



# FOR LEASE NEXUS BUILDING

20 ROADRUNNER DR, SEDONA, AZ 86336  
1,747 SF @ \$4,900/MONTH



EXCLUSIVELY OFFERED BY:

Jack McMahon

928.224.2709

jack@johndmiller.com

www.johndmiller.com

John D. Miller Real Estate Services, Inc.



# EXECUTIVE SUMMARY

## PROPERTY LOCATION:

SR 89A frontage in West Sedona, situated in front of City Hall.

## PROPERTY BRIEF:

Last available suite. Join Russ Lyon Sotheby's Realty, Metro Title Agency, and OneAZ Credit Union. Newer construction. Class 'A' building. Stair and elevator access on the 2nd floor. 1,747 SF requiring full build out. Rent concession and/or TI allowance for qualified tenant.

## PRICING:

\$4,900/month + utilities

## UTILITIES AVAILABLE:

Sewer - City of Sedona

Water - Arizona Water Company

Electric - APS

Gas - Unisource

## REFERENCE CONTACTS:

City of Sedona

Audrey Juhlin - Community Planning Director  
(928) 204-7106

Chamber of Commerce

Jennifer Wesselhoff - President & CEO  
(928) 204-1123 ext. 111



# EXTERIOR

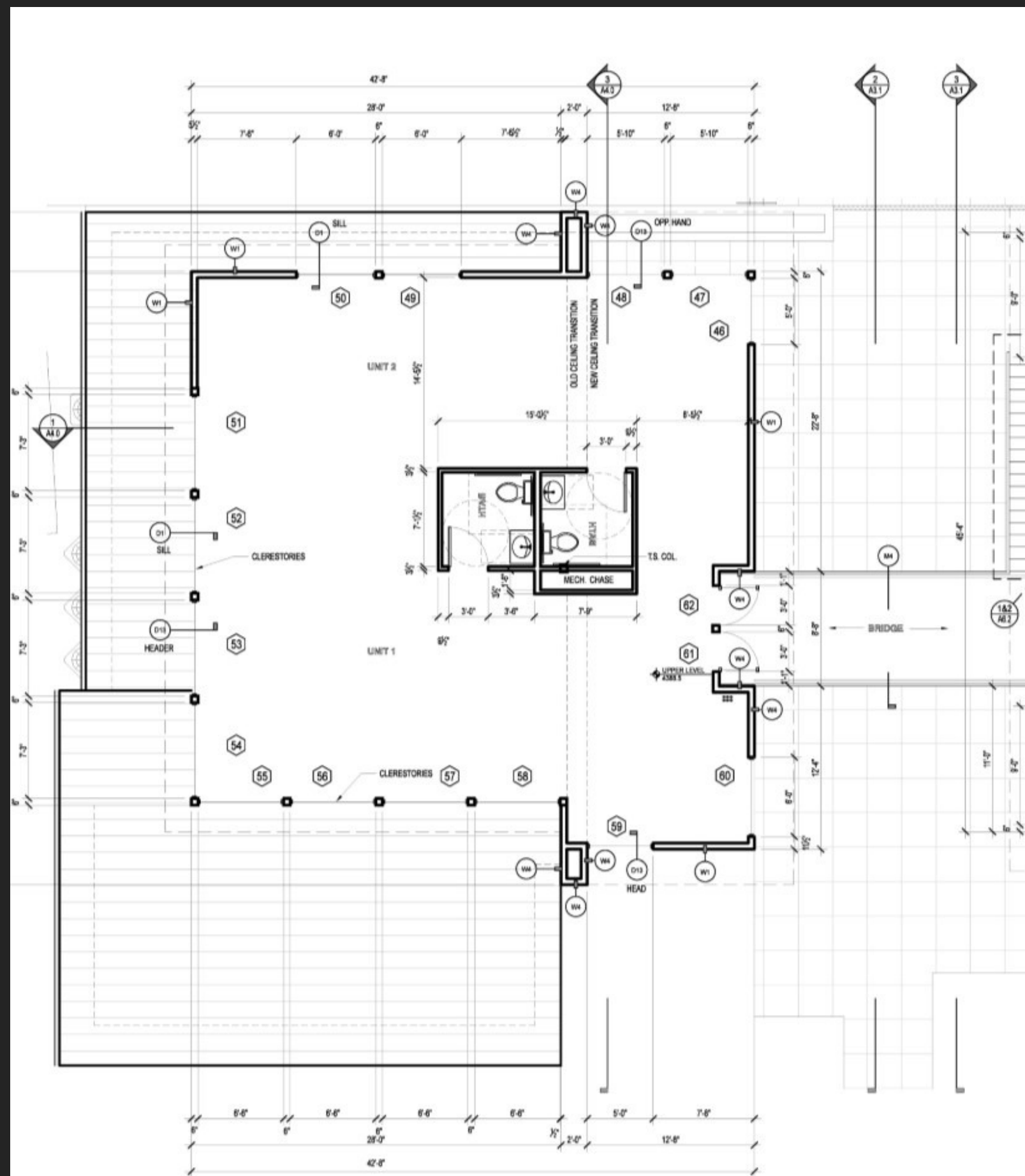


# SUITE D (1,747 SF)

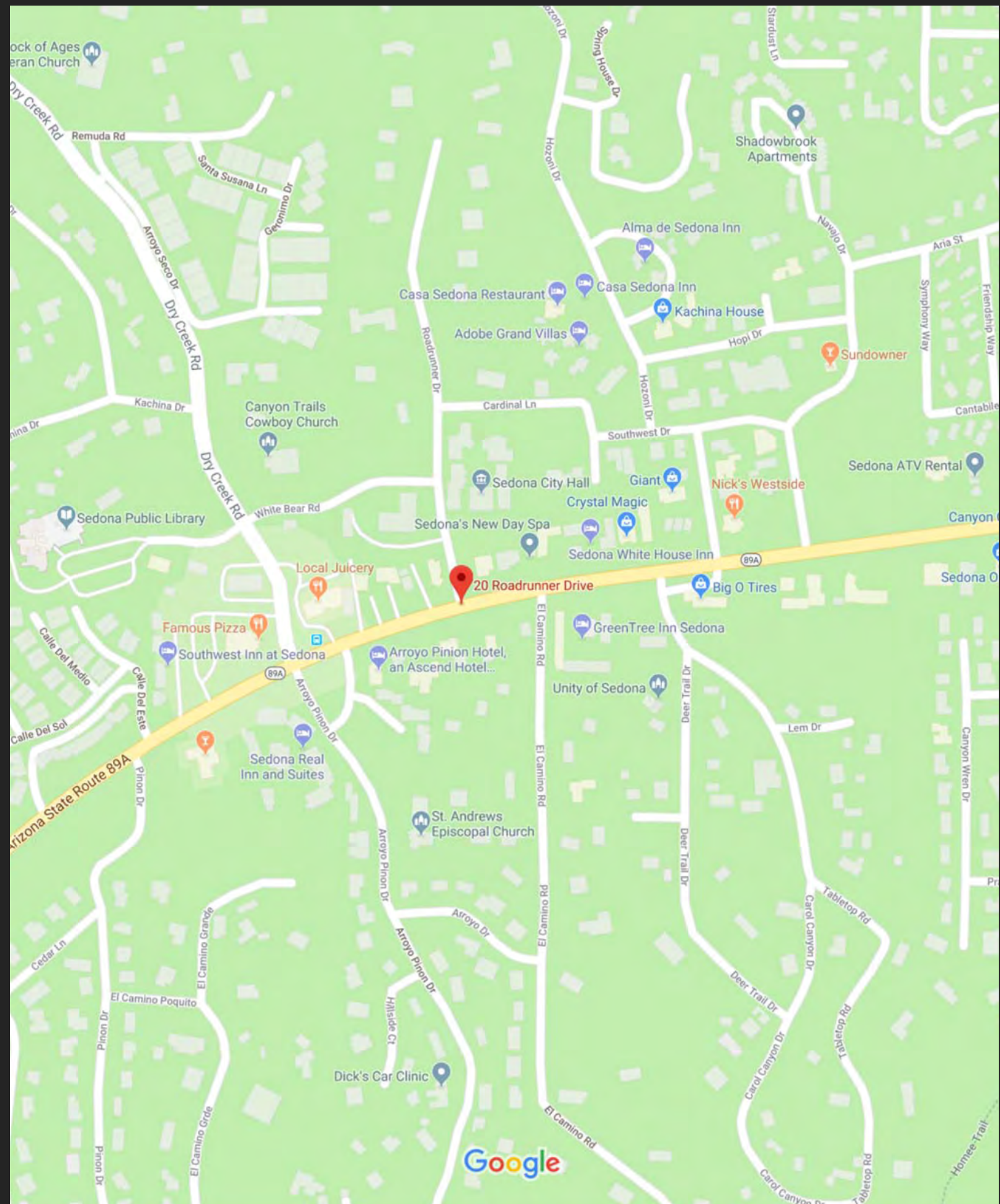


- Interior space: 1,747 SF
- \$4,900/month NNN
- Rent concession and/or TI allowance for qualified tenant
- Stair & elevator access
- M&W bathrooms defined
- Open floor plan
- New construction building
- Red rock views
- 89A frontage

# FLOOR PLAN



# AREA MAP



# ABOUT JACK MCMAHON



Jack grew up in Chicago and relocated to Sedona in 2013. Not long after arriving, Jack began working for John D. Miller Real Estate Services, Inc. as an outside marketing consultant.

With a degree in Business Marketing and a sales and finance work background, he blends those skills in his role as Commercial Specialist for the John D. Miller team.

Jack dedicates his time to cultivating long lasting professional and personal relationships in and outside the Sedona area. He is a reliable, honest and straight forward professional that keeps your best interest in mind at all times.

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1370 W SR 89 - Suite # 17

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