



Subject Property

66

Milton Road

Northern Arizona
University

963 W ROUTE 66 | FLAGSTAFF, ARIZONA

Turnkey Space within Active Fitness Facility

This is a prime opportunity to launch or grow your business inside an established gym! This 500 SF suite offers the perfect setup for a fitness-adjacent business — such as wellness coaching, massage/recovery, physical therapy, chiropractic, or complementary health and retail concepts — looking to tap into a built-in, health-conscious clientele.



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

Lease:
\$1,500/
mo.
+ Pro Rata
Utilities

Contact:

BECKI WHITEHEAD
Agent
928 440 5450
Becki@KellyandCall.com

Property Overview

This 500 SF space within Heavy Metal Fitness is flexible and move-in ready, giving tenants access to a shared lobby/reception area, restroom facilities, and a kitchenette for staff and client convenience. It's a true turnkey opportunity, allowing you to skip the time and expense of a standalone buildout.

Lease Terms

- \$1,500.00/month base rent
- Plus pro rata share of utilities
- Flexible lease terms
- Available immediately

Why This Location Works

- Instant access to an existing member base and foot traffic
- Window option for signage
- Shared amenities reduce your overhead vs. a standalone lease
- Ideal for personal training studios, nutrition/wellness coaching, massage/recovery services, physical therapy, chiropractic, retail (supplements/apparel), or complementary health services



Contact:

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Real Estate and Business Brokerage