

Executive Summary

FOR LEASE | \$2.25 SF/YR (NNN)



Property Overview

A 2,121 SF professional medical office space is available on the first floor of a beautifully designed building within Dignity Medical Center, located at 823 North San Francisco St. on the southwest corner of San Francisco St. and Columbus Avenue in Historic Downtown Flagstaff. This prime location offers proximity to Flagstaff Medical Center, making it ideal for healthcare professionals. The office features a glassed-in reception area, three private offices, two exam rooms with sinks, a spacious break room with a sink, a conference room area, two restrooms, and a dedicated storage room. Additionally, the property offers signage opportunities on both the monument and foyer, ensuring excellent visibility. The current tenant makeup consists of the following businesses: Flagstaff Pain and Treatment Center, and Centene Management.

Flagstaff Medical Center is the major hospital and regional trauma center in Flagstaff, Arizona. For Flagstaff Medical Center locations, <https://nahealth.com>.

Offering Summary

Lease Rate:	\$2.25 SF/yr (NNN)
Building Size:	12,435 SF
Available SF:	2,121 SF
Year Built:	1985

Location Overview

The first floor of a beautiful building located on the corner of N. San Francisco St. and Columbus Ave.



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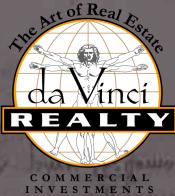
Mike Konefal
928.779.3800
mike@davincirealty.com

Mark T. Belsanti, CCIM
928.779.3800
mark@davincirealty.com



Additional Photos

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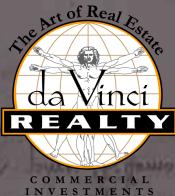
Location Map

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Imagery ©2025 Airbus, Maxar Technologies

Google



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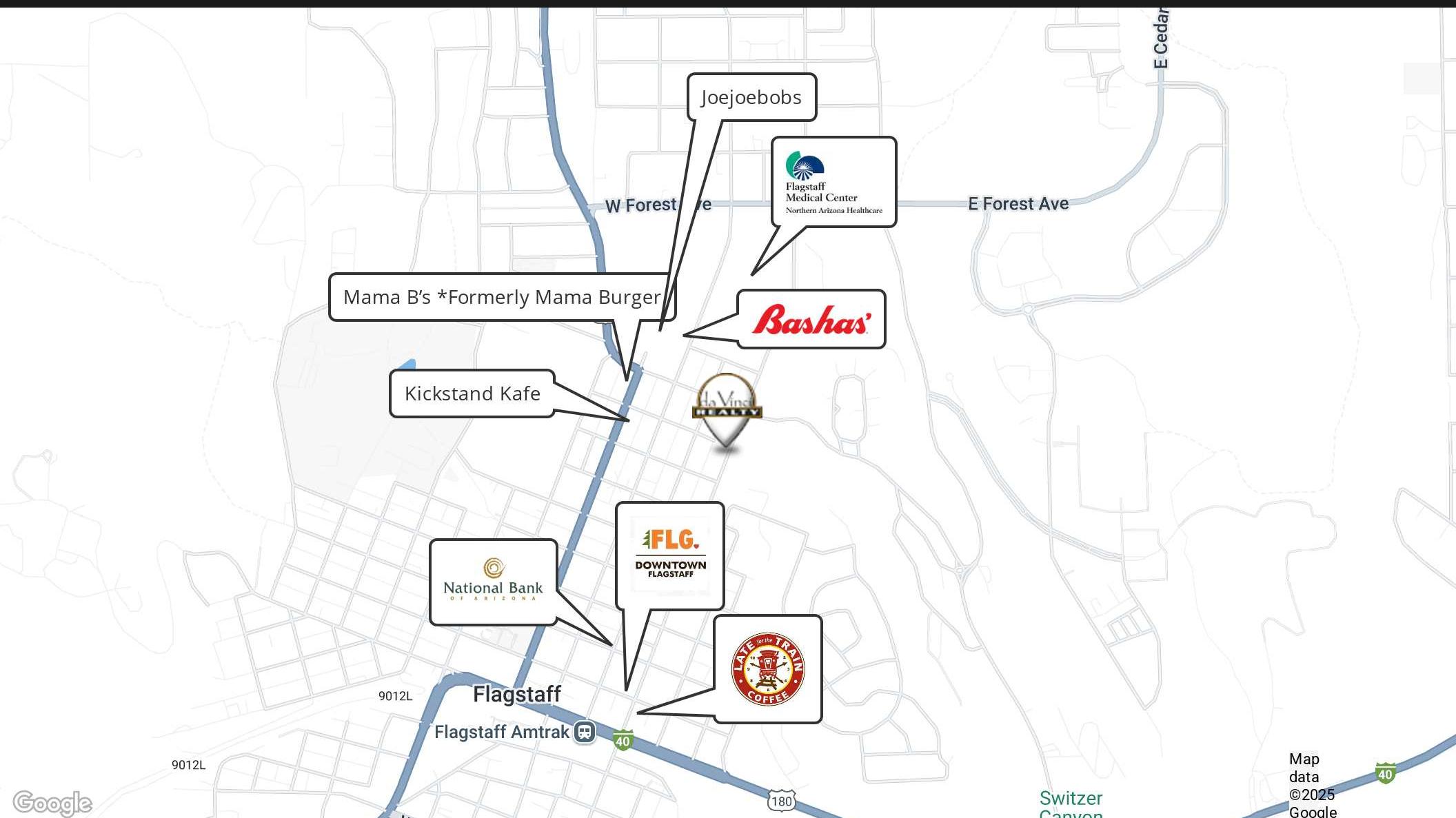
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Retailer Map

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mark@davincirealty.com



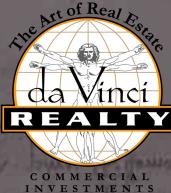
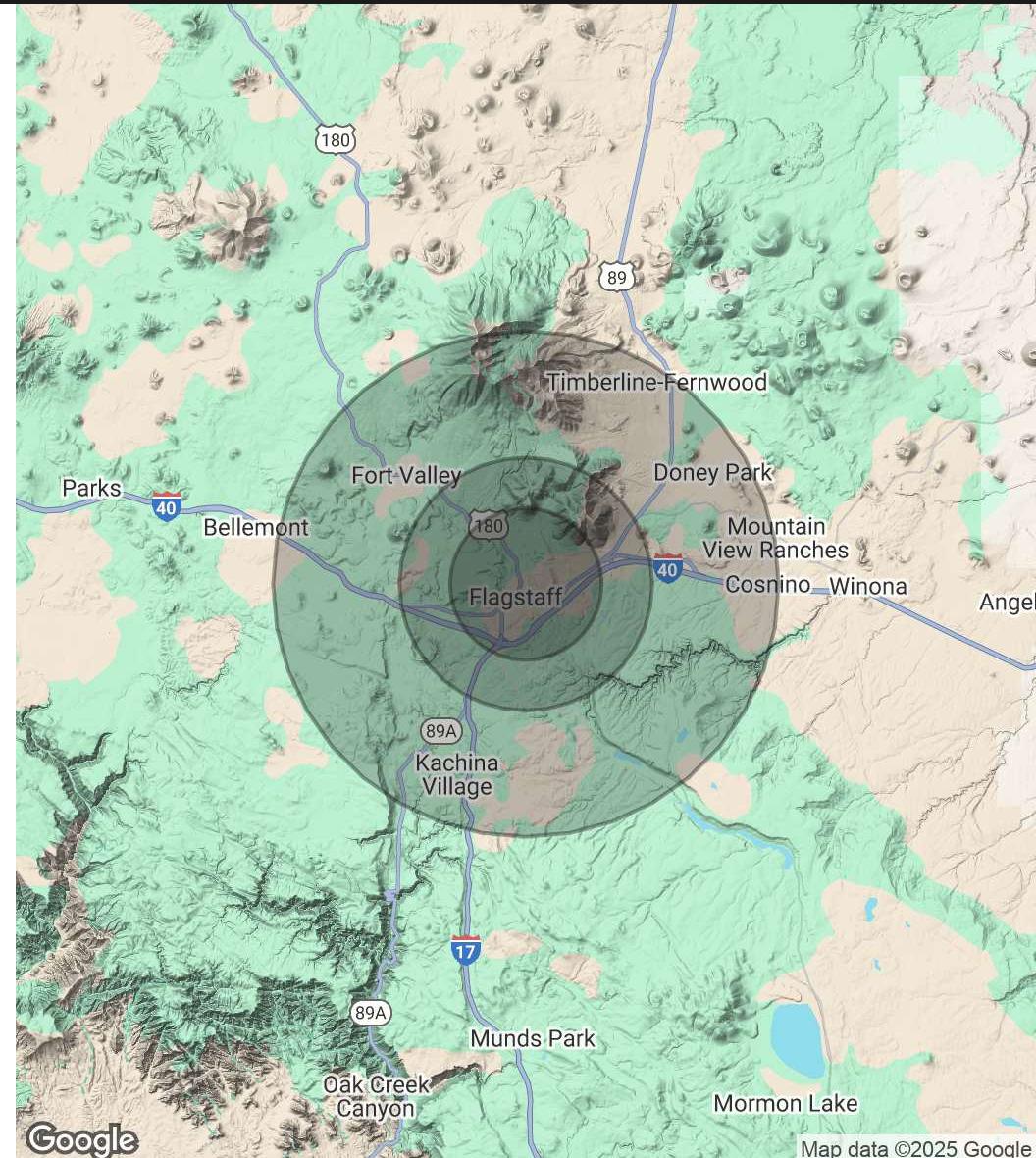
Demographics Map & Report

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Population	3 Miles	5 Miles	10 Miles
Total Population	58,918	76,222	93,867
Average Age	33	34	35
Average Age (Male)	33	34	35
Average Age (Female)	33	35	36

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	20,301	27,052	33,619
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$87,329	\$93,819	\$100,387
Average House Value	\$564,780	\$589,109	\$591,442

Demographics data derived from AlphaMap



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