

FLEXIBLE COMMERCIAL SPACE

±9,868 SF AVAILABLE | FLEXIBLE COMMERCIAL BUILDING
| ADAPTABLE FOR MULTIPLE USES

75 | Kallof Place
Sedona, AZ 86336



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Property Overview

75 Kallof Place offers a rare opportunity to lease a highly adaptable commercial building in the heart of Sedona. While the property is currently improved as a professional office, its functional layout, divisibility, and flexible zoning create opportunities for a wide variety of commercial users.

Whether your business needs executive offices today, a medical or wellness facility tomorrow, or an all new build out, the building provides an excellent foundation while allowing tenants to tailor the space to their operational needs. The building may be leased in its entirety or divided to accommodate multiple smaller users.

75 Kallof Place, Sedona, AZ 86336

Property Address

±9,868 SF

Building Size

±9,868 SF

Available

2003

Year Built

\$16-\$19/SF

Suite Asking Rates

\$6.30/SF

Estimated NNN

50 SPACES

Parking

POSSIBLE

Divisibility

L, LODGING

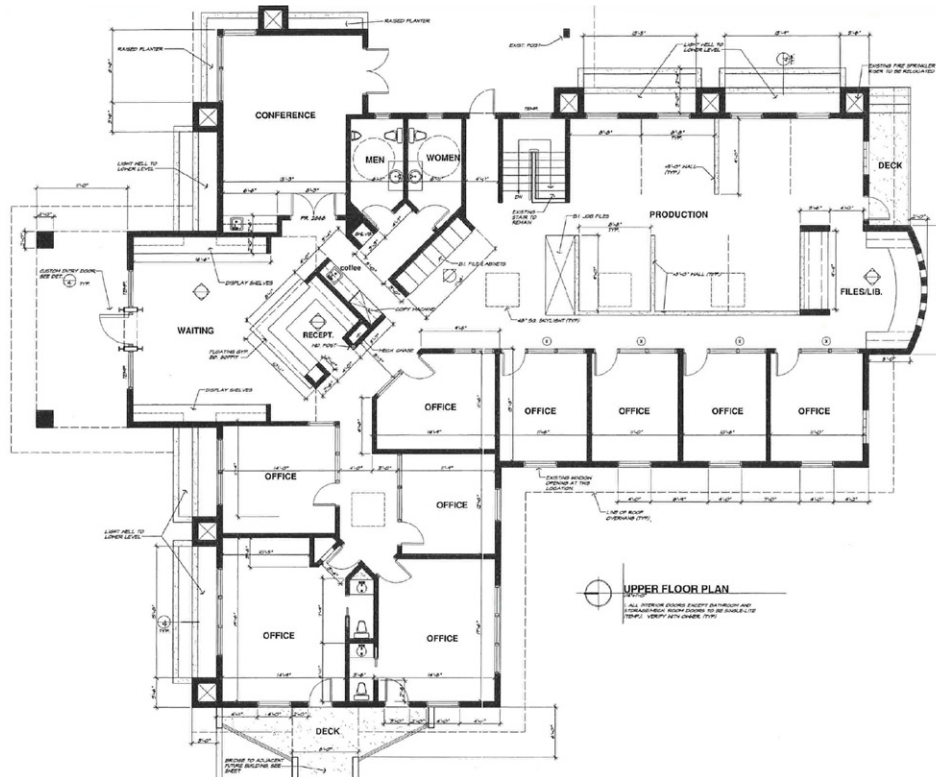
Zoning



**WATCH PROPERTY
VIDEO TOUR**

Existing Improvements & Flexible Layout

Space can be configured for multiple tenants or leased as a single-user facility, subject to final space planning and landlord approval.



Available Suites

Flexible office suites with multiple size and pricing options

TOTAL AVAILABLE
±9,868 SF

EST. NNN
\$6.30/SF

PARKING
50 Spaces

DIVISIBILITY
Multiple Suites

SUITE	AVAILABLE SF	ASKING RATE	LEASE STRUCTURE
101	±1,546 SF	\$16.00/SF	NNN
102	±2,071 SF	\$16.00/SF	NNN
201	±6,251 SF	\$19.00/SF	NNN

SPACE OPTIONS FOR A RANGE OF USERS

Suites 101 and 102 provide smaller-format office opportunities at \$16.00/SF NNN, while Suite 201 offers ±6,251 SF at \$19.00/SF NNN. Multiple suites may accommodate users seeking additional space, subject to final space planning, landlord approval, and availability.

Designed to Adapt

The existing office improvements provide immediate functionality while offering exceptional flexibility for future users. Whether occupying the entire building or leasing a smaller suite, tenants can capitalize on an efficient floor plan that can be customized for a broad range of commercial applications.



Aerial Map



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For more information contact:

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