



555 W. FOREST MEADOWS ST., FLAGSTAFF | ARIZONA

Upscale Restaurant/Retail Space In Woodlands Village Near NAU

Fremont Station is an upscale housing/retail project of luxury flats and town-house apartments with contemporary amenities including 24-hour clubhouse, fully equipped gym, pool with two spas, stand-up tanning beds, entertainment den, and study rooms. The project includes 12,829 SF of high-end retail space available for lease. Landlord is willing to provide a \$40/SF Tenant Improvement reimbursement for all new leases at time of occupancy. The complex is in a prime location just two blocks from Northern Arizona University campus.

Lease
\$16.00
PSF/yr.
NNN

Contact:

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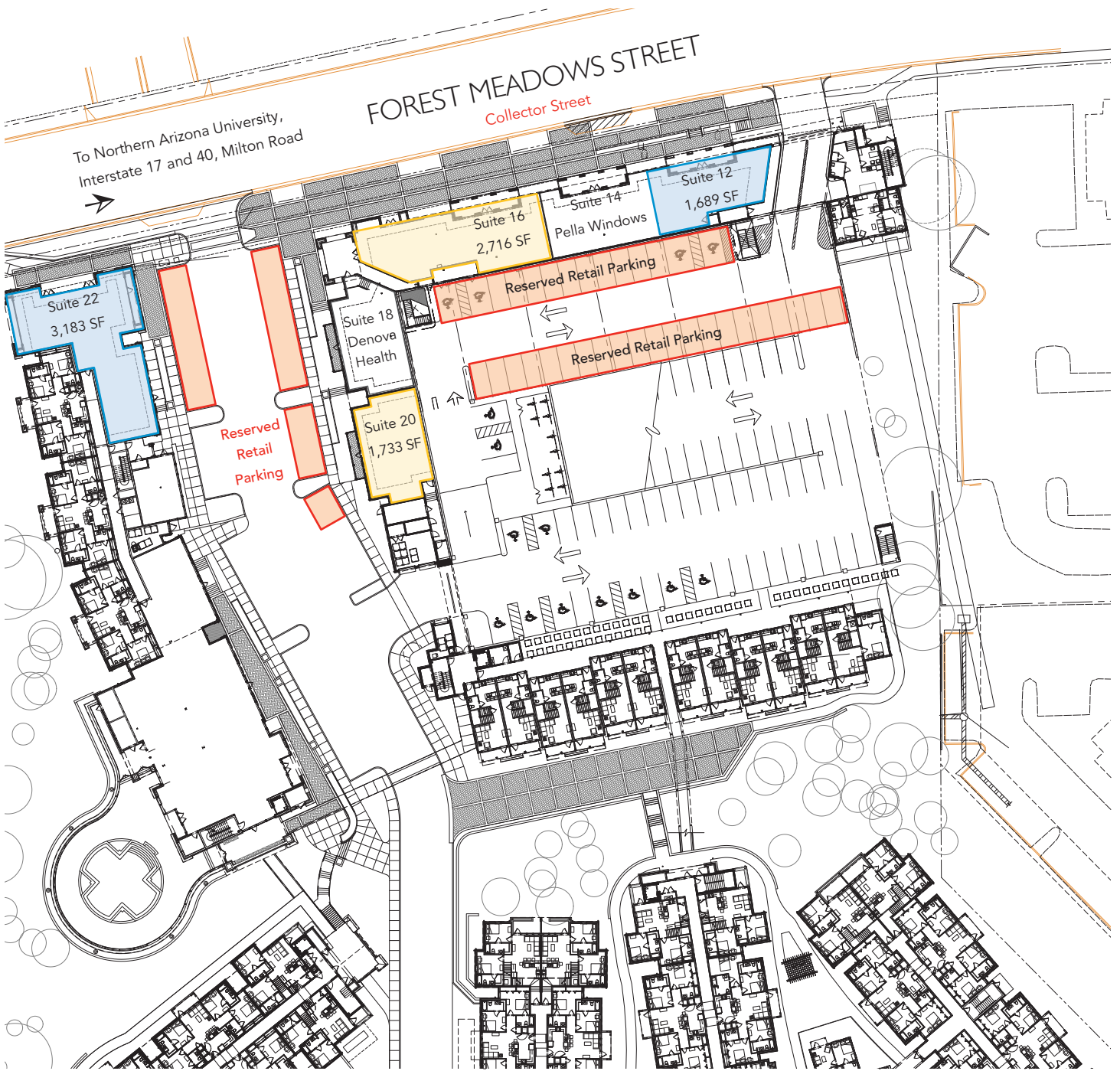
- Prime location just two blocks from Northern Arizona University
- Complex is beneficiary of NAU high rate of growth mandated by Arizona Board of Regents
- Retail suites are highly visible with frontage on Forest Meadows collector street, and have excellent parking
- Forest Meadows is collector street for thousands of up-stream multi and single family units, which funnel daily traffic past retail businesses
- Area is surrounded by thousands of new and existing homes and apartments





Specifications for Suites

- Excellent reserved parking for retail in front of suites and in garage
- Flexible landlord participation in tenant improvements
- Suites are finished to "gray shell" condition without floors allowing tremendous flexibility in floor plan design accommodating individual tenant needs
- Suites have high ceiling capacities allowing superior modern design concepts
- Lease rate: \$16.00 PSF NNN
- CAM charges: estimated \$6.00 PSF annually
- Landlord to provide \$40/SF TI allowance



- Suite 16 can be split

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