

Executive Summary

FOR LEASE | \$2.00 SF/MONTH (NNN)



Property Overview

Step into a realm of unparalleled office leasing opportunities at 75 Kallof Place. This 6,251 SF office space boasts a meticulously designed interior, panoramic views, and a modern, sophisticated environment that sets the stage for success. With built-in cubicles, a large conference room, and versatile workspace options, the property offers flexibility and functionality. The strategic layout and architectural excellence provide a seamless blend of efficiency and flair, while ample parking ensures convenience for tenants and visitors. Experience a space where every detail has been carefully crafted to elevate businesses to new heights, making 75 Kallof Place the preeminent choice for those seeking a workspace that inspires productivity and prosperity.

Offering Summary

Lease Rate:	\$2.00 SF/month (\$12,502) (NNN)
Building Size:	9,457 SF
Available SF:	6,251 SF
Lot Size:	46,655 SF
Year Built:	2003
APN:	408-26-032

Location Overview

Nestled in the heart of Sedona, 75 Kallof Place offers a prime location surrounded by the natural beauty and vibrant energy of this renowned Arizona destination.



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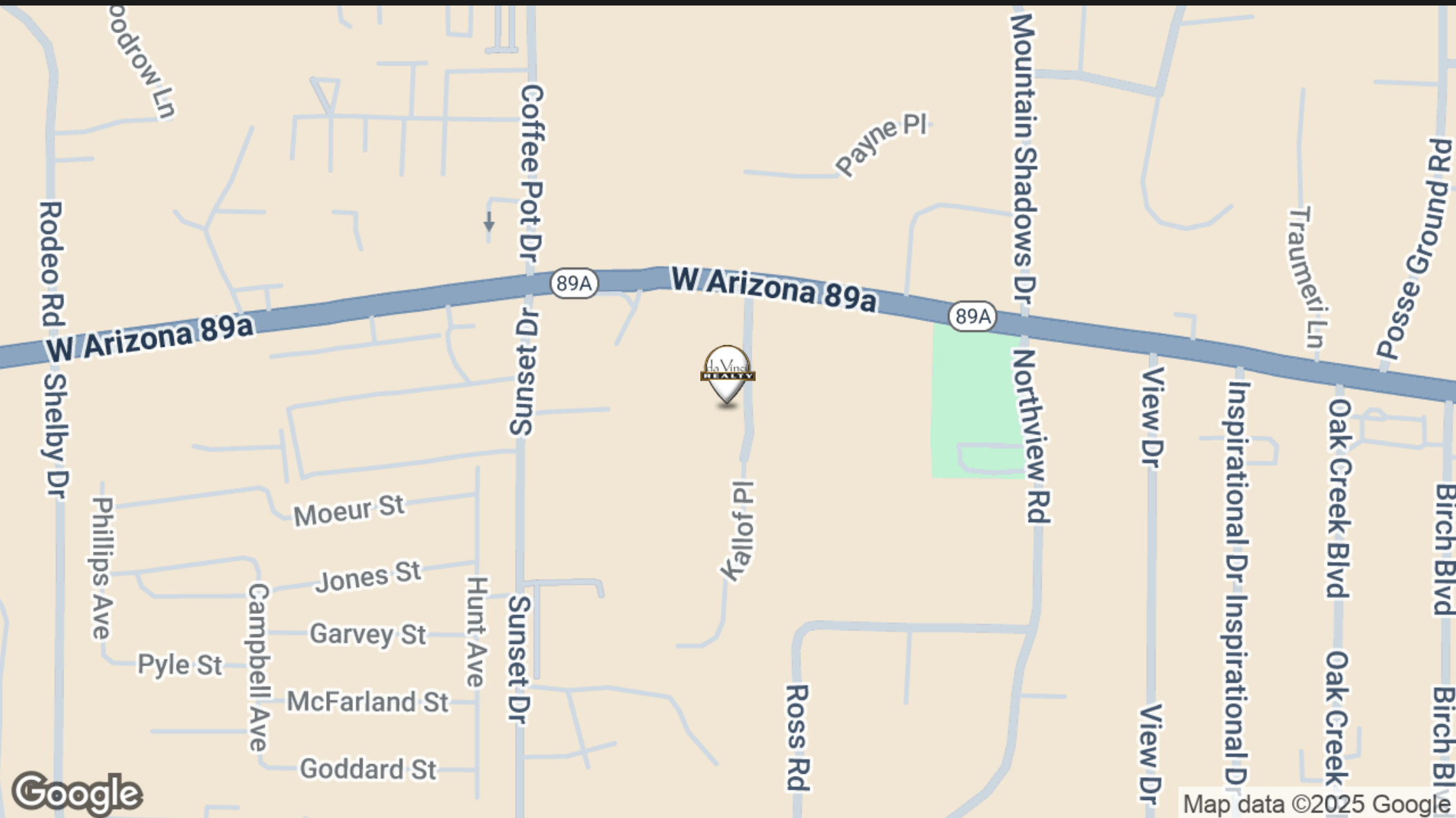
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Location Map

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Retailer Map

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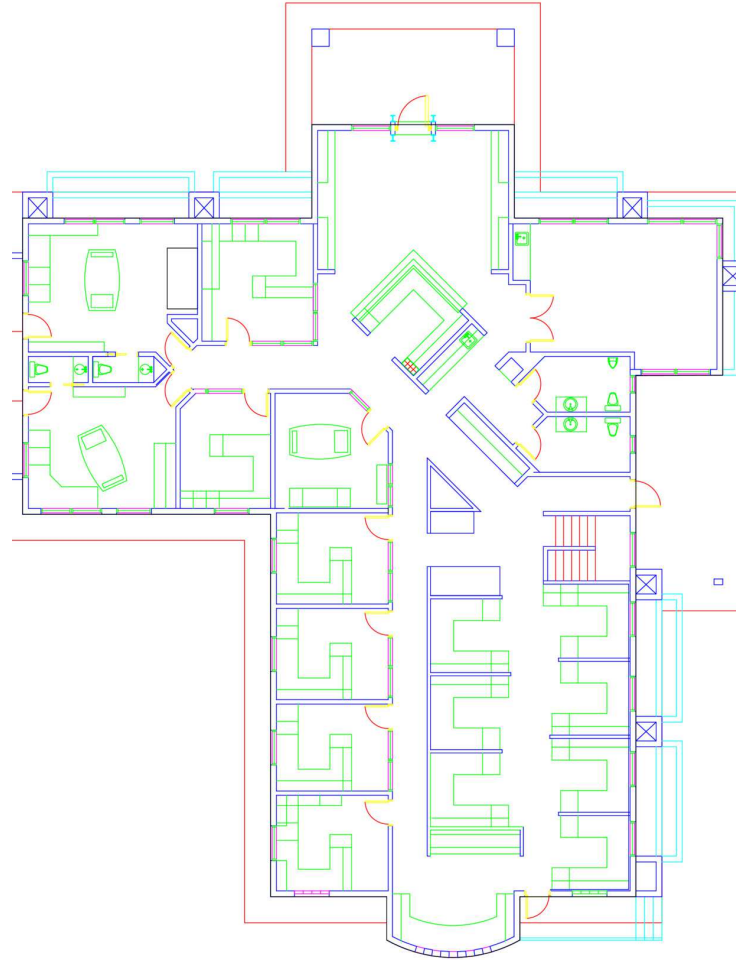
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Suite 201 Upstairs Floor Plan

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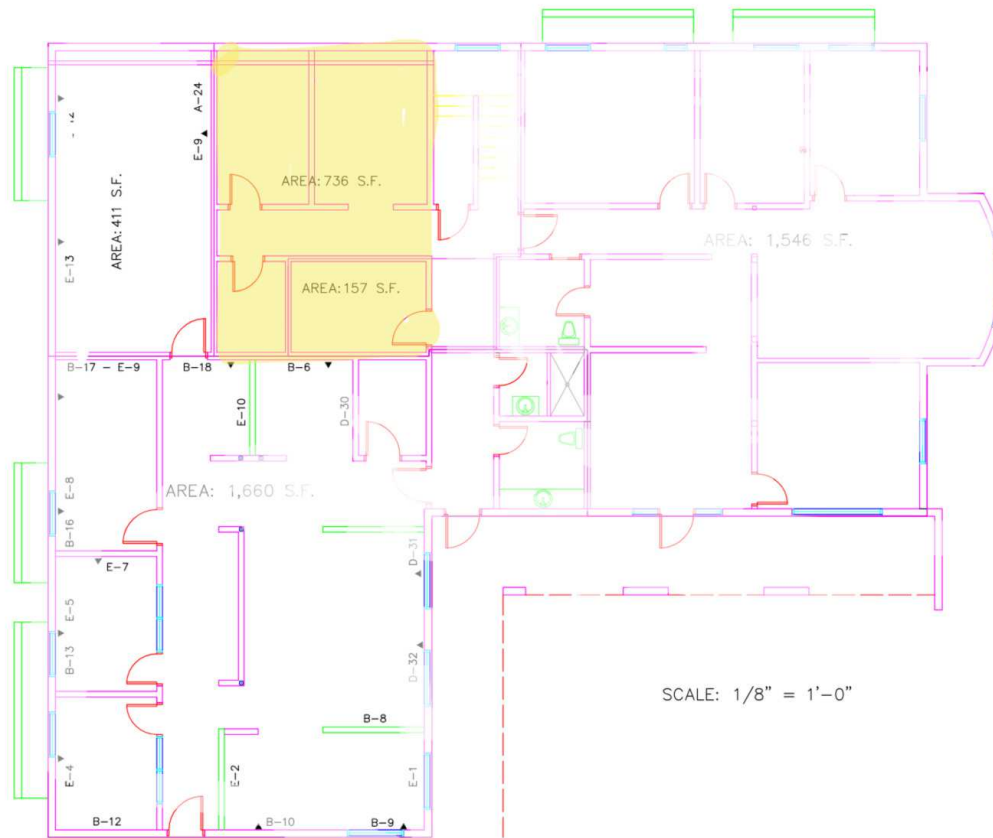
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Suite 201 Lower Level Floor Plan

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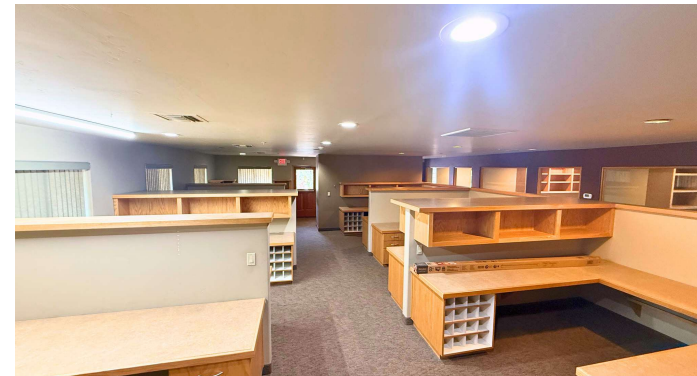
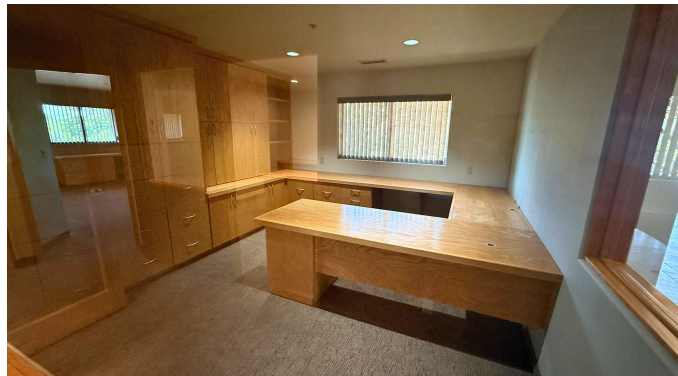
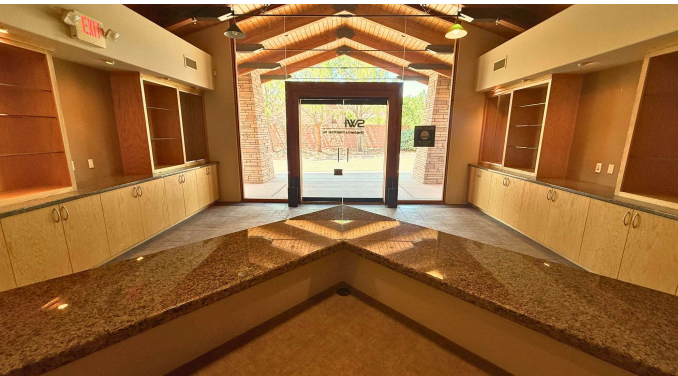
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Additional Photos

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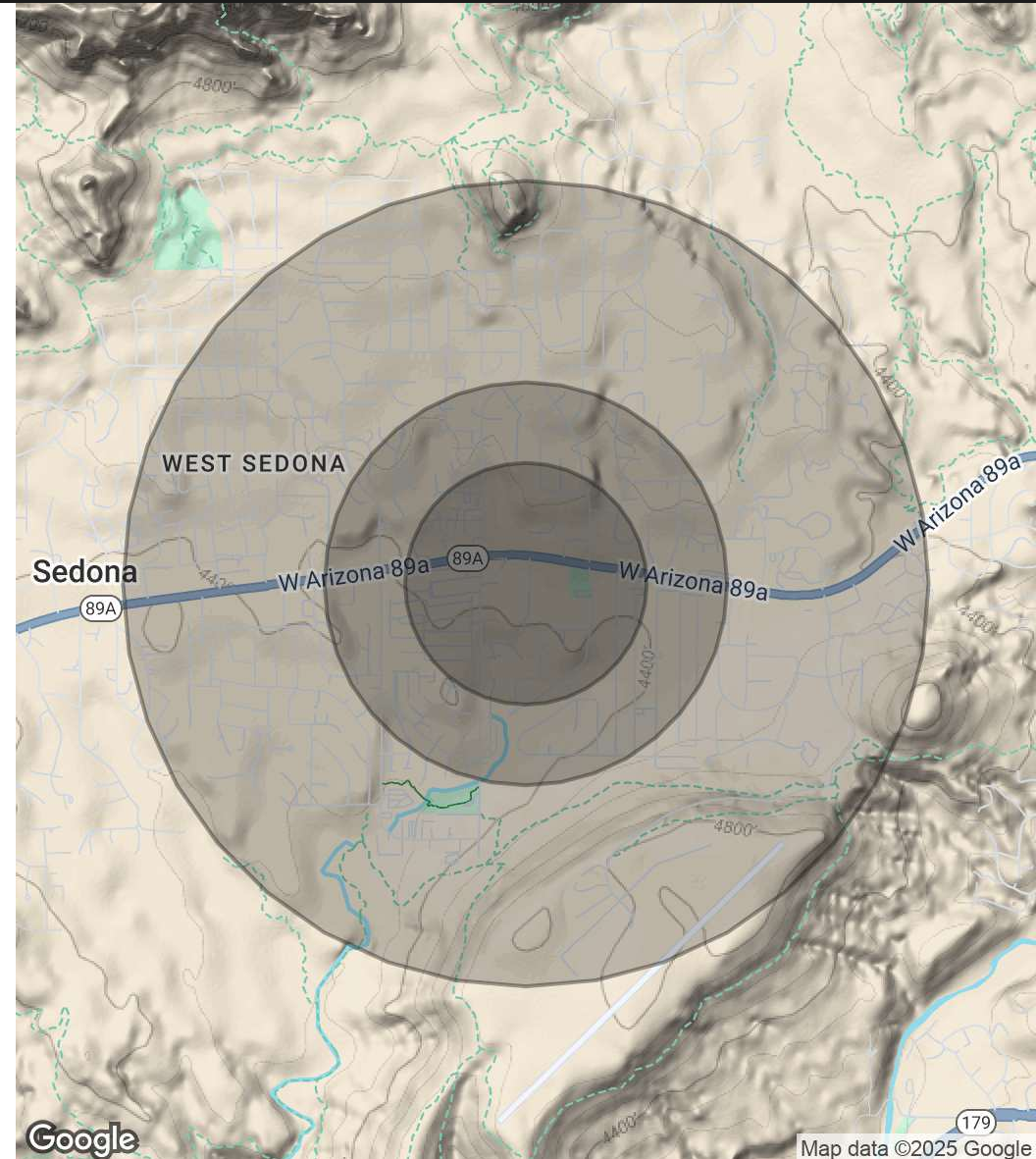
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	687	1,751	4,658
Average Age	58	58	57
Average Age (Male)	56	56	56
Average Age (Female)	60	60	58

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	384	969	2,399
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$77,019	\$84,004	\$91,298
Average House Value	\$555,983	\$597,223	\$730,481

Demographics data derived from AlphaMap



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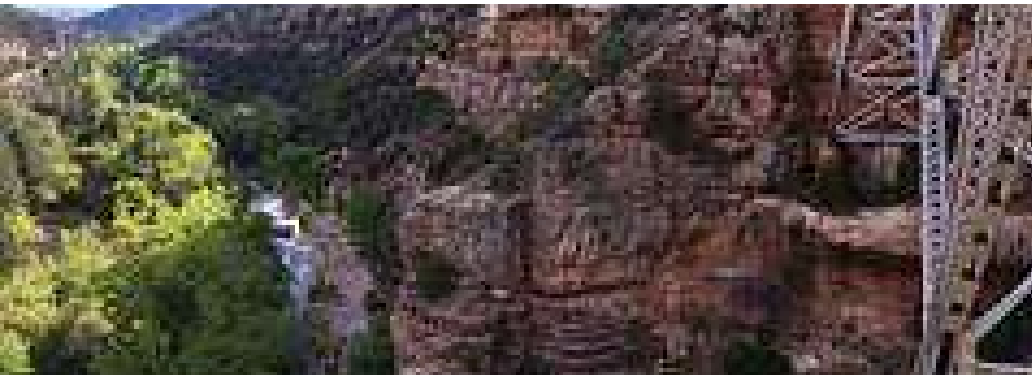
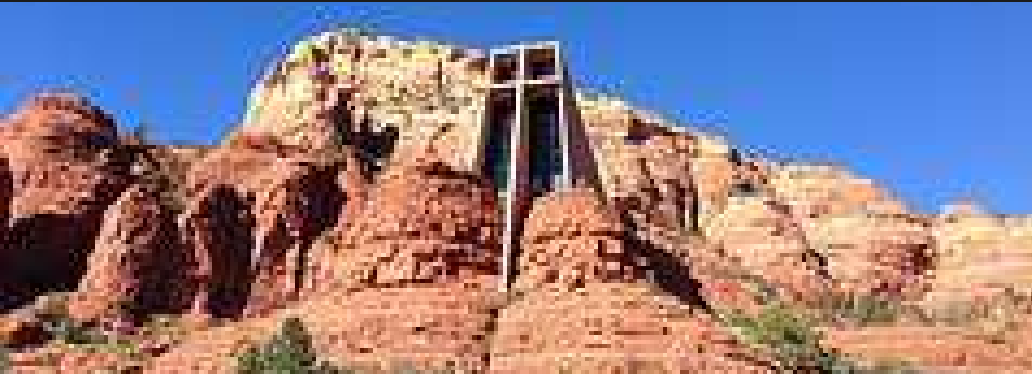
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Sedona Community Profile

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Sedona:

Located two hours north of Phoenix, and 30 miles south of Flagstaff, at 4,350 feet, Sedona's mild four-season climate and high desert terrain assure good year-round weather for retirees, vacationers and outdoor enthusiasts. Part of Sedona includes Oak Creek Canyon, a spectacular 16-mile gorge with streams and waterfalls between sheer rock walls, beckons hikers, campers and fishermen. It has been termed as one of the eight most scenic drives in America that many visit on their way to the Grand Canyon; 113 miles to the north. The famous old ghost town of Jerome is 28 miles to the west and the excitement of Las Vegas is a four hour drive away.

Sedona has approximately four million tourists per year; drawn by the magnificent scenery of Sedona and the outdoor activities available. Tourism is the largest sector of Sedona's economy.

Since the turn of the millennium, the Verde Valley has seen the birth of five vineyards and wineries in the bucolic communities of Page Springs and Cornville; located just west of Sedona by less than 15 miles. These wineries are producing handcrafted, limited production wines in both white and red varietals as well as library wines and multi-grape bottlings. Several have been applauded by wine critics and have won national awards. In Sedona, plans are under way to develop the vineyard community of Bella Terra on Oak Creek on Upper Red Rock Loop Rd.

Sedona has almost 19 square miles, 51% of which are owned by private land owners, while the rest of Sedona is surrounded by 1.8 million acres of national forest land. Residents and visitors have instant access to recreational activities. Trails for hiking and biking, along with a number of jeep tracks, weave among the bristling forest of red rock pinnacles, spires, buttes and domes.

The art and mystical beauty of Sedona are prominent; while the near "perfect" weather make Sedona an attractive place to visit or reside by many.

travelandleisure.com

Please visit sedonaaz.gov to learn more about the City of Sedona.

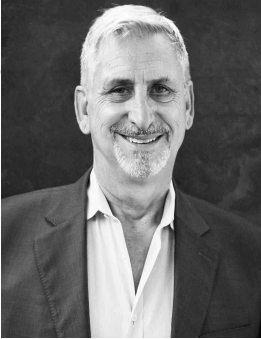


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Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

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Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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Professional Background

As a CCIM Candidate Mike specializes in commercial real estate, offering comprehensive guidance in Arizona's dynamic market. Whether it's a strategic business property, sale, or lease, Mike's insights ensure clients make informed decisions.

Residing in Arizona since 1989 and a Northern Arizona University alum, Mike's entrepreneurial flair, showcased through ventures like RisingHy Specialty Sauces, complements his real estate expertise. Being fluent in Spanish also allows him to connect with a diverse clientele.

His approach is client-centric, focusing on their personalized needs. As an active member of real estate associations, Mike keeps abreast of market trends to offer clients the most effective solutions.

As a father and husband, his connections to Flagstaff run deep in community ties and he is dedicated to the client's success.

For expert guidance in Arizona's real estate please reach out, together we can achieve your real estate goals together.

You may reach Mike at mike@davincirealty.com or 928.779.3800, ext 6.

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