

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	<b>16,792</b>
Max Contiguous SqFt	<b>8,000</b>	Total Building Suites	<b>6</b>
Vacant SqFt	<b>3,971</b>	Land Acres	<b>0.12</b>
Year Built	<b>1981</b>	Year Renovated	<b>2021</b>
Buildings	<b>1</b>	Stories	<b>2</b>
Total Parking Spaces	<b>15</b>	Drive Ins	<b>5</b>
Power	3-Phase	Zoning	<b>LHC Zoning "LI" (Light Industrial)</b>
APN	<b>APN: 115-07-017</b>		

**Building Description**

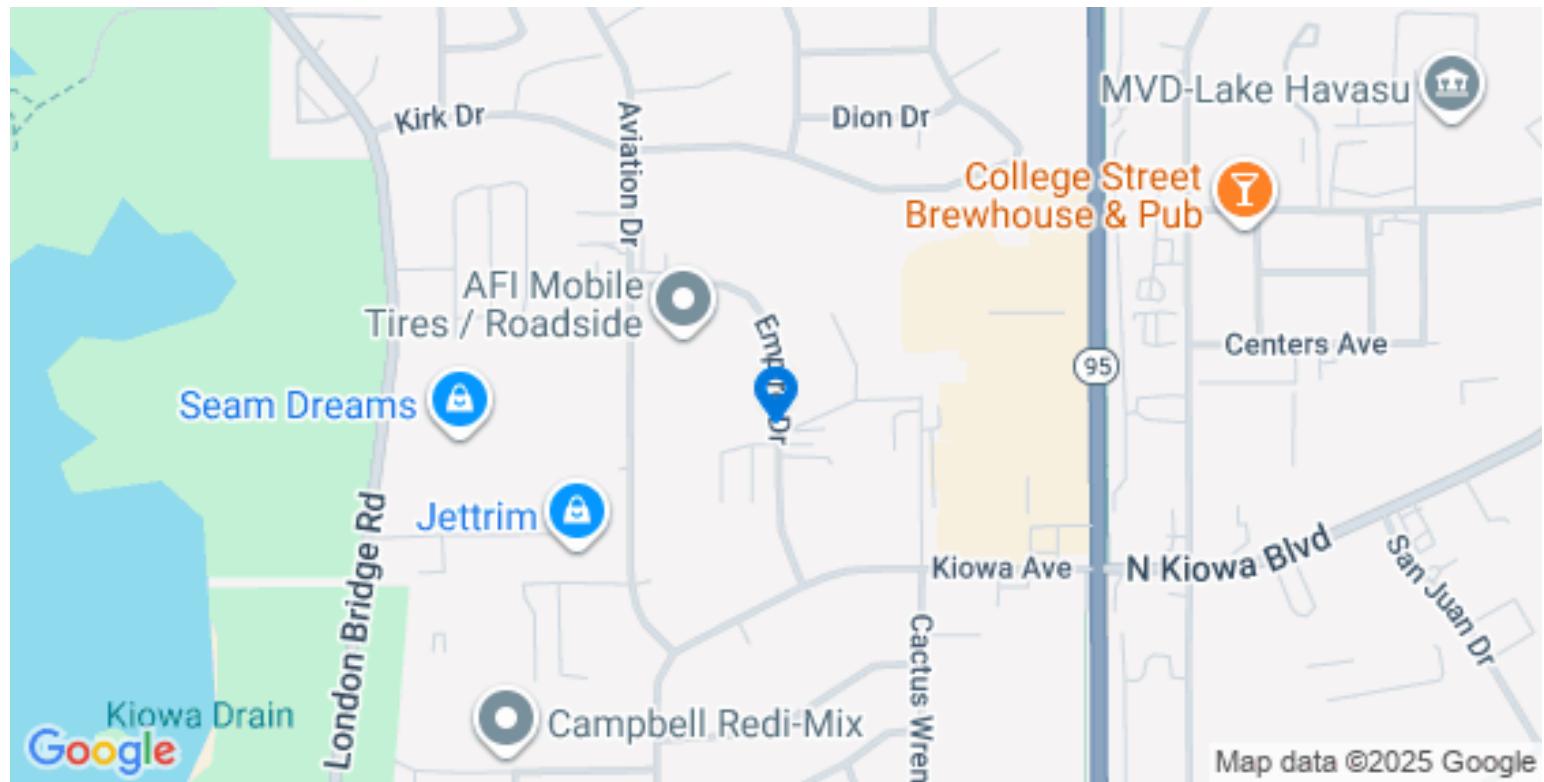
PRICE REDUCTION! Suite #A-O features nearly 4,000sf of beautiful 2-Story Office suites, fully climate controlled, with access to 4 bathrooms, a Kitchen, and a Balcony "Break" with views of the Lake from your Office Suite! Listed rate does not include utilities and other property expenses

**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)

