



1600 University Ave., Suite 203 | Flagstaff, Arizona

Class A Premium Professional Office Suite for Lease

Ponderosa Park Business Center



Kelly & Call Commercial
1150 N. San Francisco St.
Flagstaff, AZ 86001
Phone: 928 440 5450



Details

For Lease	\$24 SF NNN
Unit Size	±1,150 total SF
Parking Ratio	1/300
Zoning	Professional office
Access	ADA compliant
Amenity	Private balcony

Like new 2nd generation office space

1600 University Ave., Suite 203 | Flagstaff, AZ

Available condo unit in the upscale professional office condominium complex of Ponderosa Park Business Center. Suite 203 is newly built out. The unit has a private balcony with beautiful views of the mountains.

Located in the highly desirable Woodlands Village commercial subdivision, this professional office complex is one of Flagstaff's finest medical/commercial office projects. Ponderosa Park Business Center consists of three buildings, comprising 39,934 square feet.

Current uses include medical, dental, mortgage origination, accountants, and business managers. Surrounding properties include surgical center, governmental, residential, and clean light industrial. In proximity to Northern Arizona University.

For lease only. Please contact:



Kevin B. Call, CPA
Principal, Designated Broker
928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com



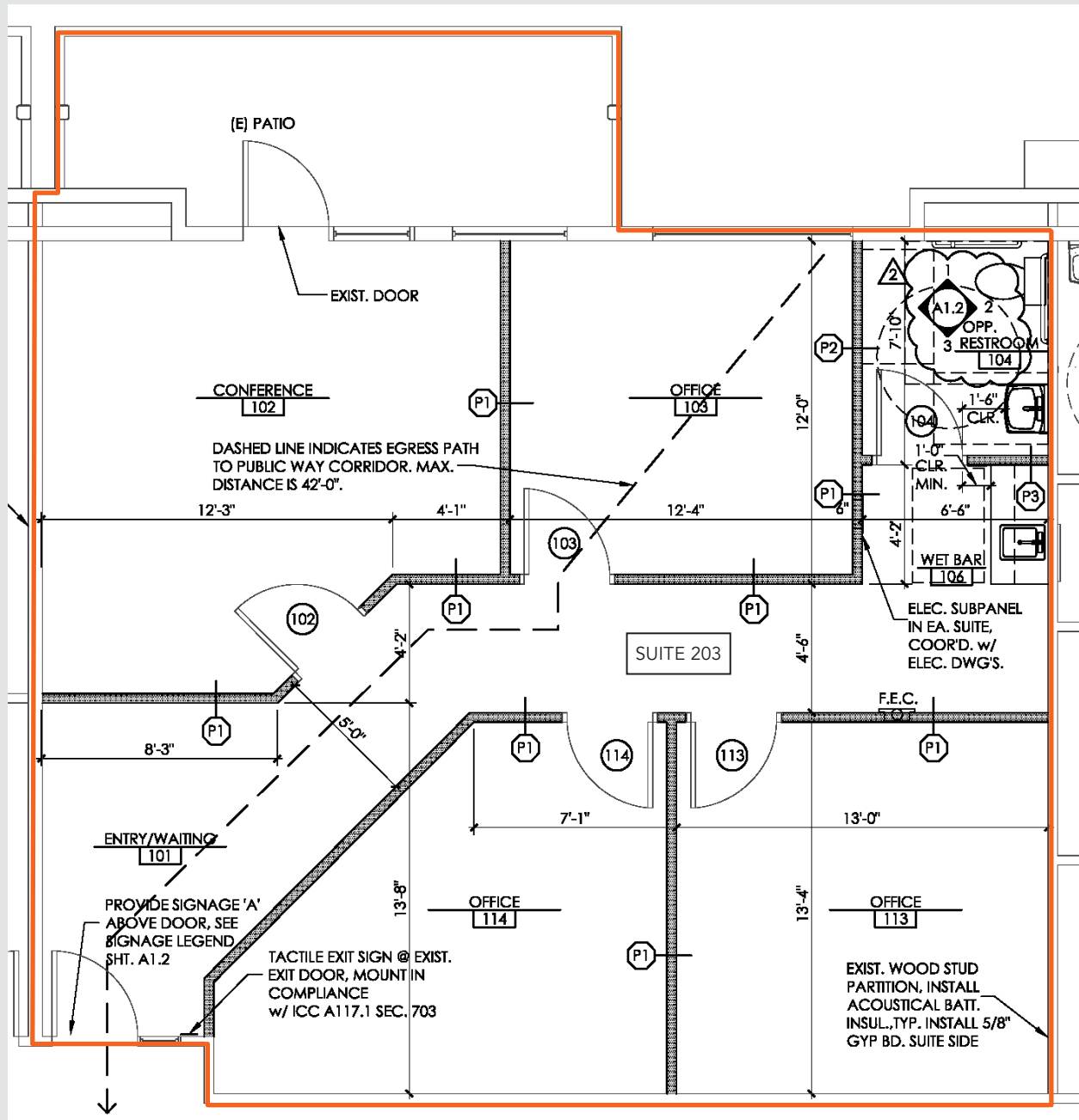
Second generation office space fully built out, private balconies, ample parking.

Contact:

Kevin B. Call, CPA
Principal, Designated Broker
928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com



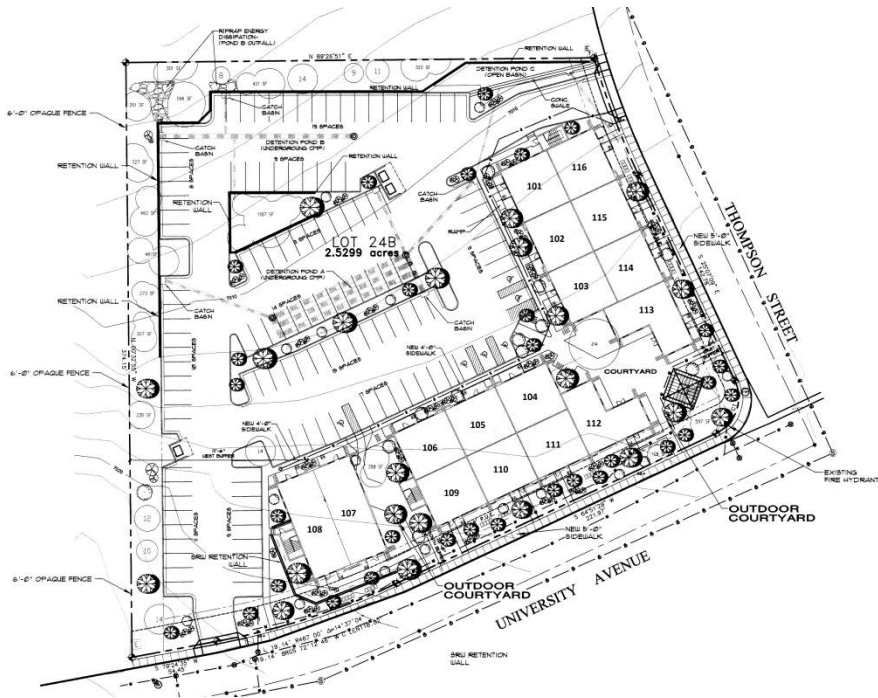


Suite 203 Floor Plan

Contact:

Kevin B. Call, CPA
 Principal, Designated Broker
 928 440 5450
 Kevin@KellyandCall.com

Rob Gerlak
 Principal
 928 440 5450
 Rob@KellyandCall.com



Ponderosa Park Business Center First Floor



Suite 203 Ponderosa Park Business Center Second Floor

Contact:

Kevin B. Call, CPA
Principal, Designated Broker
928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com





Ponderosa Park Business Center | Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing for residents and the four million visitors who come to Flagstaff each year. Flagstaff is a regional crossroads for Northern Arizona and Grand Canyon National Park. People come from all over the state, country, and the world to visit Flagstaff and its famous landmarks.

In addition to tourism Flagstaff is home to Northern Arizona University with more than 22,000 students, and Flagstaff Medical Center, a regional level 1 trauma center.