



1055 Empire Dr, Lake Havasu City, AZ 86404

\$8.40/SF/YR

\$0.70/SF/MO

A-O) Office Suites

4,000sf Offices w/ Balcony



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Listing Added: 09/18/2024

Listing Updated: 12/30/2025



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

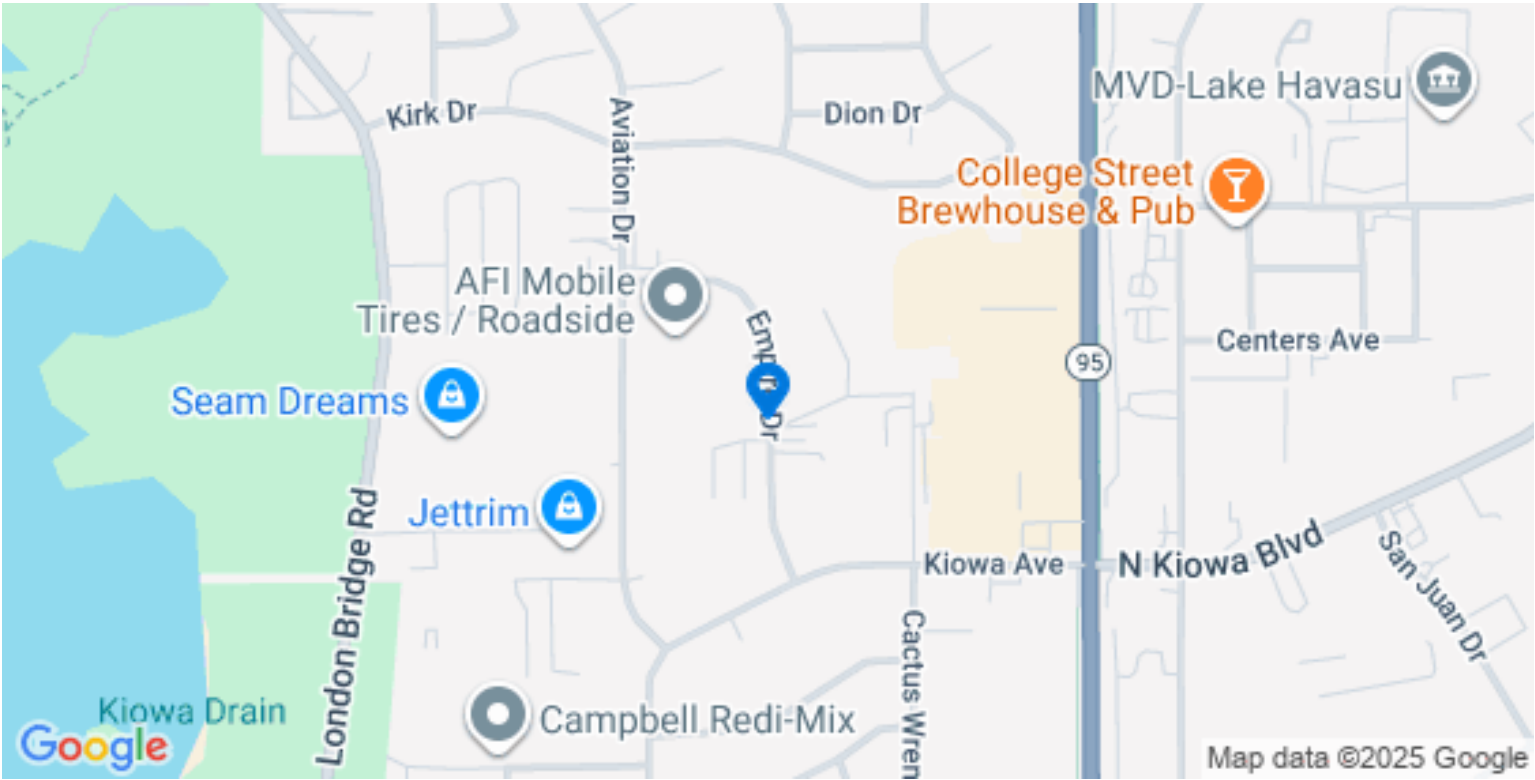
PRICE REDUCTION! Suite #A-O features nearly 4,000sf of beautiful 2-Story Office suites, fully climate controlled, with access to 4 bathrooms, a Kitchen, and a Balcony "Break" with views of the Lake from your Office Suite! Listed rate does not include utilities and other property expenses

Building Highlights

- Fully Climate Controlled
- Break Room/Kitchen
- Break Balcony/Deck
- Excellent Condition
- Four Bathrooms
- Centrally Located off Kiowa behind Ashley Furniture



Building Location (1 Location)



Offices Only 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	870 SF	Max Contiguous SF	3,971 SF
Drive-in Doors	0	Parking	5
Rate (Per SF)	\$0.7 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Expense Rate (Per SF/MO)	\$0.1
Total Rate (Per SF/MO)	\$0.8	Total Monthly Rent	\$3,140
Days on Market	324 days		



Property Photos (9 photos)

