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2463 N Walgreens, Flagstaff, AZ 86004

This space is 3400 sf. 1/2 is office, 1/2 is warehouse with a 14 ft rollup door, . There is plenty of parking and a fenced storage yard behind. The current tenant is a tile company that will be acting at the end of January 2022. The rent is:

3400 square feet of Industrial Space Zoned LI (Light Industrial).

Base Rent \$1.30 per square foot per month / \$15.60 per square foot per annum, with a 3% per square foot per annual escalations. Proposed Lease Term 3-5 years.

Common Area Maintenance Charges are approximately \$.35 pdf per month / \$4.20 per square foot per annum.

City Rental Tax on base rent is 2.581% per month \$87.75.

Total Monthly Rent:

\$4,420.00	Base
\$1,190.00	CAMs
<u>\$ 87.75</u>	Rental Tax
\$5,697.75	Monthly Total

Additional Parking ↑

