



800 W. ROUTE 66, FLAGSTAFF | ARIZONA

Excellent Location on Route 66 Suite 3,300± SF For Lease \$4,500/mo.

*Recently Refreshed and Remodeled
New Roof, New Paint Inside and Out*

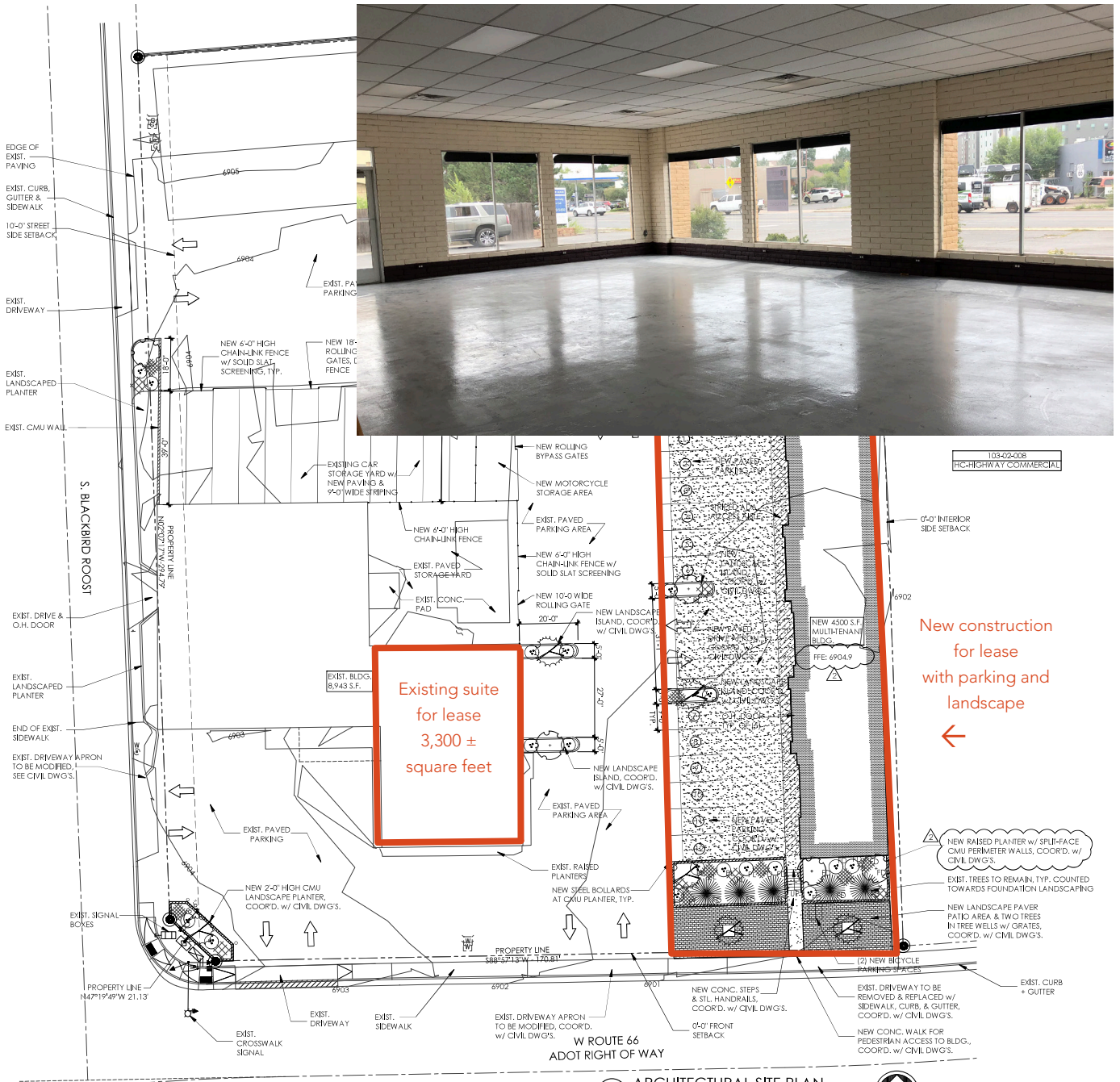
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Existing 3,300± SF suite for lease in prime W. Route 66 location just one block from Northern Arizona University and half block from the highly trafficked intersection of Milton Road and Route 66.

Also available for lease is a new 4,500 square foot building to be constructed and configured as two suites with 2 or 3 service bays.

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Lease Terms and Conditions:

Lease term: 5 year minimum

Lease rate: \$4,500 month

Lease type: Modified gross (LL pays taxes and insurance)

Annual increase: 3% of base rent

Parking: To be determined

Site Description:

Street address: 800 W. Route 66, Flagstaff, AZ

Property use: To be determined

Zoning: HC Highway Commercial

Frontage: West Route 66

Internal circulation: Asphalt paved parking and driveway with concrete aprons

Utilities: Electric, natural gas, city water/sewer, private waste service