

SALE

SIGNATURE OFFICE BUILDING OPPORTUNITY

515 N Beaver St Flagstaff, AZ 86001



SALE PRICE

\$1,450,000

Darien Degher
(928) 607-3749

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NORTHLAND

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Positioned just north of downtown Flagstaff, this distinctive, iconic office building represents a rare opportunity in one of Northern Arizona's most supply-constrained submarkets. The building offers a highly desirable combination of stabilized income and future flexibility, making it well-suited for investors, owner-users, or hybrid occupancy strategies. The front portion of the building is fully leased, providing immediate cash flow and long-term stability. The rear section presents a unique opportunity for an owner to occupy or lease additional space, allowing for operational growth, value enhancement, or phased investment deployment. Designed as a true signature office building, the property stands out for its professional presence, visibility, and proximity to downtown amenities, major employment centers, and regional transportation corridors. Opportunities of this caliber—offering both secured tenancy and vacant or near-vacant space within the same asset—are few and far between in the Flagstaff market.

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OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	2
Lot Size:	0.163 Acres
Building Size:	4,052 SF
NOI:	\$89,074.00
Cap Rate:	6.14%



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LOCATION DESCRIPTION

Discover the vibrant Northern Arizona market surrounding this prestigious location. Situated in the heart of Flagstaff, enjoy easy access to a thriving business, educational, healthcare, governmental, retail, and mixed-use community with a rich tapestry of local amenities. With favorable demographics and a diverse economy bolstered by tourism and education, the area presents an enticing opportunity for office building investors seeking optimal growth potential in a dynamic market.

SITE DESCRIPTION

Freestanding office building situated along a busy mixed-use corridor.

EXTERIOR DESCRIPTION

A-Frame freestanding building with ADA front ramp, front and rear parking.

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PROPERTY HIGHLIGHTS

- Rare signature office asset located just north of downtown Flagstaff
- One of the few available office properties offering both stabilized income and near-term upside
- Fully leased front section providing immediate and predictable cash flow
- Rear section available for lease-up or owner occupancy, creating clear value-add potential
- Flexible investment profile ideal for investors, owner-users, or hybrid strategies
- Supply-constrained Flagstaff market with limited competing product
- Strong professional presence and visibility enhancing long-term tenant demand
- Proximity to downtown amenities, major employment centers, and regional transportation routes
- Opportunity to acquire a high-quality office building with built-in downside protection and growth optionality
- Two self-contained suites, offering the ability to lease in full, or occupy and offset
- Vaulted ceilings and east facing passive solar
- Flexible office uses with onsite and street parking

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LOCATION INFORMATION

Building Name	Signature Office Building Opportunity
Street Address	515 N Beaver St
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	Downtown Flagstaff
Cross-Streets	W. Fine
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	4,052 SF
NOI	\$89,074.00
Cap Rate	6.14
Building Class	B

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CC
Lot Size	0.163 Acres
APN #	10003016
Corner Property	No
Amenities	Prominent building frontage with strong professional identity; Well-maintained exterior and interior; Flexible floor plan accommodating a range of office users; Separately accessible front and rear sections; On-site parking for tenants and clients; Convenient access to downtown Flagstaff amenities Proximity to restaurants, retail, and services Easy connectivity to regional transportation corridors Attractive, low-density office environment
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	10



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ROOFTOP SOLAR
OFFICE

BEAVER STREET
FLAGSTAFF, AZ
COCONINO COUNTY, ARIZONA

PROJECT:

CLIENT:

JOB #:

ITERATIONS:

02/15/19 CONCEPTUAL

BUILDING CODES

2012 INTERN. BUILDING CODE
2012 INTERN. RESIDENTIAL CODE
2012 INTERN. PLUMBING CODE
2012 INTERN. MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE
2006 INTERN. ENERGY CONSERV. CODE

DESCRIPTION:

OFFICE PLANNING

DRAFTING & DESIGN BY:

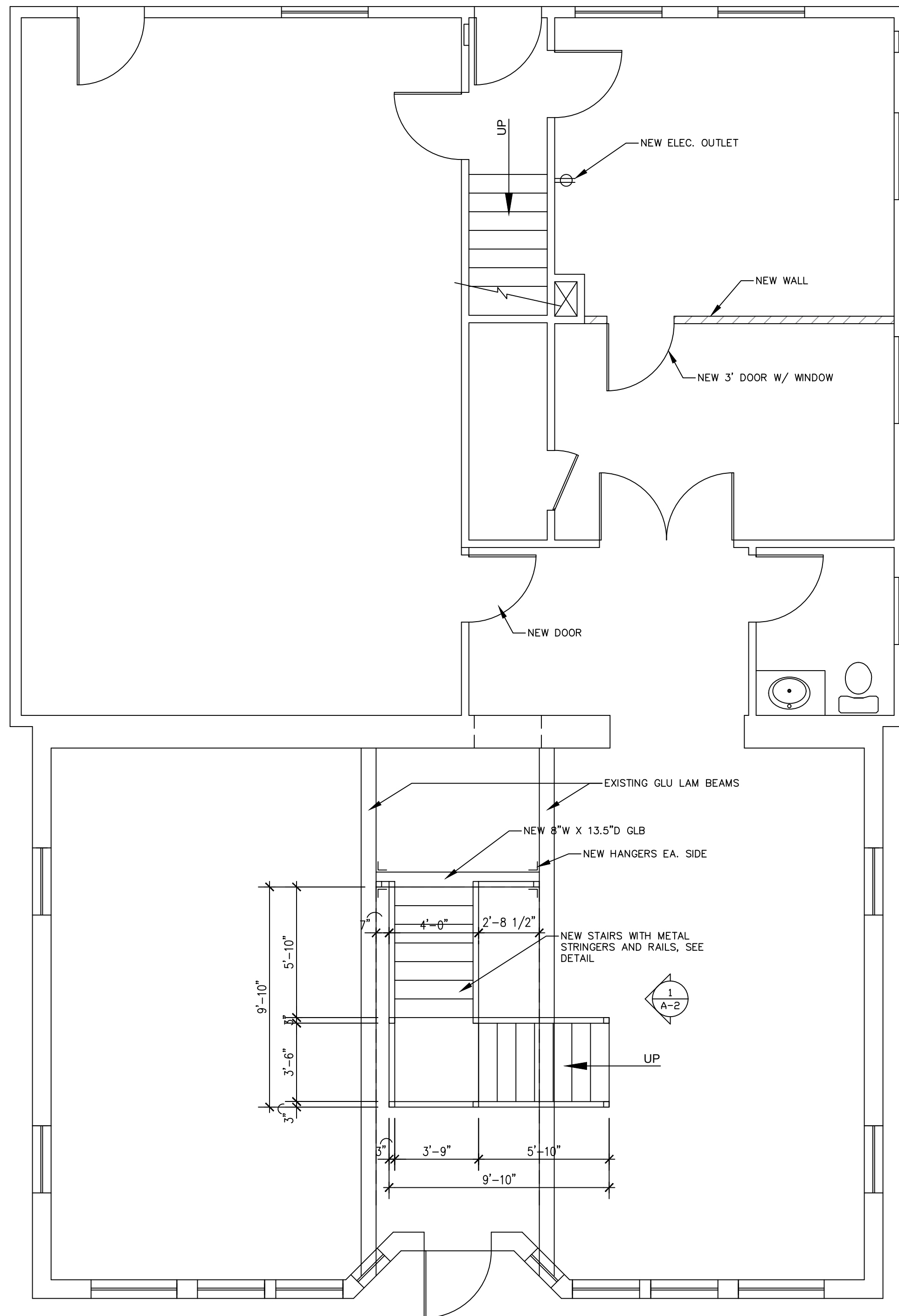
CLEAR VISION
DESIGN

SHEET:

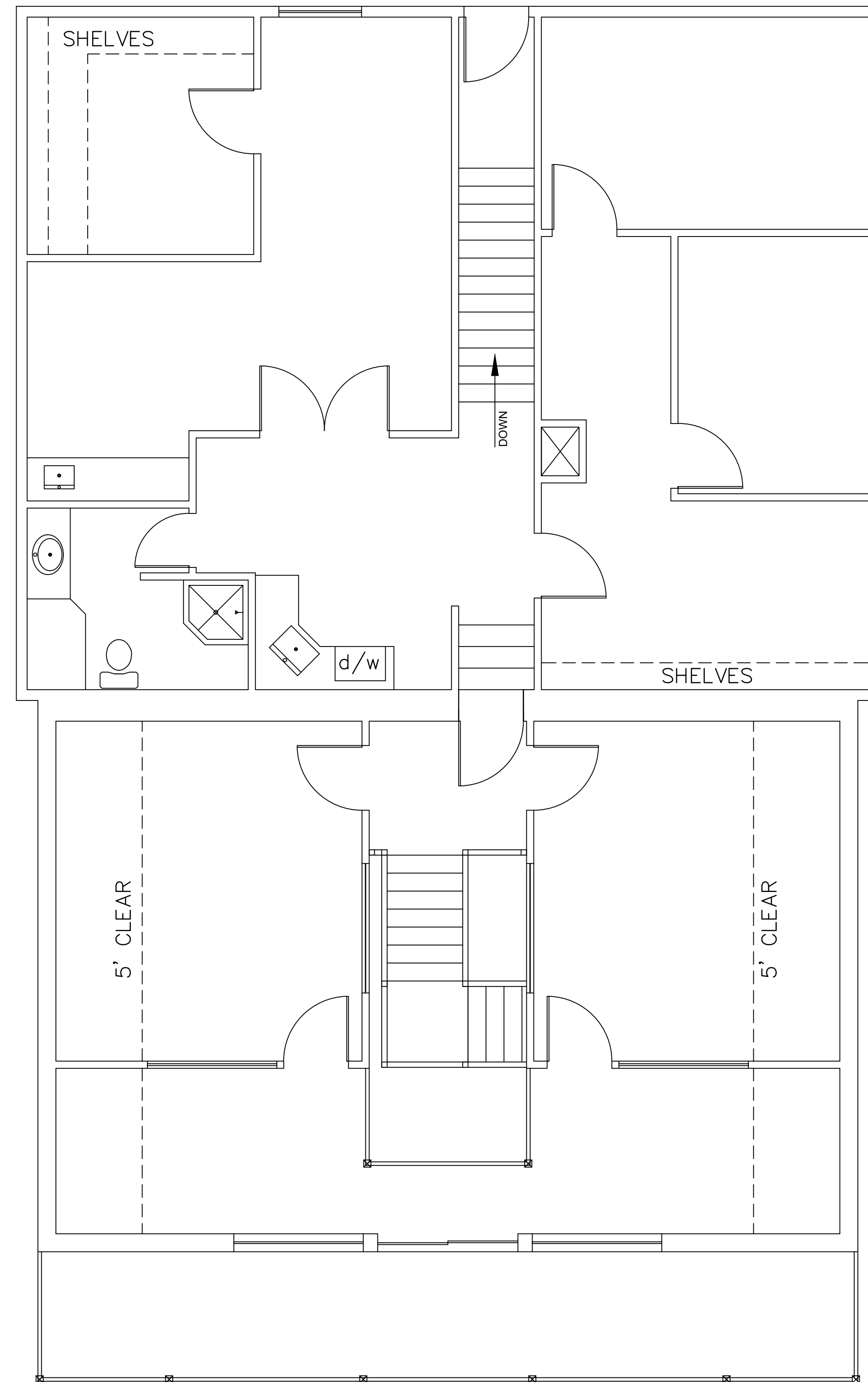
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1 OF 1

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1 FIRST LEVEL
1/4" = 1'-0"



2 SECOND LEVEL
1/4" = 1'-0"

BUILDING CALCS:

FIRST FLOOR: 2250 SQ.FT.
SECOND FLOOR: 1900 SQ.FT.

TOTAL: 4150 SQ.FT.

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INVESTMENT OVERVIEW

PRO-FORMA

Price	\$1,450,000
Price per SF	\$358
Price per Unit	N/A
GRM	12.08
CAP Rate	6.14%
Cash-on-Cash Return (yr 1)	6.14%
Total Return (yr 1)	\$89,074

OPERATING DATA

PRO-FORMA

Gross Scheduled Income	\$120,000
Total Scheduled Income	\$120,000
Vacancy Cost	\$6,000
Gross Income	\$114,000
Operating Expenses	\$24,926
Net Operating Income	\$89,074
Pre-Tax Cash Flow	\$89,074

FINANCING DATA

PRO-FORMA

Down Payment	\$1,450,000
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INCOME SUMMARY

Vacancy Cost

PRO-FORMA

(\$6,000)

GROSS INCOME

\$114,000

EXPENSES SUMMARY

Taxes

\$10,143

Insurance

\$3,695

Utilities

\$11,088

OPERATING EXPENSES

\$24,926

NET OPERATING INCOME

\$89,074

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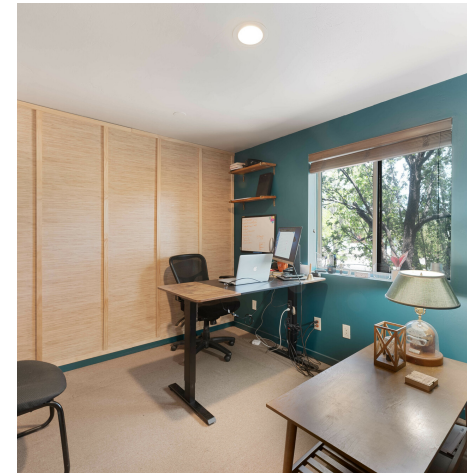


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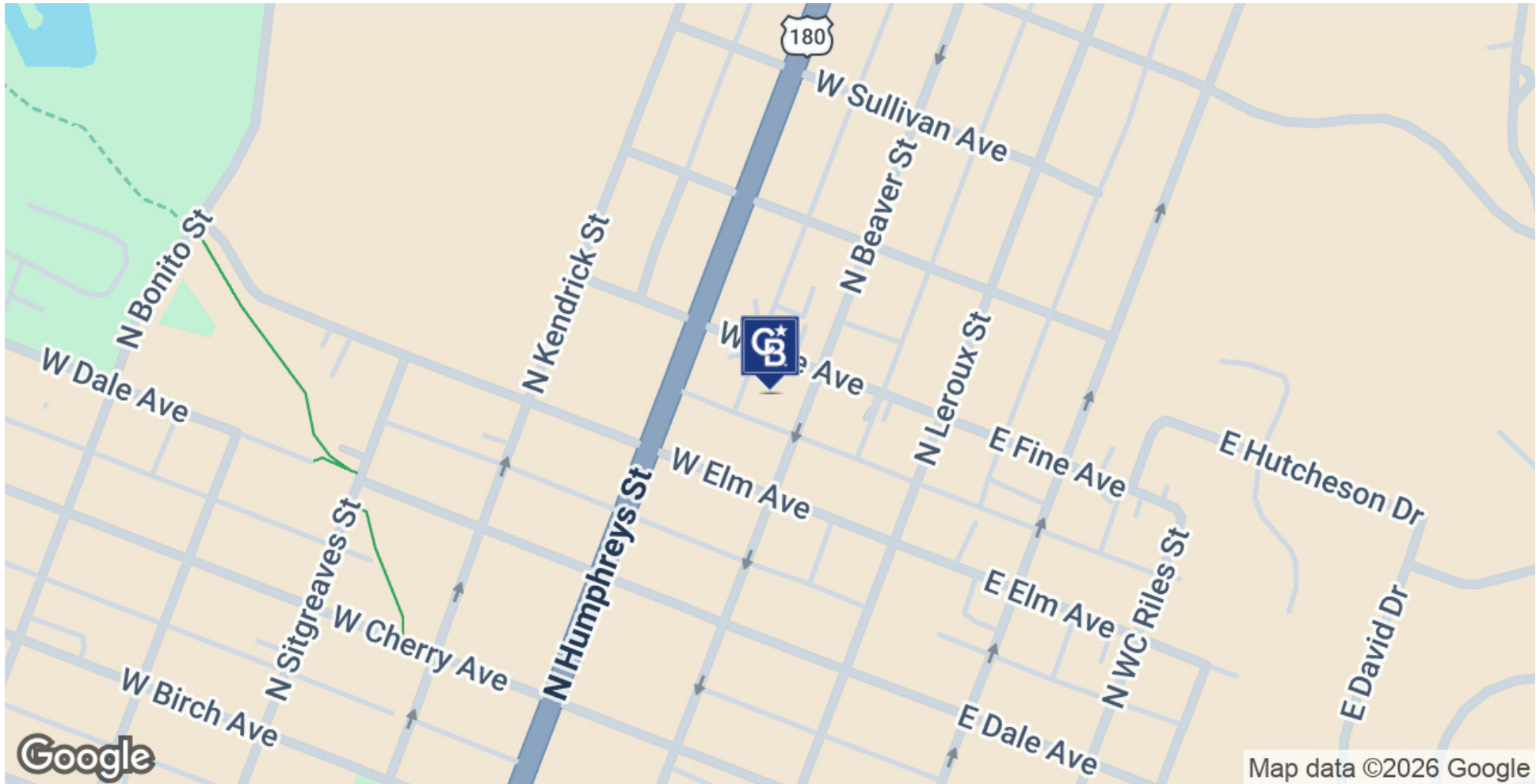


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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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DARIEN DEGHER

Commercial Sales and Leasing Specialist

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PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming a licensed agent in 2011. He brings extensive expertise across a wide spectrum of asset types, including multi million dollar retail, office, and industrial sales; commercial and industrial leasing for both Landlord and Tenant representation; mixed use investment opportunities; land acquisitions and dispositions; business sales; and full service commercial property management for both office and retail portfolios.

With a deep understanding of the continually evolving demands of the commercial real estate industry, Darien leverages his lifelong local ties and comprehensive knowledge of the Northern Arizona market to deliver exceptional value to his clients. His long standing presence in the community has enabled him to cultivate a strong network of professional relationships, benefiting clients ranging from small business owners to institutional investors.

Whether securing a lease for a single executive suite or representing the seller of an executive office complex, Darien approaches every transaction with the same level of diligence, integrity, and respect. A proud Flagstaff native, he graduated Summa Cum Laude from Northern Arizona University and brings a blend of academic excellence, community engagement, interpersonal acumen, and seasoned professional experience to every client engagement. His commitment to understanding and fulfilling the unique needs of each client makes him a trusted advisor in all areas of commercial real estate.

Northland

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