



DA VINCI REALTY, LLC

PO BOX 1516
FLAGSTAFF, AZ 86002

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928.779.3800 OR 928.254.1770
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RETAIL/OFFICE SPACE FOR LEASE

399 S. Malapais, Flagstaff, AZ 86001 - VISIBLE FROM MILTON ROAD



Home to the future site of CollegeAmerica in January 2014

CollegeAmerica will occupy 13,000 sq. ft. on the second floor. Join the synergy of 275-325 students/faculty daily!!!!



SIX MONTHS FREE RENT WITH 5 YEAR LEASE

SPACE

Level 1 13,000 sq. ft. proposed office/retail

RENTAL RATES

\$2.50/sq. ft. NNN

- 26,000 sq. ft. BRAND NEW office and retail building across the street from Northern Arizona University and just off the desired Milton Road retail corridor.
- Total Space Available is 13,000 sq. ft, GROUND FLOOR! All or part available. 1,500 sq. ft. minimum divisible.
- Separate entrances and signage from CollegeAmerica.
- 128 parking spaces.
- Completion date scheduled for January 2014.
- Adjacent to Barnes & Noble, Dairy Queen, and across the street from Jack in the Box. Chipotle, Panda Express, and many other national chains within walking distance.
- Highly visible location and signage from Milton Rd.
- Ready to show today!

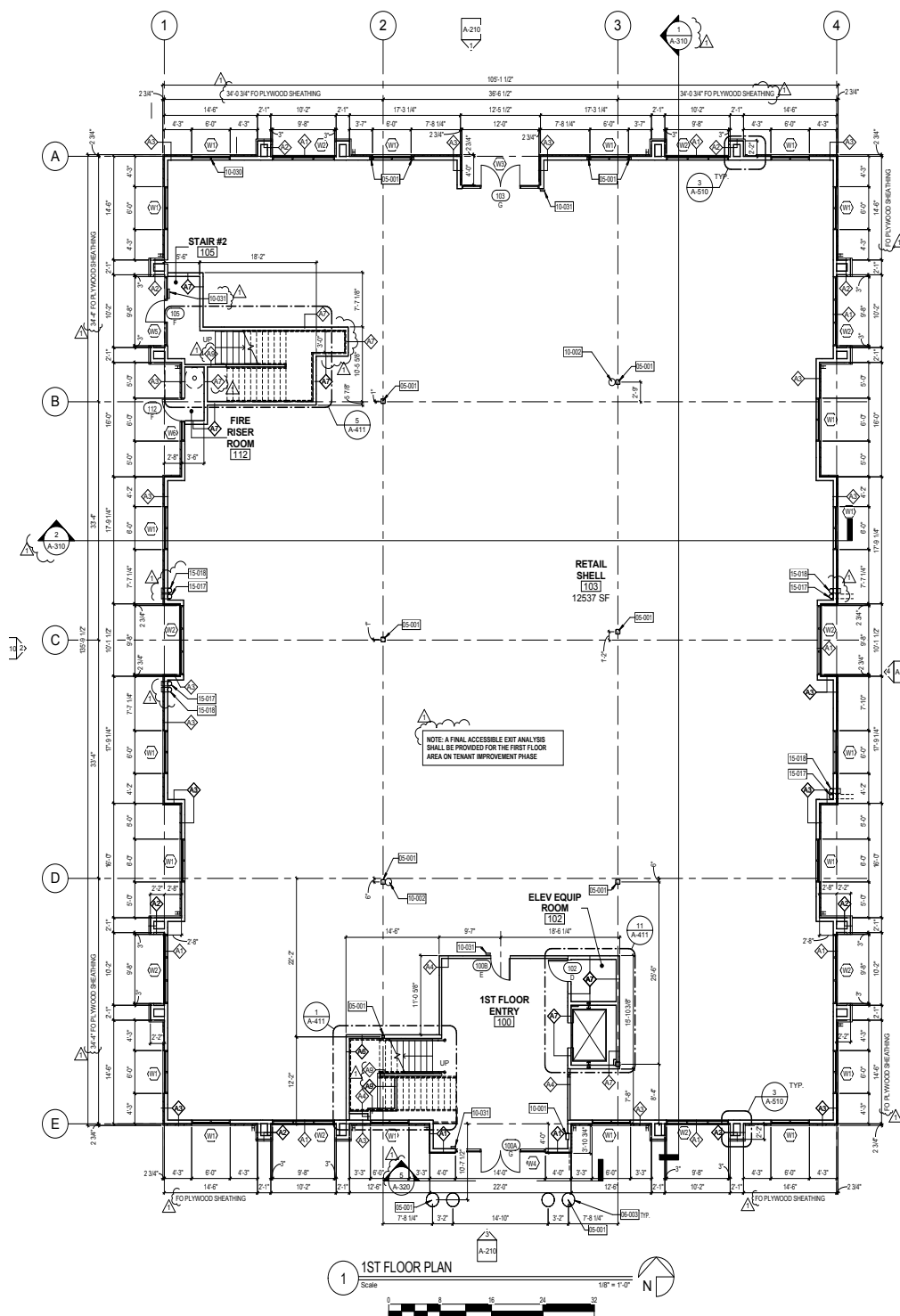




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SITE PLAN



KEYNOTES

- 10-001 STEEL COLUMN REFER TO STRUCTURAL DRAWINGS
- 10-003 PREFABRICATED COLUMN WRAP PAINTED
- 10-001 SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 10-002 FIRE EXTINGUISHER ON HOOK
- 10-030 WINDOW TO RECEIVE SPANDREL GLASS IN ALL PANELS
- 10-031 TACTILE EXIT SIGN PLaque WITH BRAILLE
- 10-017 ROOF AND OVERFLOW DRAINS, REFER TO PLUMBING DRAWINGS FOR SIZE
- 10-018 OVERFLOW DRAIN LEADER DAYLIGHTING AT EXTERIOR WALL AT 12" A.F.F., REFER TO DETAIL 1A-503

WALL TYPES

NOTE: REFER TO PARTITION NOTES, FRAMING NOTES, AND WALL DETAILS FOR ADDITIONAL INFORMATION

- 1 6" WOOD STUDS AT 12" O.C. AT 1ST FLOOR AND 16" O.C. AT 2ND FLOOR TO BOTTOM OF STRUCTURE ABOVE WITH NO FINISH ON INTERIOR SIDE AT 1ST FLOOR AND 5/8" GWB ON INTERIOR SIDE AT 2ND FLOOR WITH 1/2" PL WOOD SHEATHING ON EXTERIOR SIDE WITH TYVEK PERIMETER BUILDING WRAP AND 1/2" EPS (STUCCO FINISH). PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 2 6" WOOD STUDS AT 12" O.C. AT 1ST FLOOR AND 16" O.C. AT 2ND FLOOR TO BOTTOM OF STRUCTURE ABOVE WITH NO FINISH ON INTERIOR SIDE AT 1ST FLOOR AND 5/8" GWB ON INTERIOR SIDE AT 2ND FLOOR WITH 1/2" PL WOOD SHEATHING ON EXTERIOR SIDE WITH TYVEK PERIMETER BUILDING WRAP AND 3" THICK COMPOSITE STONE MATERIAL. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 3 6" WOOD STUDS AT 12" O.C. AT 1ST FLOOR AND 16" O.C. AT 2ND FLOOR TO BOTTOM OF STRUCTURE ABOVE WITH NO FINISH ON INTERIOR SIDE AT 1ST FLOOR AND 5/8" GWB ON INTERIOR SIDE AT 2ND FLOOR WITH 1/2" PL WOOD SHEATHING ON EXTERIOR SIDE WITH TYVEK PERIMETER BUILDING WRAP AND 1-3/4" THICK BRICK VENEER. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 4 5/8" GWB BOTH SIDES OF 3-5/8" METAL STUDS AT 24" O.C. TO THE BOTTOM OF STRUCTURE ABOVE. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 5 5/8" GWB OVER 3-5/8" METAL STUDS TO 4" ABOVE CEILING LINE. REFER TO DETAILS FOR BRACING INFORMATION. PROVIDE SOUND BATT INSULATION. REFER TO DETAILS FOR BRACING INFORMATION.
- 6 6" WOOD STUDS AT 12" O.C. TO BOTTOM OF STRUCTURE ABOVE WITH 5/8" GWB ON BOTH SIDES. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 7 1-HR RATED WALL - 6" WOOD STUDS AT 12" O.C. TO BOTTOM OF STRUCTURE ABOVE WITH WOOD SHEATHING AND 5/8" GWB ON BOTH SIDES. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT. REFER TO UL DESIGN NO. L003, DETAIL 1A-546
- 8 3-5/8" METAL STUD FURRING TO 4" ABOVE CEILING WITH 5/8" GWB ON ONE SIDE. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.
- 9 2x4 WOOD STUD @ 16" O.C. TO BOTTOM OF STRUCTURE, 12" ABOVE FLOOR, OR 12" AC ABOVE STAIR WINGS AS OCCURS, WITH 5/8" GWB ON BOTH SIDES. PROVIDE FULL WIDTH SOUND BATT INSULATION FULL HEIGHT.

NOTE: 2ND FLOOR WALLS TO BE WALL TYPE "AS" U.N.O.

2929.COM



4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-848-2829 P
602-848-6646 F

ISSUED FOR:

**388 SOUTH MALPAIS LN
FLAGSTAFF, AZ 86001-6218**

ISSUED FOR:

1ST CITY SUBMITTAL 04.18.13

Revisions

#	Date	Description
1	10/13/13	CITY COMMENTS

PROJECT NO: 11156.00
DRAWN BY: NC/B.CLAY
CHKD BY: DC/ALC/BS
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ARCHITECTURE GROUP

FIRST FLOOR PLAN

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