

SALE

TURNKEY PROFESSIONAL OFFICE CONDO IN PREMIER BUSINESS SECTOR

1600 W University Ave Ste 206 Flagstaff, AZ 86001



SALE PRICE

\$350,000

Darien Degher
(928) 607-3749

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**COLDWELL BANKER
COMMERCIAL
NORTHLAND**

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PROPERTY DESCRIPTION

Rare opportunity to own a very well maintained, turnkey professional office condominium in the established Ponderosa Park Business Center in west Flagstaff's desirable Woodlands Village commercial corridor. This second-story office suite with private balcony offers a functional, move-in-ready layout ideal for professional office, medical-adjacent, counseling, financial, legal, consulting, administrative, or investor use. The suite features private offices, reception/waiting area, support space, ADA bathroom and ADA accessibility via a common area elevator, and a larger self-contained office suite with its own private entrance and bathroom—creating excellent flexibility for owner-user occupancy, partial sublease income, executive office use, conference/training space, or a separate rentable office component.

LOCATION DESCRIPTION

Located near Northern Arizona University, Milton Road, Interstate 17, medical/professional office users, governmental uses, residential neighborhoods, and retail/service amenities, the property benefits from strong west Flagstaff demand drivers and convenient access throughout the market. Ponderosa Park Business Center is an established professional condominium office project serving medical, dental, financial, accounting, business management, and other professional users, with a setting that supports both owner-users and investors seeking small-suite commercial space in a supply-constrained submarket.

SITE DESCRIPTION

The site functions as part of an established commercial office condominium project with shared common areas, parking, access drives, and association-maintained exterior and site components. The location provides convenient west Flagstaff access and is well suited for professional office, medical-adjacent, counseling, consulting, financial services, legal, administrative, and small business users.

EXTERIOR DESCRIPTION

The subject unit is a second-story office condominium within a professionally occupied business center. Exterior features include common-area building circulation, shared project parking, landscaped and maintained condominium common areas.

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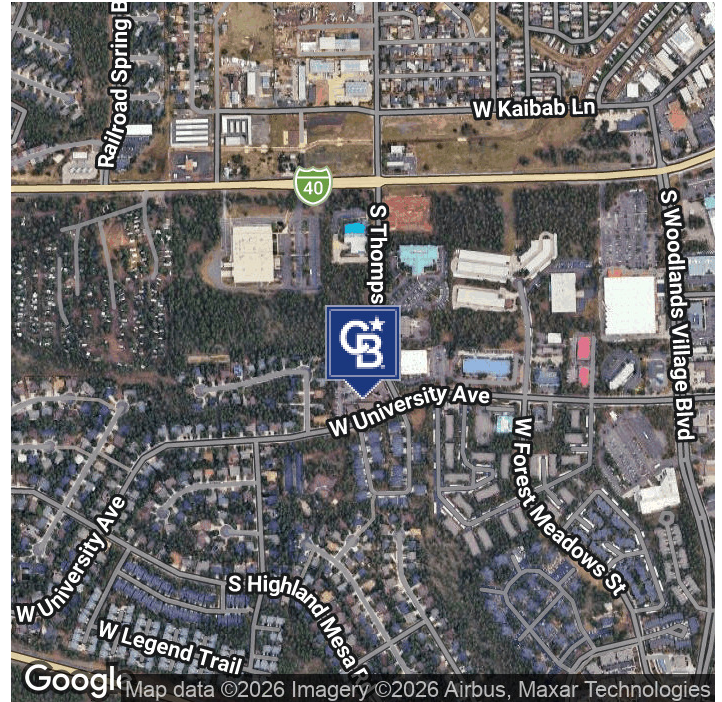


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OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	41,851 SF
Available SF:	1,027 SF
Lot Size:	.02 AC
Number of Units:	1
Price / SF:	\$336
Year Built:	2007
Zoning:	LI-O
Market:	Northern Arizona
Submarket:	West Flagstaff Business District

PROPERTY OVERVIEW

Rare opportunity to own a very well maintained, turnkey professional office condominium in the established Ponderosa Park Business Center in west Flagstaff's desirable Woodlands Village commercial corridor. This second-story office suite with private balcony offers a functional, move-in-ready layout ideal for professional office, medical-adjacent, counseling, financial, legal, consulting, administrative, or investor use. The suite features private offices, reception/waiting area, support space, ADA bathroom and ADA accessibility via a common area elevator, and a larger self-contained office suite with its own private entrance and bathroom—creating excellent flexibility for owner-user occupancy, partial sublease income, executive office use, conference/training space, or a separate rentable office component.

PROPERTY ADVANTAGES

- Builds long-term equity over rent debt service
- Provides greater control over occupancy costs, space planning, business identity, and long-term operations
- Offers potential appreciation in a market with limited small professional office condominium inventory
- Creates potential income or cost-offset opportunities

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Building Name	Turnkey Professional Office Condo in Premier Business Sector
Property Type	Office
Property Subtype	Office/Medical Office Building
APN	11266022
Building Size	41,851 SF
Lot Size	1,027 SF
Building Class	B
Year Built	2007
Number of Floors	2nd Level
Construction Status	Existing
Roof	Asphalt shingle
Free Standing	No
Number of Buildings	2

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- Approximately 1,027 SF second-story professional office condominium
- Located within Ponderosa Park Business Center, an established office condominium project in Woodlands Village
- Functional private-office layout with reception/waiting area and office support space
- Larger self-contained suite with private entrance and bathroom for flexible owner-user, tenant, executive office, conference, or training use
- ADA bathrooms serving two distinct sections
- Potential for single-user occupancy, partial sublease strategy, or investor ownership
- Well-suited for professional office, medical-adjacent, counseling, financial, legal, consulting, administrative, and small business uses

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PROPERTY HIGHLIGHTS

- Approximately 1,027 SF second-story professional office condominium
- Located within Ponderosa Park Business Center, an established office condominium project in Woodlands Village
- Functional private-office layout with reception/waiting area and office support space
- Larger self-contained suite with private entrance and bathroom for flexible owner-user, tenant, executive office, conference, or training use
- ADA bathrooms serving two distinct sections
- Potential for single-user occupancy, partial sublease strategy, or investor ownership
- Well-suited for professional office, medical-adjacent, counseling, financial, legal, consulting, administrative, and small business uses
- Near Northern Arizona University, Milton Road, Interstate 17, Flagstaff Pulliam Airport access, and west Flagstaff residential and commercial demand drivers
- Surrounded by professional, medical, governmental, residential, educational, and light industrial uses
- Monthly association fee of \$228
- OMC; submit
- Light Industrial Open Zoning (LI-O) providing flexibility of uses



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LOCATION INFORMATION

Building Name	Turnkey Professional Office Condo in Premier Business Sector
Street Address	1600 W University Ave #206
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	West Flagstaff Business District
Cross-Streets	S. Thompson St
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89A
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	41,851 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2nd Level
Year Built	2007
Gross Leasable Area	1,027 SF
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Asphalt shingle
Free Standing	No
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	LI-O
Lot Size	.02 AC
APN #	112-66-022
Corner Property	Yes

Amenities

Private balcony associated with the suite
Reception/waiting area for client-facing professional use
Multiple private office areas and flexible support space
ADA bathroom serving the main office area
Self-contained larger suite with private entrance and bathroom
Potential executive office, conference room, training room, or separately rentable office component
Shared project parking and common-area access

Power	Yes
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PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	1
Number of Elevators	1
Central HVAC	Yes
HVAC	1
Broadband	Cable
Restrooms	2
Landscaping	Common area
Gas / Propane	No

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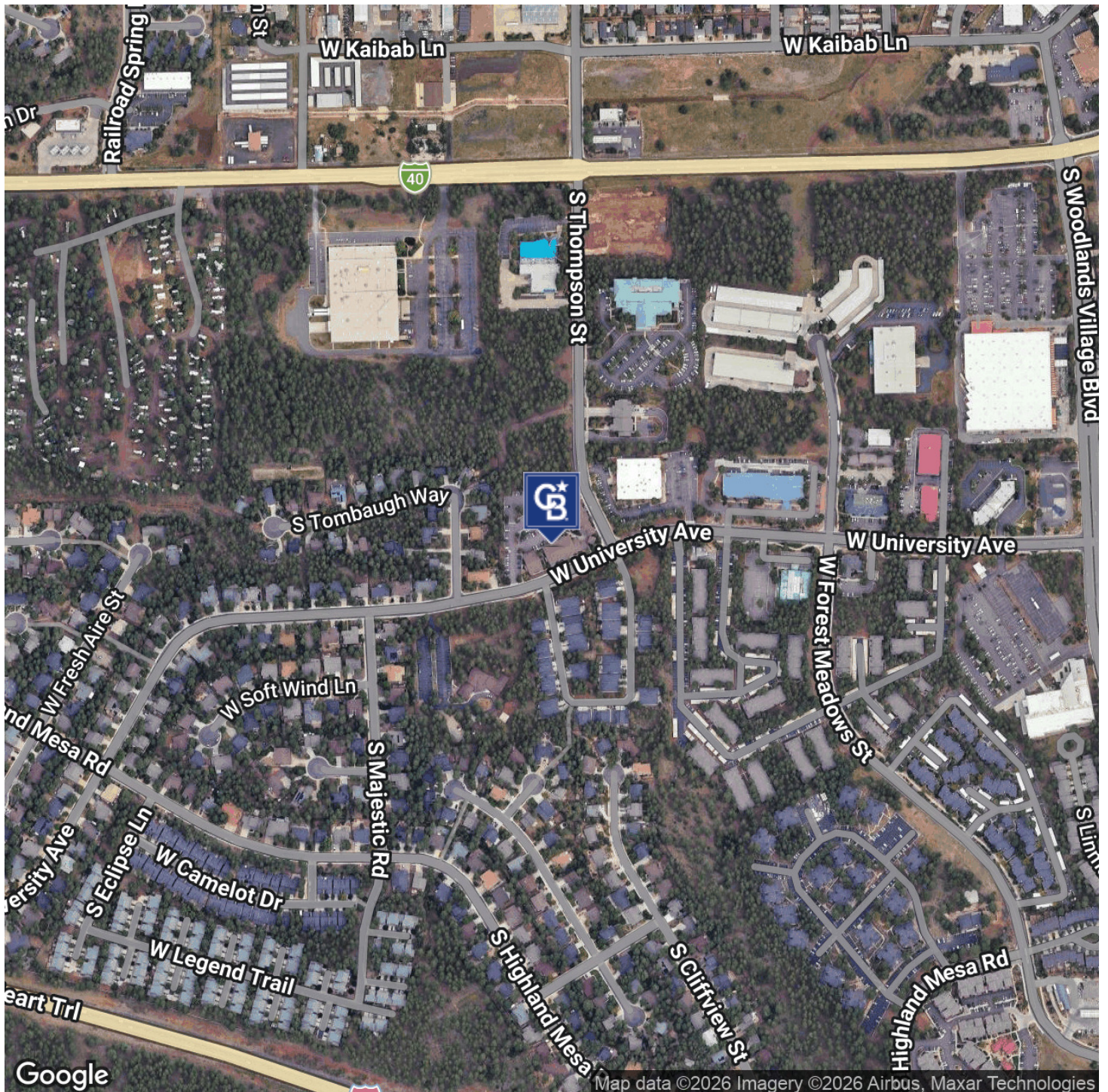


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DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | Cell: (928) 607-3749

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.

EDUCATION

Northern Arizona University

Bachelor of Arts, Summa Cum Laude – International Affairs

Minor in Spanish

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

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