



1338 W. FOREST MEADOWS ST. SUITES 120 & 130, FLAGSTAFF | ARIZONA

## Excellent Office Space Available

Experience premier office space at 1338 N Forest Meadows St, Suites 120 & 130 in Flagstaff, AZ. These two professional office suites offer a quiet, well-located setting ideal for businesses seeking a polished workspace. Both suites are move-in ready, allowing you to establish your presence without delay. The property features on-site mail delivery and pickup, ensuring convenience for daily operations. Ample on-site parking makes access easy for employees and clients. Suite 130 boasts excellent street signage, with additional suite signage available for both spaces. Whether you're an established company looking to upgrade or a business seeking a strategic location, this is a rare opportunity to secure high-quality office space in a thriving area.

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## Suite Specifications

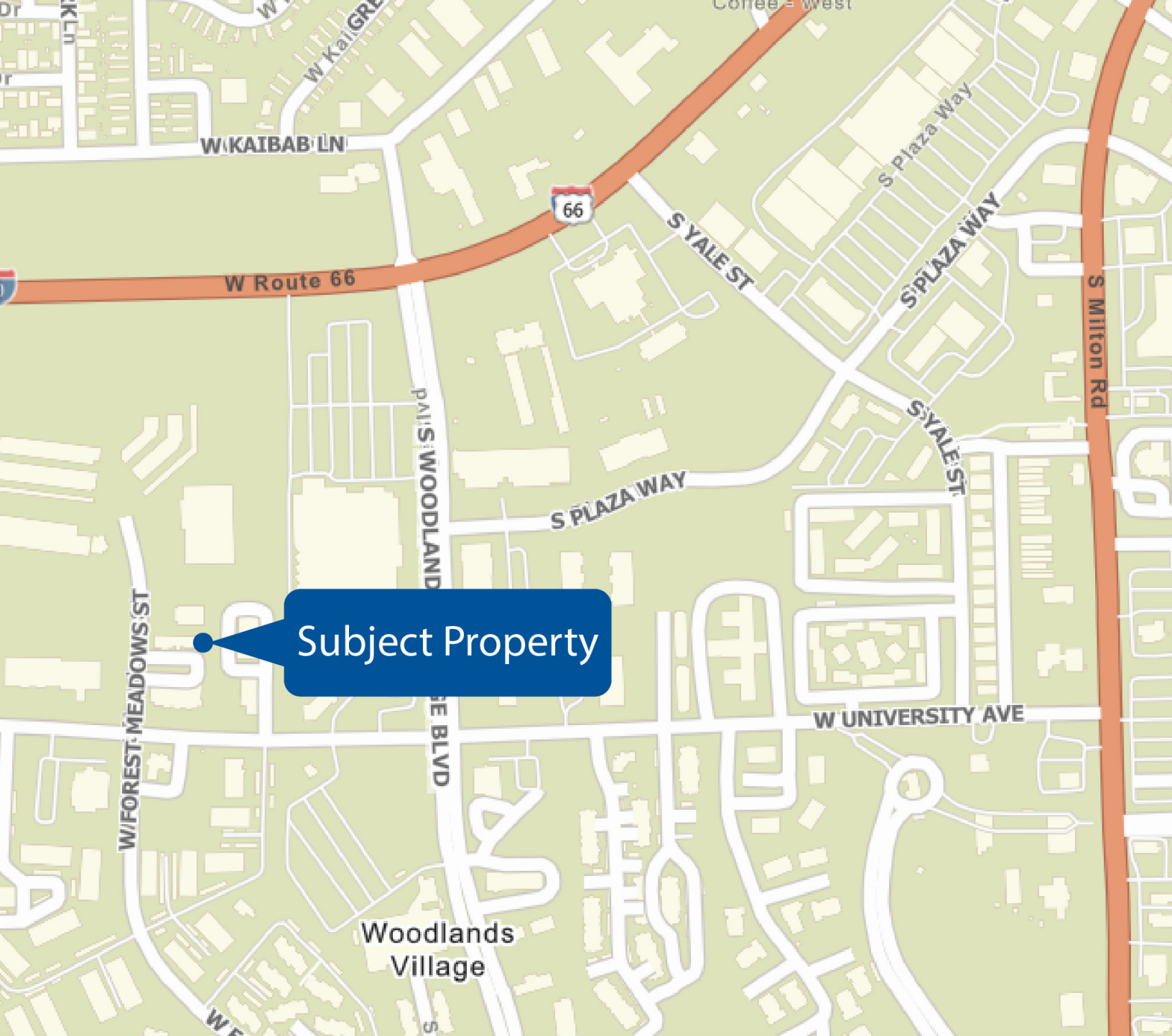
### Suite 120

- Size: 635 square feet of versatile office space.
- Layout: One private office, large reception area or bullpen for cubicles, and private bathroom. Built-in shelving and storage cabinets in the main area.
- Monthly Rent: **\$1,650** plus metered utilities. The tenant is not responsible for any other costs of the property.

### Suite 130

- Size: 1,165 square feet of versatile office space.
- Layout: Three private offices, a large reception area or bull pen, breakroom sink, and private bathroom.
- Open Bull Pen Area: An open bull pen area provides flexibility for team collaboration, creative brainstorming sessions, and adaptable workspace configurations.
- Monthly Rent: **\$2,100**, including all utilities. The tenant is not responsible for any other costs of the property.





## Key Features

- Professional Office Space
- Superior, quiet location
- Excellent on-site parking
- On-site mail delivery and pickup
- Good street signage for suite 130 and ensuite signage for both suites
- Available for immediate occupancy



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