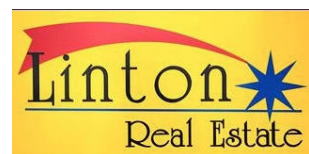
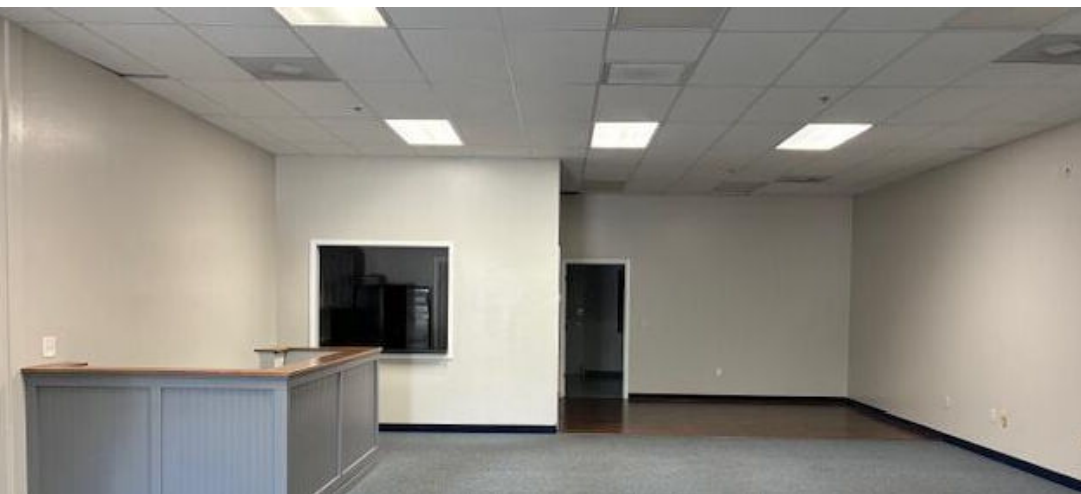


FOR LEASE



**1750 S Railroad Springs Blvd
S-2, Flagstaff, AZ 86001**

\$2550 MON, MODIFIED GROSS



TPT tax is 2.486% of net.

This is a modified gross lease. The tenant will be responsible for paying gas, electricity, liability insurance, TPT taxes, and IT costs, making it a convenient arrangement that offers predictability in operating expenses. Situated in the Railroad Springs complex, the property enjoys a prime location along the bustling Historic Route 66 on Flagstaff's west side.



SUSAN WEITZMAN

C: 928-699-3499

susanweitzman@mac.com
www.lintonrealestate.net
Lic. #: BR006602000



Active	List Number: 203377	Address: 1750 S Railroad Springs BLVD 2, Flagstaff, AZ 86001	Unit #: 2	List Price: \$2,550
	County: Coconino	Cross Street: Old Route 66		Sold Price:
		Property Type: Comm/Industry Region: 10 - North West City Area: 180 - Railroad Springs Year Built: 2003 / APN: 11249121 Taxes: \$27,949 / 25 Zoned: HC ADOM/CDOM: 1/1 Geo Lat: 35.18875 Geo Lon: -111.680171		
Property Sub-Type: Office Ground Lease YN: No Lease Frequency: Monthly Gross SqFt: 1,421 List Price/SqFt: 1.79 Acres: 1.64 / Acres: 1.64 To Show:				
Listing Office: Linton Real Estate				
Legal Description: SUBDIVISION: RAILROAD SPRINGS 66 TRACT: A SIXTEENTH: SW QUARTER: NW SECTION: 20 TOWNSHIP: 21N RANGE: 07E Directions: Take Old Route 66 west to Railroad Springs Blvd. Public Remarks: This space was most recently used as a place of worship. This is a modified gross lease. The tenant will be responsible for paying gas, electricity, liability insurance, TPT taxes, and IT costs, making it a convenient arrangement that offers predictability in operating expenses. Situated in the Railroad Springs complex, the property enjoys a prime location along the bustling Historic Route 66 on Flagstaff's west side. Furthermore, numerous new developments in the vicinity suggest growth and potential. Available for occupancy. Private Remarks:				
Construction: One Story Docs on File: Aerial Photo Exterior Amenities: Handic. Access Exis Fee/Docs: Free & Clear Freeway Turn Time: 1-4 Min Flood Zone: None General Land Info: Land Fee Grnd Lease Amt \$: Grnd Lease From: Lease Expiration Date:		Heating: Central Interior Amenities: Duo-Pane Win.; Showroom Inc/Exp (Annual): Location: Lot Street Imprvmnts: Paved Parking; Sidewalks Leases: Management: Owner		
		Occupancy: Vacant Possession: By Agreement Roof: Util Pd by Tenant: Cable TV; Electricity; Janitorial; Nat. Gas; Other: TPT, liability insur Terms of Sale: To Show: Utilities: (2 Phase); Cable Available; Natural Gas; Phone Available; Sewer Zoning - City: Zoning - County:		
Interior Amenities: Duo-Pane Win.; Showroom				
Agreement Type: Exclusive Right To Sell Owner/Agent: No		Expire Date: 08/16/2026 Listing Agreement Date: 02/18/2026 Listing Agreement Date (Historical):		
Status Change Date: 02/18/2026				

LO: Linton Real Estate 928-779-4411 Fax: 928-779-5935

LA: Susan Weitzman 928-779-4411 susanweitzman@mac.com BR006602000

LC558926000

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by NA MLS on Thursday, February 19, 2026 12:11 PM. The information on this sheet has been made available by the NA MLS and may not be the listing of the provider.

Photos for MLS # 203377 1750 S Railroad Springs BLVD 2, Flagstaff, AZ 86001

\$2,550

Monument Sign



Monument



The Depot



Covered Walkway



Suites 5&6



1750 Railroad Springs Aerial.pdf



MLS # 203377

1750 S Railroad Springs BLVD 2, Flagstaff, AZ 86001

\$2,550

20230929134405446047000000-o



Unknown



Store Room



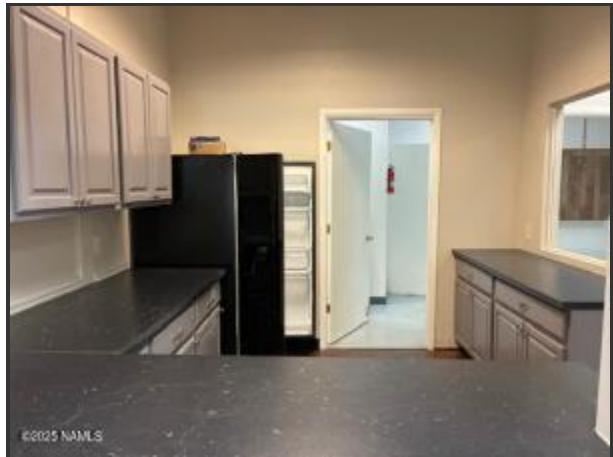
Extra Sink



Bathroom



Kitchen



MLS # 203377

1750 S Railroad Springs BLVD 2, Flagstaff, AZ 86001

\$2,550**Great Room****Great Room**

Linton Real Estate, LLC
Commercial Rental Application Process

- 1 Prospective commercial tenants must complete a rental application and sign the bottom of the form authorizing the Leasing Agent to verify the information, including past rental history.
- 2 If a corporation or LLC wishes to rent the subject property, a member of the corporation or LLC must personally guarantee the lease.
- 3 The Leasing Agent will email the responsible party a request for a Credit Check. The responsible party will run their credit report online. An email will be sent to the responsible party from merchantsinfo@mysmartmove.com inviting them to run their credit. Once the credit check is completed, it will be returned to the Leasing Agent for the Owner to review.
- 4 Applications will be accepted on any property until the prospective tenant(s) receive the required monies. We cannot hold a property unless a non-refundable deposit is given, and the time frame for this hold is at the discretion of the Leasing Agent and the Owner.
- 5 Prospective tenants must be aware of the following rental policies:
A, Owners must approve all applications.
B, Prospective tenants or their representatives must view the property before we approve their application. We do not rent any unit that has not been personally viewed.
- 6 If the Applicant is approved, a lease agreement will be submitted to the Applicant for review.
- 7 Keys will be issued the day the lease starts, and the money is received for rent due, plus any deposits owed. All rentals will remain available until the security deposit has been received.
- 8 Be advised that no rental agreement is binding until approved by the owner and signed by all parties.

Commercial Tenant Application

Applying For: _____

Applicant Name: _____

Company Name: _____

Contact Phone: _____

Email Address: _____

Current Address: _____

Name of Current Owner/Landlord: _____

Owner/Landlord Contact Phone: _____

Owner/Landlord Email Address: _____

Owner/Landlord Address: _____

Personal References

Name/Phone/Email: _____

Name/Phone/Email: _____

Authorization to Verify Information

I hereby authorize Leasing Agent to verify the above information, including, but not limited to obtaining a credit report. If this application is accepted I agree to execute the commercial rental agreement set forth in the lease/rental agreement.

Applicant Signature: _____ Date: _____