

ARIZONA  COMMERCIAL  
REAL ESTATE

# MCCORMICK PLACE

325 WEST GURLEY STREET,  
PRESCOTT, AZ 86301

DENISE RANEY

Commercial Agent

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ARIZONA COMMERCIAL REAL ESTATE



LEASING BROCHURE



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover this exceptional 5,700 SF Class A office space available for lease in the heart of downtown Prescott, AZ. Ideally suited for professional or corporate users, this meticulously maintained space offers an impressive layout featuring 8 private offices, 6 spacious bullpen workstations, a large conference room, ample storage, and a welcoming reception lobby. The suite is finished with high-end upgrades throughout, including quality flooring, modern lighting, and refined architectural details that reflect a professional image. Tenants will also enjoy the convenience of reserved parking, a rare amenity in the downtown area. Located within walking distance to restaurants, shops, and the courthouse plaza, this is a premier opportunity to position your business in one of Prescott's most desirable commercial corridors. Don't miss this opportunity to elevate your business presence in Prescott's vibrant downtown district.

## PROPERTY HIGHLIGHTS

- Historic Building Charm
- High Visibility
- Flexible Floor Plan

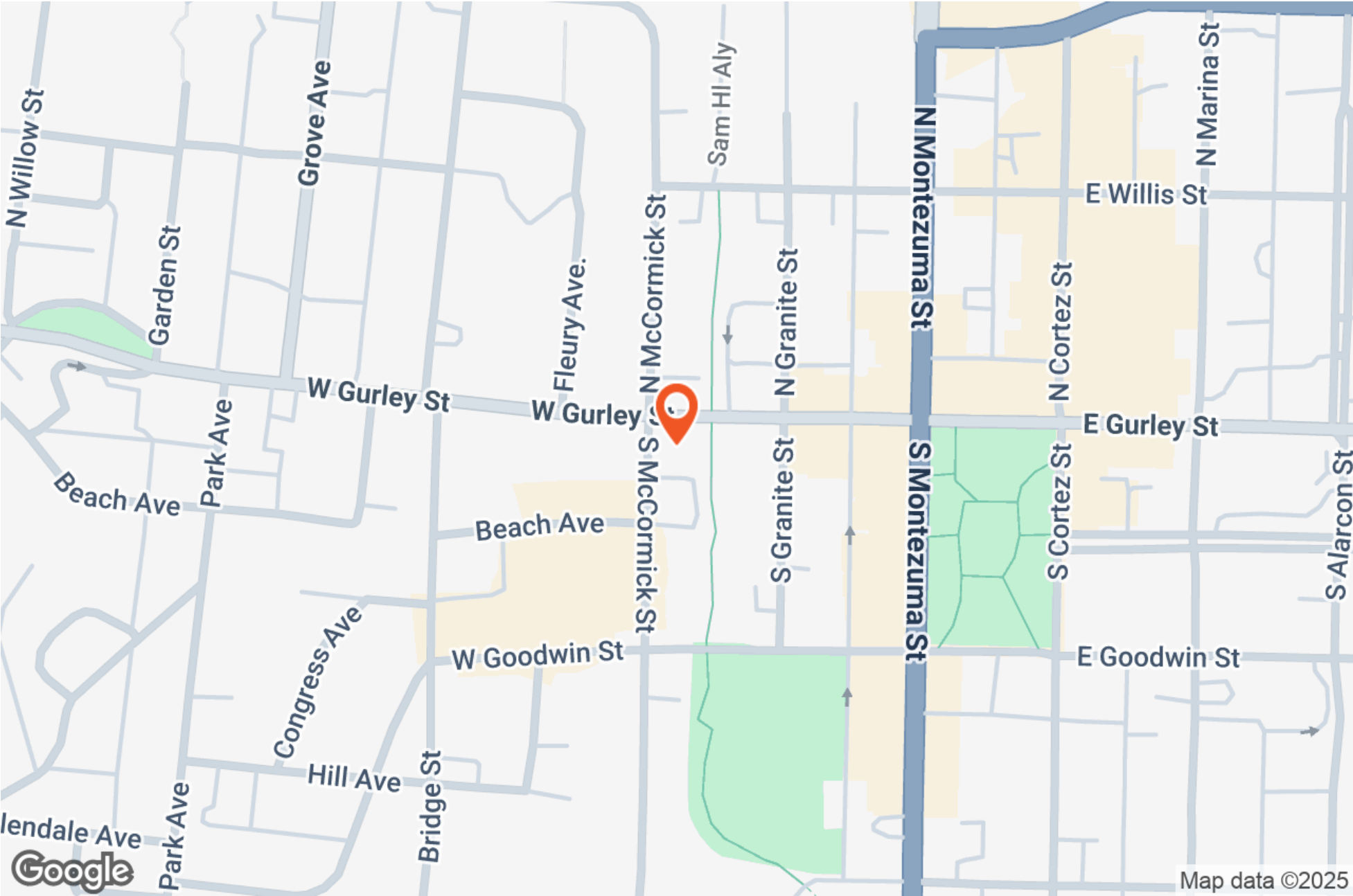
## OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Available SF:	5,700 SF
Lot Size:	0.11 Acres
Building Size:	23,106 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	1,194	4,594
Total Population	336	2,372	8,966
Average HH Income	\$54,307	\$64,813	\$68,313



LOCATION MAP





# ADDITIONAL PHOTOS





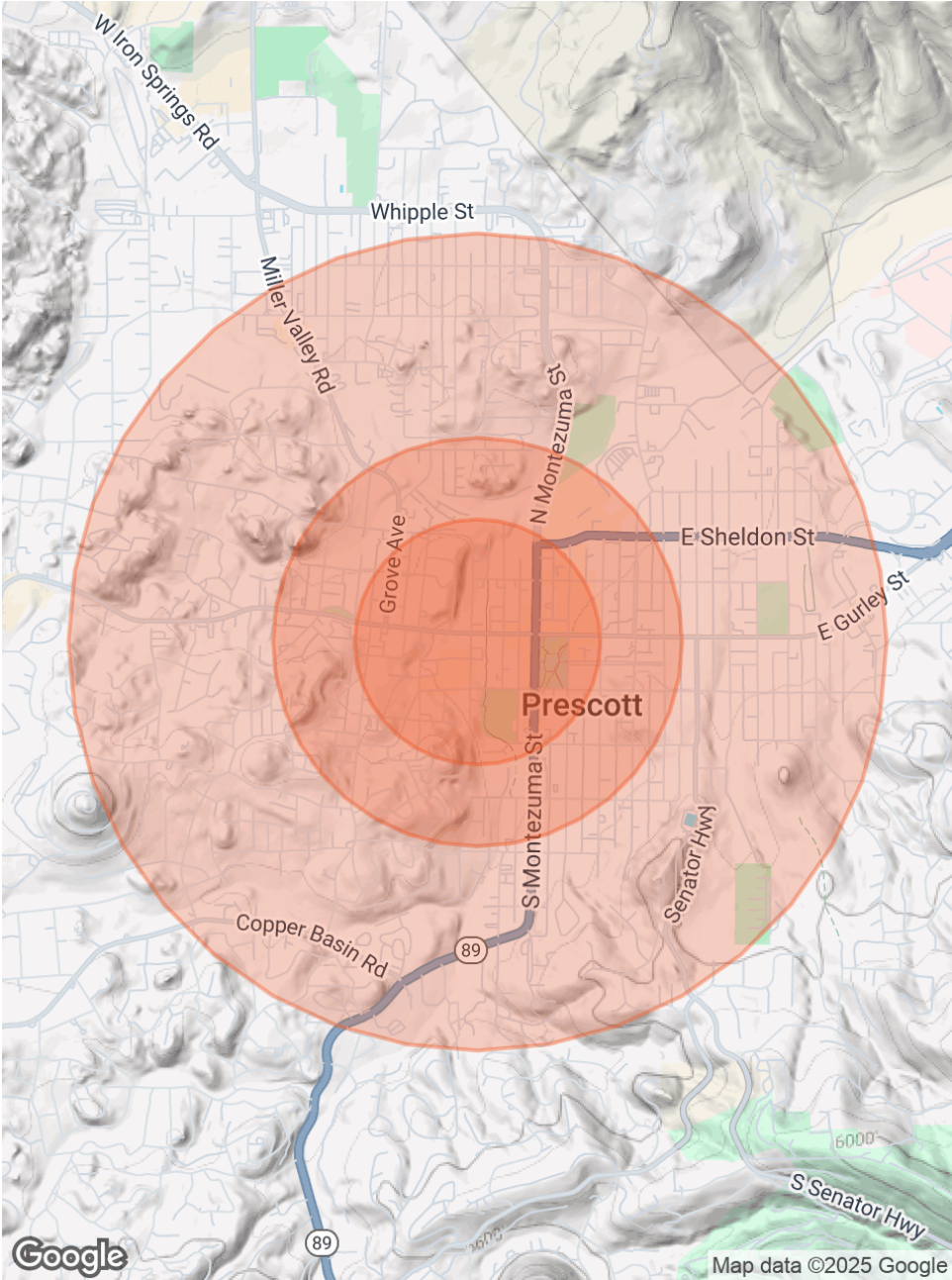
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	336	2,372	8,966
Average Age	50	48	48
Average Age (Male)	49	47	48
Average Age (Female)	51	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	1,194	4,594
# of Persons per HH	2.1	2	2
Average HH Income	\$54,307	\$64,813	\$68,313
Average House Value	\$469,491	\$477,025	\$484,905

Demographics data derived from AlphaMap







## DENISE RANEY

Commercial Agent

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### PROFESSIONAL BACKGROUND

Denise specializes in Commercial and Residential Real Estate markets throughout Northern Arizona. She provides her clients with unparalleled service and professionalism while utilizing her business, technology and real estate experience to benefit her clients in all aspects of their transactions. When she launched her career in Real Estate in 2005 her focus and passion was commercial income properties; she commenced her extensive work with commercial landlords, national and local Tenants, and other clients to facilitate smooth transactions. She consistently earns her client's praise for her unparalleled integrity. Prior to becoming a Commercial Real Estate specialist, Denise spent 10 +years as a Chemist for Milpitas Fire Department. She resides in Prescott.

### EDUCATION

BS Environmental Chemistry San Jose State University

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