



3955 S. LAKE MARY RD, FLAGSTAFF | ARIZONA

## High Visibility Retail or Office Space Available

*This professional building boasts 2,551 SF of versatile space suitable for office or retail use, with excellent visibility along Lake Mary Road. The single story, freestanding building provides ample parking and strong frontage, with convenient access to the I-17 & I-40 interchange.*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**Lease:**  
**\$24/SF**  
**+ \$5/SF**  
**NNN**

**Contact:**

**BECKI WHITEHEAD**  
Licensed Agent  
928 440 5450  
Becki@KellyandCall.com



## Property Overview

### Key Features:

- Layout: 4 total offices, conference room, large reception/waiting area, kitchenette with built-ins, 2 restrooms, large workroom/storage room, additional sink in work room
- Generous lot size
- Tenant responsible for all utilities
- Central AC and Heating
- 5 year Lease Term
- Zoned Highway Commercial
- Available immediately

### Strategic Location Benefits

- Located on one of Flagstaff's busiest thoroughfares, with high traffic exposure
- Exceptional Visibility
- Close proximity to I-17 and I-40
- On-site parking
- Public transportation access with bus stop close by

### Signage:

- On-building signage
- Window option for additional signage



## Contact:

Kevin B. Call, CPA

Principal

Designated Broker

928 440 5450

[Kevin@KellyandCall.com](mailto:Kevin@KellyandCall.com)

Rob Gerlak

Principal

928 440 5450

[Rob@KellyandCall.com](mailto:Rob@KellyandCall.com)

Becki Whitehead

Licensed Agent

928 440 5450

[Becki@KellyandCall.com](mailto:Becki@KellyandCall.com)



Real Estate and Business Brokerage