




1055 Empire Dr, Lake Havasu City, AZ 86404

\$11.28 - \$11.52/SF/YR

\$0.94 - \$0.96/SF/MO

A-E Flex Space

4,000sf Offices + 4,000sf WHS + Balcony



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Listing Added: 09/18/2024  
Listing Updated: 04/17/2025



Building Details			
Property Type	Retail, Office, Industrial	SubtypeCreative Office, Traditional Office, Executive Office, Flex, Distribution, Manufacturing, Warehouse, Workshop	
Tenancy	Multiple	Total Parking Spaces	15
Drive Ins	5	Power	3-Phase
Zoning	LHC Zoning "LI" (Light Industrial)	APN	APN: 115-07-017

Building Description

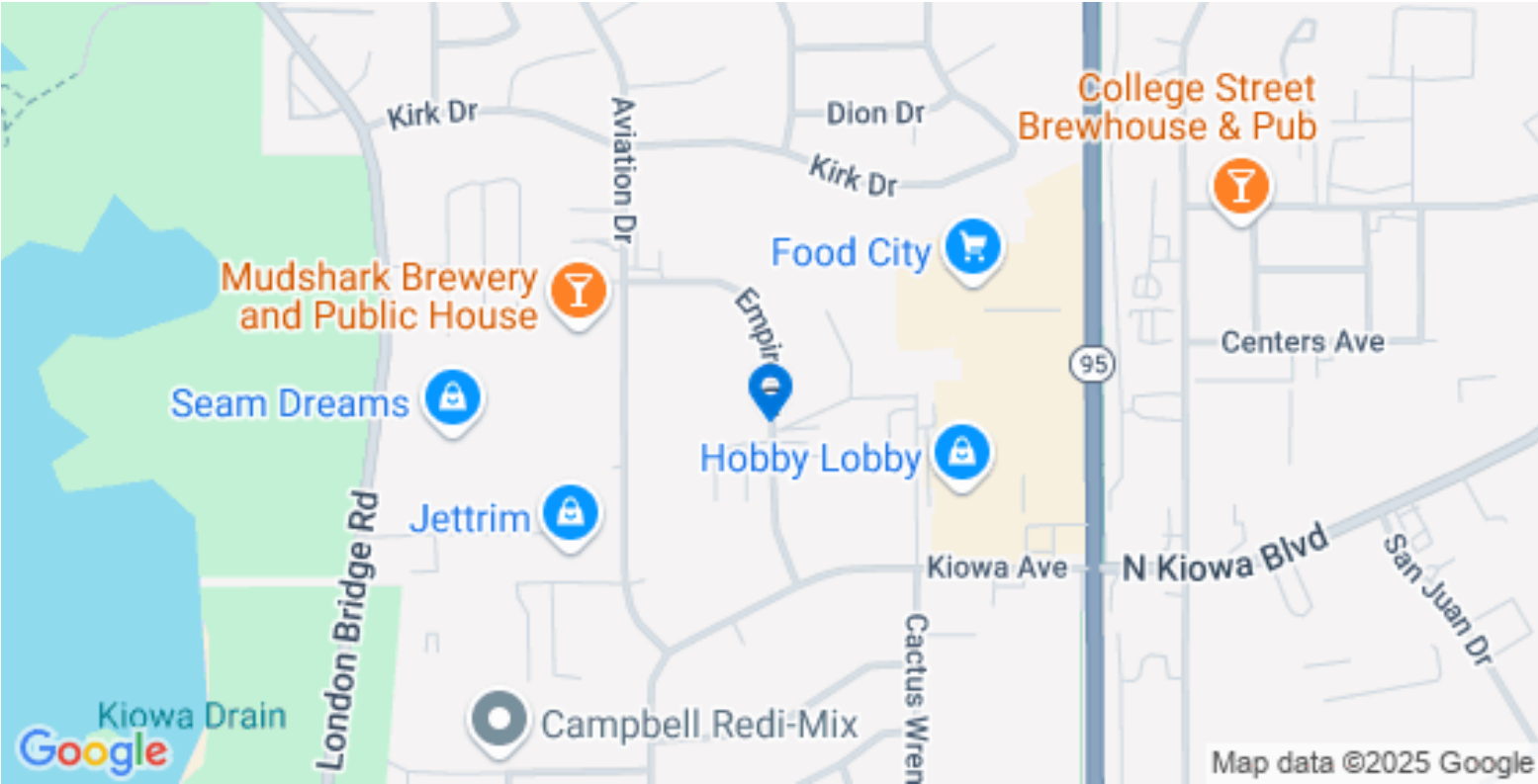
This Building offers a unique layout w/ nearly 4,000 sq.ft. climate-controlled offices. Suite #A-E features beautiful 2-Story Office suites with bathrooms and air conditioners, a Balcony "Break" area, and an over 4,000 sq.ft. Open Warehouse. Views of the Lake from your Office Suite!

ASK ABOUT RENTING ONLY OFFICES OR ONLY WHS

Building Highlights

- Fully Climate Controlled
- Break Room/Kitchen
- Break Balcony/Deck
- Excellent Condition
- Centrally Located off Kiowa behind Ashley Furniture

Building Location (1 Location)



Offices Only Details

Offices only: two-story Front Office Suites w/ 4 bathrooms, Kitchen/Break Room, and Balcony. Warehouse space Not included.

Listing Type	Direct	Space Subtype	Creative Office,Traditional Office,Executive Office,Flex,Distribution
RSF	4,000 SF	Drive-in Doors	0
Parking	5	Rate (Per SF)	\$0.96 / SF / MO
Lease Type	NNN	Total Rate (Per SF/MO)	\$0.96
Total Monthly Rent	\$3,840	Days on Market	67 days

A-E (8000sf Offices + WHS) Details

This Building offers a unique layout w/ nearly 4,000 sq.ft. climate-controlled offices. Suite #A features beautiful 2-Story Office suites with bathrooms and air conditioners, a Balcony "Break" area, and an over 4,000 sq.ft. Open Warehouse. Views of the Lake from your Office Suite! ASK ABOUT RENTING ONLY OFFICES OR ONLY WHS

Listing Type	Direct	RSF	8,000 SF
Space Available	10/14/24	Drive-in Doors	1
Parking	5	Rate (Per SF)	\$0.94 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Total Rate (Per SF/MO)	\$0.94	Total Monthly Rent	\$7,520
Days on Market	211 days		

Warehouse Only Details

WHS only: Fully Air Conditioned Warehouse / Shop with Powered Roll-up Door, LED shop Lighting, utility sink. Option to add bathroom for additional amortized rent. Access to balcony and front parking to be discussed

Listing Type	Direct	Space Subtype	Flex,Distribution,Manufacturing,Warehouse
RSF	4,000 SF	Drive-in Doors	0
Parking	4	Rate (Per SF)	\$0.94 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Total Rate (Per SF/MO)	\$0.94	Total Monthly Rent	\$3,760
Days on Market	67 days		

Property Photos (13 photos)

