

FLEXIBLE COMMERCIAL SPACE

±9,457 SF AVAILABLE | FLEXIBLE COMMERCIAL BUILDING
| ADAPTABLE FOR MULTIPLE USES

75 | Kallof Place
Sedona, AZ 86336



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Property Overview

75 Kallof Place offers a rare opportunity to lease a highly adaptable commercial building in the heart of Sedona. While the property is currently improved as a professional office, its functional layout, divisibility, and flexible zoning create opportunities for a wide variety of commercial users.

Whether your business needs executive offices today, a medical or wellness facility tomorrow, or an all new build out, the building provides an excellent foundation while allowing tenants to tailor the space to their operational needs. The building may be leased in its entirety or divided to accommodate multiple smaller users.

**75 Kallof Place,
Sedona, AZ 86336**

Property Address

±9,457 SF
Building Size

±9,457 SF
Available

2003
Year Built

\$19.00/SF NNN
Lease Rate

\$6.30/SF
Estimated NNN

50 SPACES
Parking

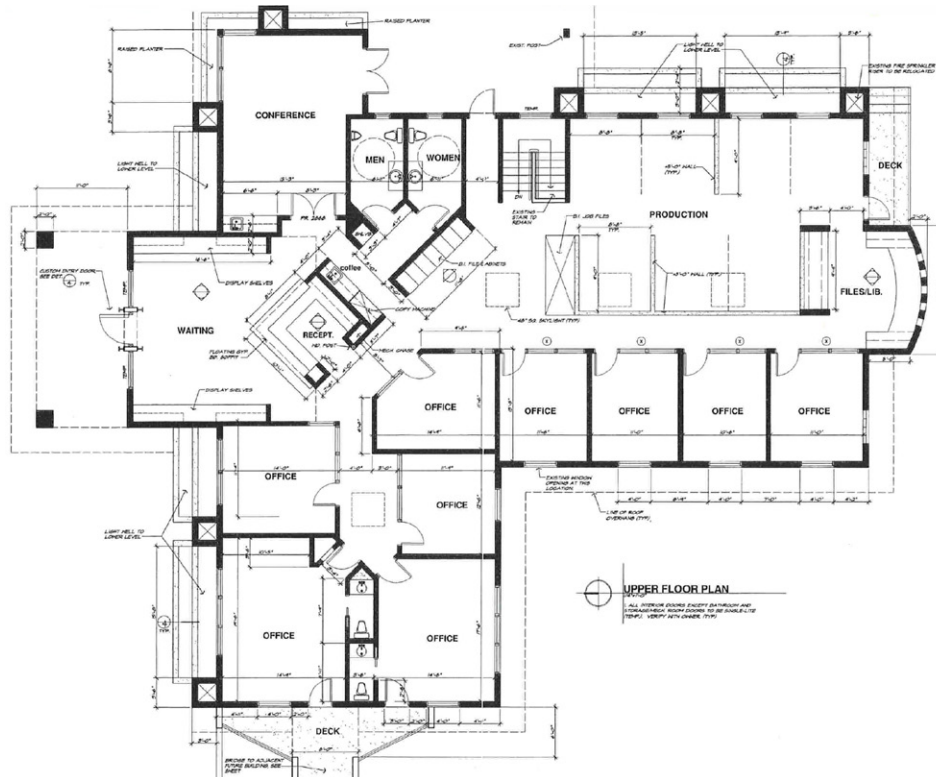
POSSIBLE
Divisibility

L, LODGING
Zoning

 **WATCH PROPERTY
VIDEO TOUR** 

Existing Improvements & Flexible Layout

Space can be configured for multiple tenants or leased as a single-user facility, subject to final space planning and landlord approval.



Designed to Adapt

The existing office improvements provide immediate functionality while offering exceptional flexibility for future users. Whether occupying the entire building or leasing a smaller suite, tenants can capitalize on an efficient floor plan that can be customized for a broad range of commercial applications.



Aerial Map



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For more information contact:

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