

1055 Empire Dr, Lake Havasu City, AZ 86404

**\$6.12/SF/YR**

**\$0.51/SF/MO**

A-O-E) Two-Story Office Suites

4,000sf Offices w/ Balcony



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Listing Added: 09/18/2024

Listing Updated: 01/07/2026



**Building Details**

Property Type	Retail, Office, Special Purpose	Subtype	Creative Office, Traditional Office, Executive Office, Coworking, Medical Office, Workshop
Tenancy	Multiple	Total Building SqFt	16,792
Max Contiguous SqFt	8,000	Total Building Suites	6
Vacant SqFt	3,971	Land Acres	0.12
Year Built	1981	Year Renovated	2021
Buildings	1	Stories	2
Total Parking Spaces	15	Drive Ins	5
Power	3-Phase	Zoning	LHC Zoning "LI" (Light Industrial)
APN	APN: 115-07-017		

**Building Description**

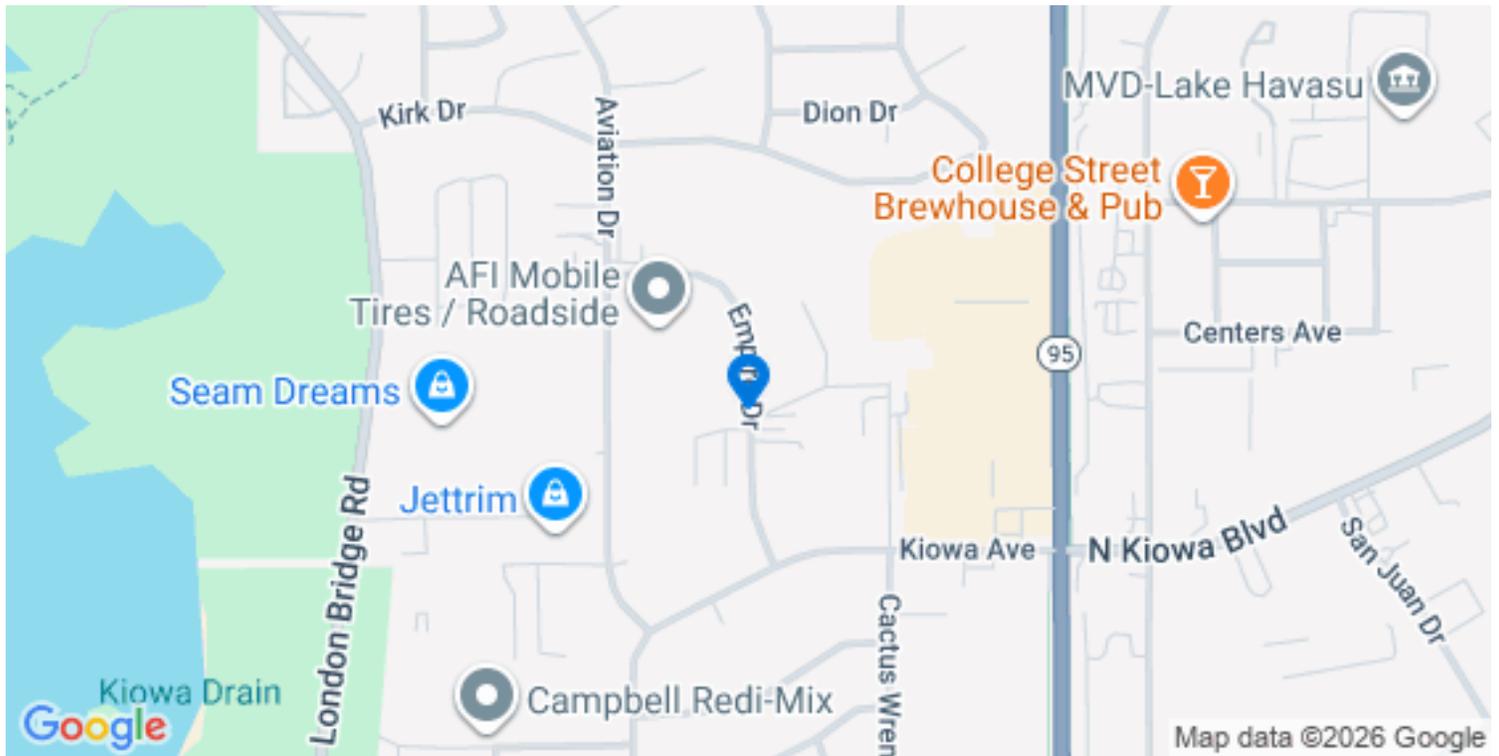
PRICE REDUCTION! Suite #A-O-E features nearly 4,000sf of beautiful 2-Story Office suites, fully climate controlled, with access to 3 bathrooms, a Kitchen, and a Balcony "Break" with views of the Lake from your Office Suite! total monthly rent \$2,400.00 + Electric



### Building Highlights

- 1/7/26: PRICE REDUCED! BEST DEAL IN MOHAVE COUNTY!
- Fully Climate Controlled
- Break Room/Kitchen
- Break Balcony/Deck
- Excellent Condition
- Three Bathrooms
- Centrally Located off Kiowa behind Ashley Furniture

### Building Location (1 Location)



### #A-O-E: 2-Story Office Suites Details

PRICE REDUCTION! Offices only: 3,971 total space between all two-story Front Office Suites, with 4 bathrooms, Kitchen/Break Room, and Balcony. Upstairs Offices +/- 870sf. Warehouse space Not included.

Listing Type	Direct	Space Subtype	Creative Office,Traditional Office,Executive Office
RSF	3,971 SF	USF	3,971 SF

Min Contiguous SF	<b>870 SF</b>	Max Contiguous SF	<b>3,971 SF</b>
Drive-in Doors	<b>0</b>	Parking	<b>5</b>
Rate (Per SF)	<b>\$0.51 / SF / MO</b>	Lease Type	<b>NNN</b>
Lease term	<b>Negotiable</b>	Expense Rate (Per SF/MO)	<b>\$0.1</b>
Total Rate (Per SF/MO)	<b>\$0.61</b>	Total Monthly Rent	<b>\$2,400</b>
Days on Market	<b>332 days</b>		

Property Photos (9 photos)

