

FOR LEASE

Prime West Flagstaff Office / Industrial Space Available 1801 W. ROUTE 66, SUITE 100



Property Features:

- Lobby/Reception Area
- Private Offices plus Open Floor Area
- Peak Views from Large Windows
- Plenty of Natural Light
- Skylights in Warehouse
- Approximately 20 feet under beam ceiling height
- Conference Room
- Break Room (Double Sink & Cabinets)
- T-1 Service Available
- Air Conditioning in Offices
- Evaporative Cooling in Warehouse
- 3-Phase Power
- Abundant On-Site Parking
- Signage Area on Building & Monument
- Conveniently located 1.5 miles from I-40 and I-17



Total: Approximately 33,800 sf
Office: Approximately 8,900 sf
Warehouse: Approximately 24,900 sf

Rent: \$21,500 / month
NNN: \$ 4,700 / month

Term: Three to five years
Utilities paid by Lessee
Tenant Improvements Negotiable

WILL DIVIDE – CALL FOR QUOTE

For more information or to schedule a tour of the property, please call:

COAST & MOUNTAIN

PROPERTIES

www.coastandmountain.com

22 W. Birch Avenue
Flagstaff, AZ 86001

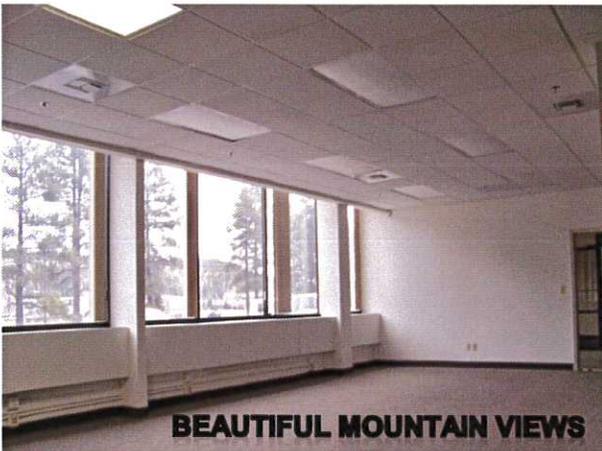


Maury Herman, Owner Agent
Cell 928.606.7022
Tel. 928.779.6211 x 104
mherman@coastandmountain.com

Sandy Poolheco, Owner Agent
Cell 928.814.7330
Tel. 928.779.6211 x 106
sandy@coastandmountain.com

FOR LEASE

Prime West Flagstaff Office Space Available



Property Features

- Conveniently located 1.5 miles from I-40 and I-17
- 5 Miles from Flagstaff Pulliam Airport
- Mountain Views from Large Windows
- Plenty of Natural Light
- Conference Room
- Lobby/Reception Area
- Private Offices with Open Floor Plan
- Secured and Private Entry
- Zoned Air Conditioning & Heating
- Ample On-Site Parking
- Signage Area on Building & Monument
- New Roof October 2011
- High Speed Internet



Office: Approximately 1,340 - 7,138 SF
ability to divide space

Rent: \$12.00 / SF / year, plus NNN

Term: Three to five years
Utilities paid by Lessee
Tenant Improvements Negotiable

For more information or to schedule a tour of the property, please call:

COAST & MOUNTAIN PROPERTIES

Maury Herman
Principal & Designated Broker
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Flagstaff, AZ 86001



Sandy Poolheco
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Tel. 928.779.6211 x 106
sandy@coastandmountain.com

FOR LEASE

Prime West Flagstaff Office / Industrial Space Available 1801 W. ROUTE 66, SUITE 105



Property Features:

- Plenty of Natural Light
- Skylights in Warehouse
- Approximately 20 feet under beam ceiling height
- T-1 Service Available
- Air Conditioning in Offices
- Evaporative Cooling in Warehouse
- 3-Phase Power
- 3 dock high loading doors
- 1 at-grade door
- Abundant On-Site Parking
- Signage Area on Building & Monument
- Conveniently located 1.5 miles from I-40 and I-17



Total: Approximately 8,700 sf
Office: Approximately 600 sf
Warehouse: Approximately 8,100 sf

Rent: \$5,100.00 / month
NNN: \$1,210.00 / month

Term: Three to five years
Utilities paid by Lessee
Tenant Improvements Negotiable

WILL DIVIDE – CALL FOR QUOTE

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ORDINANCE NO. 2004-04

AN ORDINANCE REZONING APPROXIMATELY 23.51 ACRES OF LAND AT 1801 WEST ROUTE 66 FROM: R&D-E, RESEARCH AND DEVELOPMENT INDUSTRIAL DISTRICT - ESTABLISHED TO LI, LIGHT INDUSTRIAL DISTRICT CONDITIONAL.

WHEREAS, the Flagstaff City Council ("Council") finds that the applicant has fully complied with Section 10-10-004-0007 of the Land Development Code by virtue of having paid the required fee and having supplied the required documentation; and

WHEREAS, the Council has read and considered the staff reports prepared by the City's Planning Division and has reviewed the Conceptual Site Plan for the subject property, and has considered the application prepared by the applicant; and

WHEREAS, the Planning and Zoning Commission ("Commission") has formally considered the present rezoning application following proper notice and public hearing with the result that the Commission has recommended approval of the requested rezoning application subject to the applicant's compliance with certain general conditions set forth hereinbelow; and

WHEREAS, City staff ("staff") have recommended approval of the rezoning application, subject to the general conditions proposed by the Commission, and the Council has considered each of the conditions and has found them, as modified by Council, to be appropriate for the subject property and necessary for the proposed development; and

WHEREAS, the Council finds that the proposed rezoning and approved Conceptual Site Plan with conditions will not be detrimental to the uses of adjoining parcels or to other uses within the vicinity;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the subject property, as legally described in Exhibits "A" and "A-1" attached to and made a part hereof, be rezoned from: R&D-E, Research and Development Industrial District - Established to LI, Light Industrial (Conditional), in accordance with the Conceptual Site Plan presented with the rezoning request, as depicted in Exhibit "B" attached to and made a part hereof.

SECTION 2. That the rezoning be conditioned upon compliance with the provisions of the Land Development Code in the construction of the improvements shown upon the approved Conceptual Site Plan and be further conditioned upon the applicant's adherence to and satisfaction of the following general conditions proposed by the Commission, as modified and recommended by the Council:

GENERAL CONDITIONS:

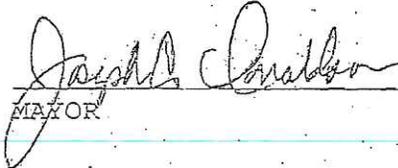
1. That the following uses shall not be permitted on the subject property:

- a. Heavy Retail and Heavy Services, except automotive repair (SIC 75) including top, body and upholstery repair and paint shops (SIC 7532) and automobile service stations (SIC 5541) (City Code Section 10-03-002-0006.C.);
- b. Light Industry (City Code Section 10-03-002-0006.C.) in the following Standard Industrial Classification Manual ("SIC") categories:
 - i. Terminal and joint maintenance facilities for motor freight transportation (SIC 423);
 - ii. Automobile and other motor vehicle wholesalers (SIC 5012);
 - iii. Construction and mining machinery and equipment wholesalers (SIC 5082);
 - iv. Farm and garden machinery and equipment wholesalers (SIC 5083);
 - v. Livestock wholesalers (SIC 5154);

- vi. Petroleum and petroleum products wholesalers (SIC 517);
 - vii. Fuel Dealers (SIC 598);
 - viii. Auto towing and storage yards (SIC 7549); and
 - ix. Large truck and tractor repair (SIC 7699)
2. That establishments in the use categories of Commercial Retail (City Code Section 10-03-002-0005.B.); Commercial Services (City Code Section 10-03-002-0005.D.); Restaurants (City Code Section 10-03-002-0005.E.); and Commercial Lodging (City Code Section 10-03-002-0005.G.), shall be limited to no more than 30,000 square feet in area inside the existing building on the subject property as shown on the Conceptual Site Plan, and such uses shall be limited to no more than 45,000 square feet in area for any potential future development that is not shown on the Conceptual Site Plan, but at no time shall the total area for such uses on the subject property exceed 60,000 square feet.
 3. That no outside storage is allowed on the subject property and that all Light Industry activities (City Code Section 10-03-002-0006.C.) shall be confined to completely enclosed buildings.
 4. That "all" development of the subject property shall substantially conform to the Conceptual Site Plan attached hereto as Exhibit "B".
 5. That the applicant shall submit a site plan for formal Design Review Board ("DRB") approval for technical and Code compliance for any proposed changes to the subject property and existing building as shown on the Conceptual Site Plan.
 6. That an on-site sidewalk to be located on the east side of the existing building shall be completely constructed by no later than September 1, 2004, and that an on-site sidewalk to the west entrance of the existing building shall be completely constructed upon completion of construction of the proposed parking lot on the west side of the existing building.
 7. That "ribbon" or "U-style" bicycle racks shall be constructed near both entrances of the existing building by no later than September 1, 2004.

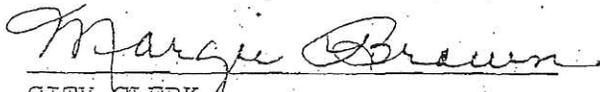
8. That the existing loading areas on the subject property shall be screened by a row of evergreen trees at least six (6) feet in height, planted ten (10) feet on center, by no later than September 1, 2004, and that, by the time of construction completion, all proposed loading docks on the west side of the existing building shall be screened by a row of evergreen trees at least six (6) feet in height, planted ten (10) feet on center.
9. That any additional impermeable areas on the subject property in excess of 5,000 square feet in area, such as loading docks, driveways, buildings, and parking lots, shall require on-site stormwater detention facilities, and that any such new detention or drainage facilities shall be subject to all City landscape and design review guidelines.
10. That all future development of the subject property, which is not indicated on the Conceptual Site Plan, shall be illustrated on a development master plan for the subject property, and shall be subject to DRB approval and Design Review Guidelines (City Code Section 10-16).
11. That on the southern boundary of the subject property, extending from the eastern property boundary to the western property boundary, a minimum buffer area of 150 feet shall be maintained between any on-site building and the southern property boundary, and that no building, off-street parking or vehicular traffic shall be allowed within this buffer area.
12. That uses on the subject property within 250 feet from the southern property boundary, shall be limited to Office (City Code Section 10-03-002-0005.A.) and Commercial Apartment (10-03-002-0003.E) uses only, with a maximum allowed building height of 35 feet.
13. That on the western boundary of the subject property, minimum setbacks shall be in accordance with the setback standards applicable to the LI, Light Industrial zoning district.
14. That all widening and edge improvements be completed for Route 66 at the time of any future development of the subject property which is not indicated on the Conceptual Site Plan.

PASSED AND ADOPTED by the Council and approved by the Mayor of the City of Flagstaff, this 2nd day of March, 2004.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

Exhibit A
Legal Description

The following description is based on deed recorded at Docket 1852 pages 367-369 (r1), Coconino County Records Office, and is being re-written solely to comply with City of Flagstaff legal description requirements.

That portion of the northeast quarter of the southwest quarter of Section 20, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, being more particularly described as follows:

BEGINNING at the intersection of the south right of way line of US Highway 66, according to Book 5 of Promiscuous Records, page 620 and Book 9 of Promiscuous Records, page 49, records of Coconino County, Arizona, and the west line of said northeast quarter of the southwest quarter of Section 20, as marked by a found 1/2" rebar;

thence S 00d 33m 01s E (Basis of Bearings), along said line, a distance of 999.80', to a found 1/2" rebar;

thence N 88d 19m 08s E, a distance of 1024.43', to a found 1/2" rebar;

thence N 00d 33m 11s W, a distance of 1000.09', to a found cap marked 11369 on the south right of way line of US Highway 66;

thence S 88d 18m 11s W, along said right of way, a distance of 1024.38', to the POINT OF BEGINNING.

Said parcel contains 23.51 acres, more or less as shown on the attached Exhibit A-1, which is made a part hereof by this reference.

Subject to existing easements and encumbrances.



Clerk / NEBS RECORDING
Descriptive Title

REZ 04-001
City File Number

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
SURVEY 02/24/04
INT. DATE

SCALE: 1" = 200'



U.S. HIGHWAY 66
5/620 AND 9/49 PROMISCUOUS RECORDS

IN 3192993
PARCEL 5

POINT OF BEGINNING
FOUND 1/2" REBAR PER (R1)

CAP MARKED 11369

S88°18'11"W 1024.38'

IN 3192993
PARCEL 5

Basis of Bearings per (R1)
S00°33'01"E 999.80'

APN 112-06-001B
SUBJECT PARCEL
AREA = 23.51± AC.

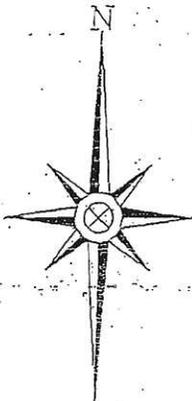
N00°33'11"W 1000.09'

PARCEL 1
CASE 7 MAP 12

PAR. 2
C7 M12

PAR. 3
C7 M12

LOT 24A
CASE 5, MAP 34



FOUND 1/2" REBAR PER (R1)

N88°19'08"E 1024.43'

16 TRACT A 12 11 10 9 8 7 6

WOODLANDS VILLAGE UNIT 4
CASE 6 MAP 87

NOTES:

THE DIMENSIONS AND CORNER DESIGNATIONS ON THIS EXHIBIT
ARE BASED SOLELY ON DEED RECORDED AT DOCKET 1852
PAGES 367-370 (R1). NO NEW FIELD SURVEY WAS PERFORMED.
THIS EXHIBIT TO BE USED ONLY FOR ATTACHMENT TO A
REZONING APPLICATION.



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

SURVEY 02/24/04
DWT

CITY FILE NO. REL 04-001

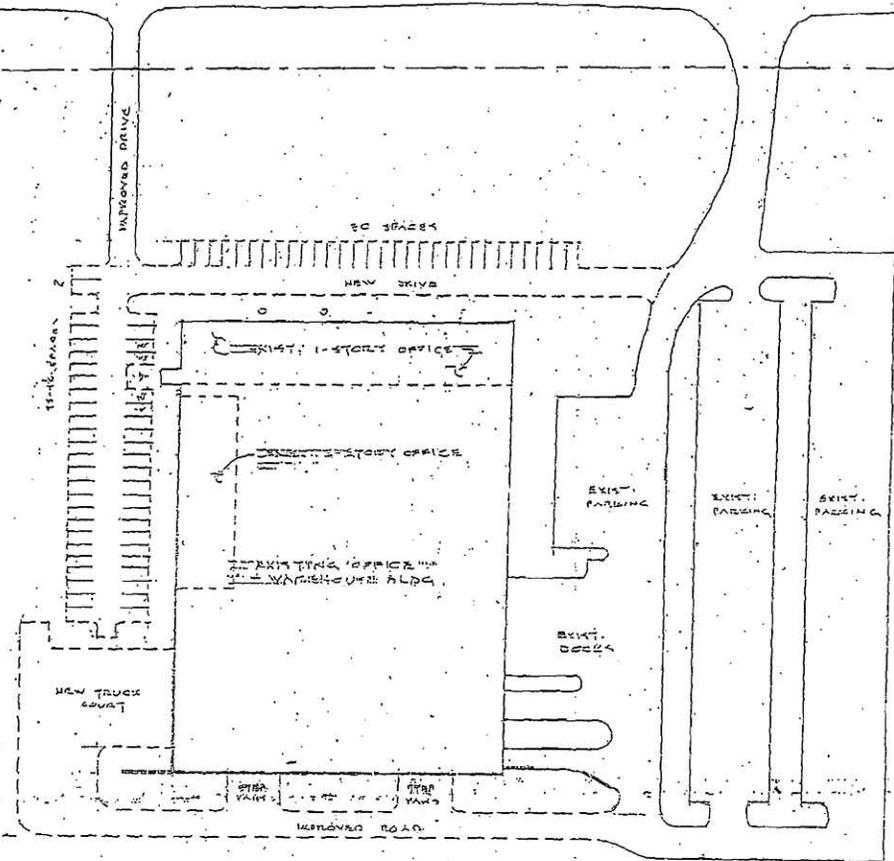
EXHIBIT A-1

MARTIN LAND SURVEYS

3528 N. Walker Flagstaff, AZ 86004
928-526-0270 Main 928-526-0277 Fax
Date: Dec. 04, 2003 Job No. 03092

dwg:nebs.dwg

HWY. 66



"NERS BUILDING SITE PLAN"

DEC. 11, '03

EXISTING ZONING: R24 DE (RESEARCH & DEVEL. EST.)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

SEE SURVEY OF 10/27/00 FOR DETAILED INFO ON EXISTING SITE

CARLOS E. TAYLOR, JR., ARCHITECT