



405 N. BEAVER ST., STES. 9 & 10, FLAGSTAFF | ARIZONA

Downtown Professional Office Space for Lease

This third-floor offering presents $\pm 1,793$ SF of professional office space. The well-appointed building features elevator access, on-site parking, and strong walkability to downtown amenities, making it an ideal opportunity for businesses seeking a prominent downtown presence.



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

Lease:
\$4,200/
mo.
Gross

Contact:

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Property Overview

Located in the Beaver Street Professional Building, this third-floor opportunity offers two adjacent office suites that can be leased together or individually.

The building is ideally positioned in downtown Flagstaff at the northwest corner of Beaver Street and W. Dale Avenue. Constructed in 1989, the three-story wood-frame structure features an elevator, HVAC systems, restrooms on each level, and excellent on-site parking with 22 total surface spaces. The property offers unmatched walkability to downtown amenities while maintaining strong professional tenant appeal.

This location combines accessibility, convenience, and a professional setting within one of Flagstaff's most desirable office corridors.



Available Space

Combined Offering

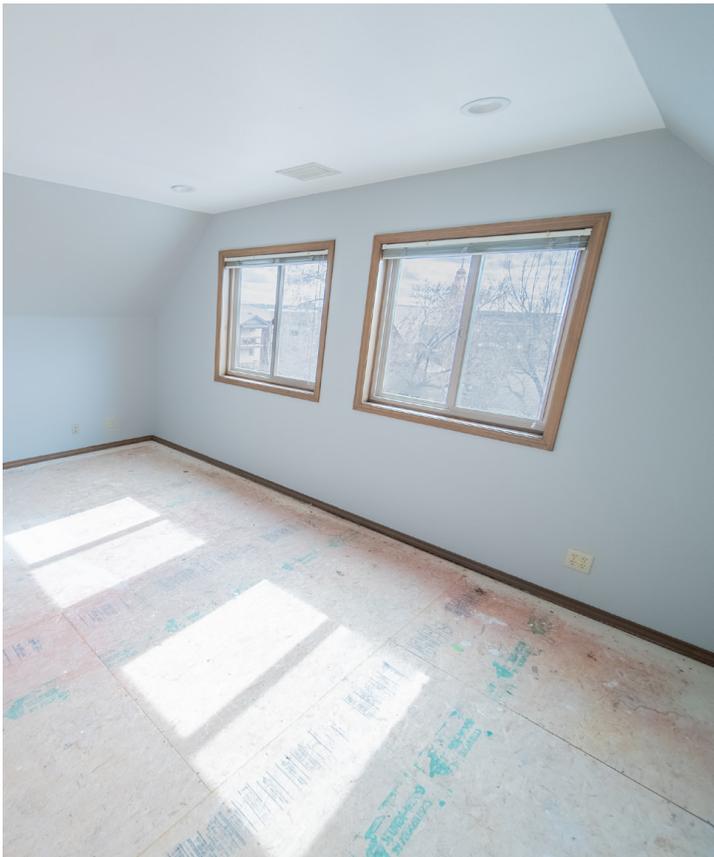
- Total Size: Approximately 1,793 SF
- Lease Rate: \$4,200 per month (Gross)
- Floor: Third Floor
- Elevator Access: Yes
- Parking: On-site surface parking plus street parking

Flexible Leasing

Tenants may lease the suites together or individually depending on space needs.

Tenant Improvements

The existing carpet has been removed and the tenant will select new carpet at lease execution. This allows incoming tenants to customize the finish to match their branding and office aesthetic.



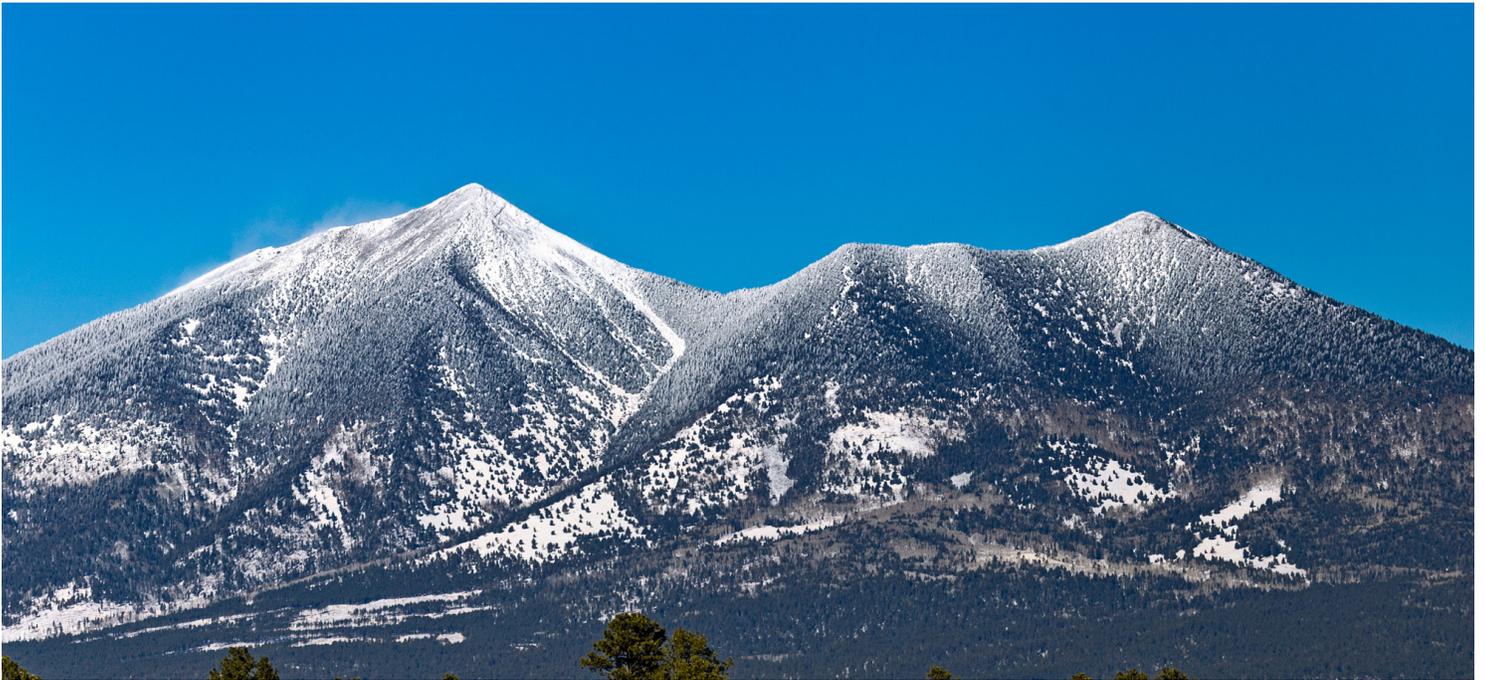
Ideal For

- Professional services
- Medical or wellness providers
- Legal or accounting firms
- Consultants and small firms seeking downtown presence
- Established businesses looking for walkable accessibility

Key Features

- Downtown Flagstaff location
- Elevator access
- On-site parking
- Walkable to restaurants, coffee shops, and services
- Professional office environment
- Immediate availability





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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