



## DA VINCI REALTY, LLC

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FLAGSTAFF, AZ 86002

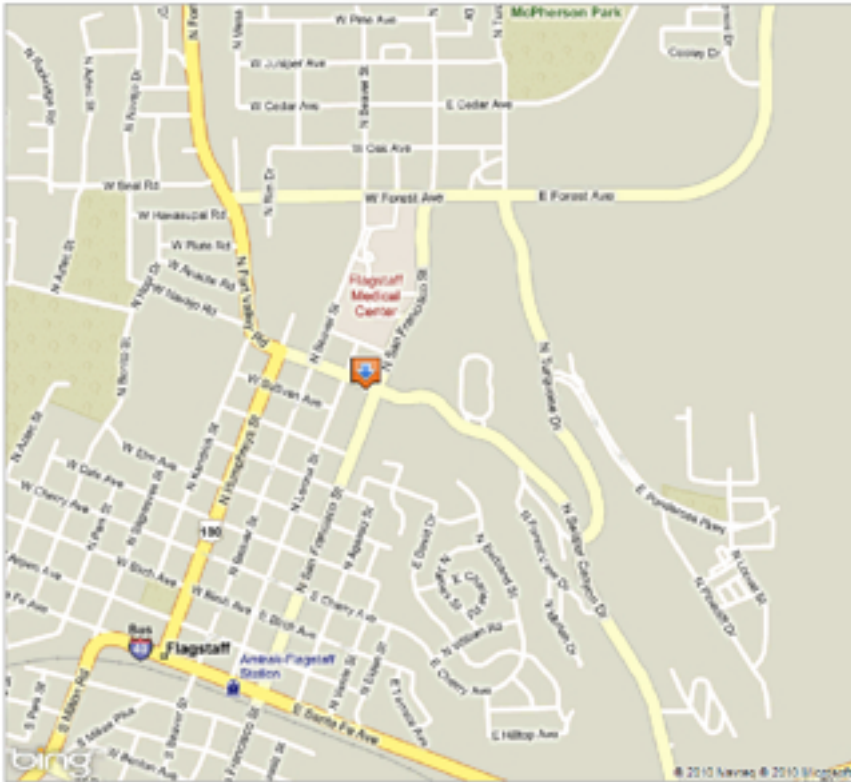
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## OFFICE SPACE FOR LEASE

823 N. San Francisco St., Flagstaff, AZ 86001  
(Northwest corner San Francisco St. & Columbus Ave.)



### Downtown Flagstaff



Football field away from the  
FLAGSTAFF MEDICAL CENTER

- 10,863 sq. ft. high profile, stand alone executive office building with excellent visibility and easy access.
- Three story office with interchangeable site plan.
- All Office Suites have separate outdoor entrances that surround a common courtyard.
- Suite A is located on the bottom floor in the rear of the building and consists of 3,805 sq. ft. with 2,172 sq. ft. of office and 658 sq. ft. of storage with outside access and visibility.
- Suite B is 4,521 sq. ft. with 2,349 sq. ft. on the 1st floor (recently occupied by Northern Arizona Pulmonary Associates) and 2,172 sq. ft. on the 2nd floor.
- Suite C is currently occupied by Fresquez Law Offices.
- 34 common parking spaces (9 Covered).
- Property also available for sale.

### SPACE AVAILABLE

Suite A: 3,805 sq. ft. (658 sq. ft. is storage)

Suite B: 2,172 sq. ft., on the 2nd floor.

### RENTAL RATES

\$1.25/sq. ft. Modified Gross Lease (Tenant pays utilities, excluding water).

