**Building C**  
Two-Story, 27,000 SF for Lease

**Building D**  
Single Story, 8,000 SF for Lease



Parking

**4/1,000**



Hike & Bike

On-site connectivity to the Flagstaff Urban Trails System  
**(up to 130 miles of trails)**



Onsite  
Amenities

Ponderosa Room (private physician lounge)  
Cycle Rack (Indoor bike storage and repair room)  
Outdoor seating pavilion with unrivaled views





Cypress West  
— P A R T N E R S —



cedarmedical  
collaborative

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