

PREMIER DOWNTOWN OFFICE BUILDING

221 N MARINA ST,
PRESCOTT, AZ 86301-3024

Matthew Fish

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

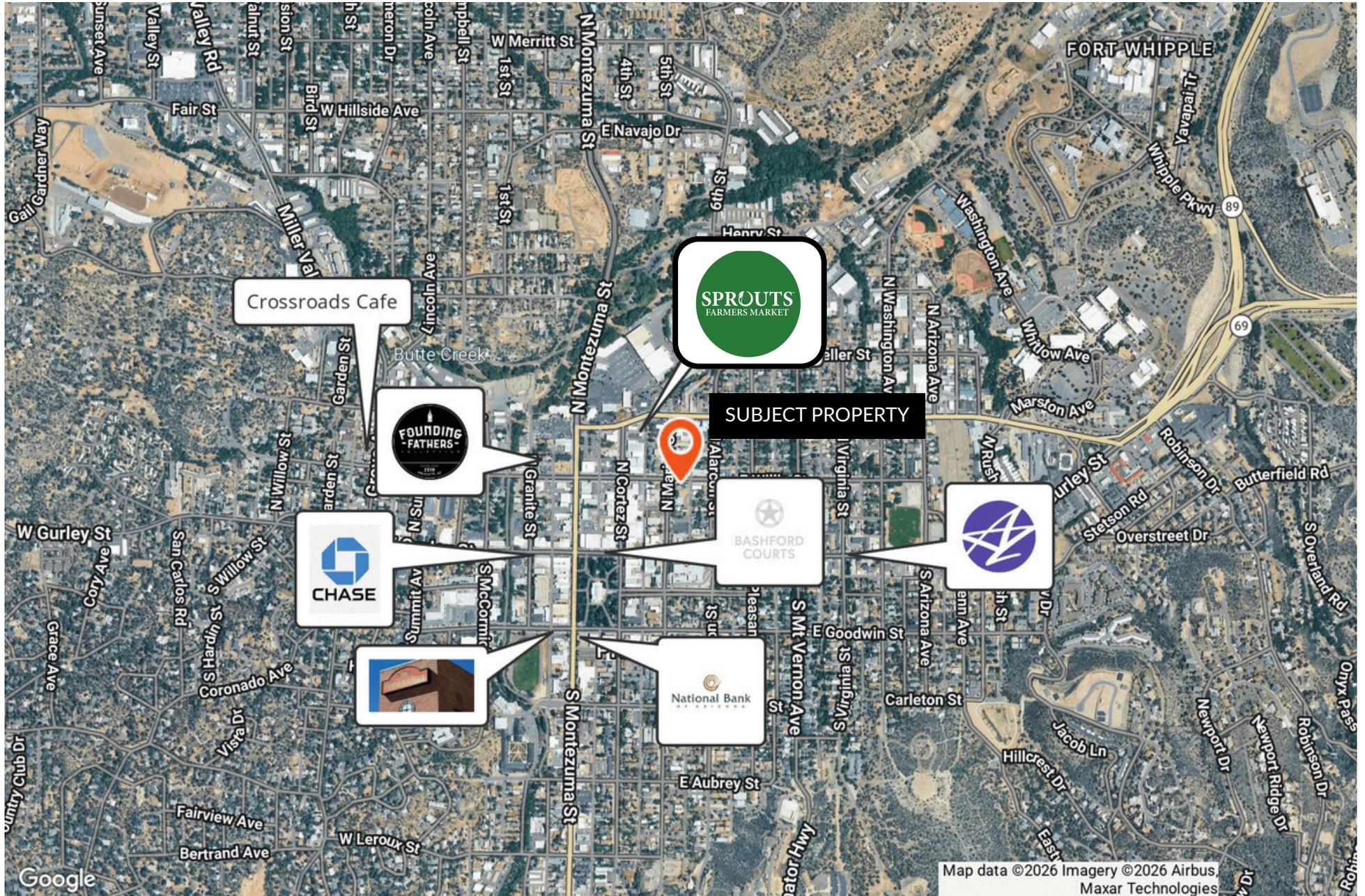
Premier downtown office building just 2.5 blocks from Courthouse Square, across from the Cosmos Theatre. High-visibility, professionally maintained property surrounded by restaurants, retail, and professional services. Flexible layout with multiple private offices, reception/waiting area, conference room, open bullpen, break rooms, storage, and ADA restrooms. Elevator access, ceiling heights under 12', central air & evaporative cooling, natural gas heat, tile flooring. Ample parking: 33 on-site spaces plus street parking. Utilities: individually metered electricity & gas; city water/sewer master metered; tenant-choice phone service. Ideal location for professional office tenants seeking flexibility, convenience, and visibility.

OFFERING SUMMARY

Upstairs Level : 4,510 sq ft
 Lower Level : 1,258 sq ft
 Lease type: (NNN)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,219	25,979	41,375
Total Popula on	34,704	53,058	88,848
Average HH Income	\$89,234	\$93,094	\$91,606

AERIAL MAP OVERVIEW



ADDITIONAL PHOTOS

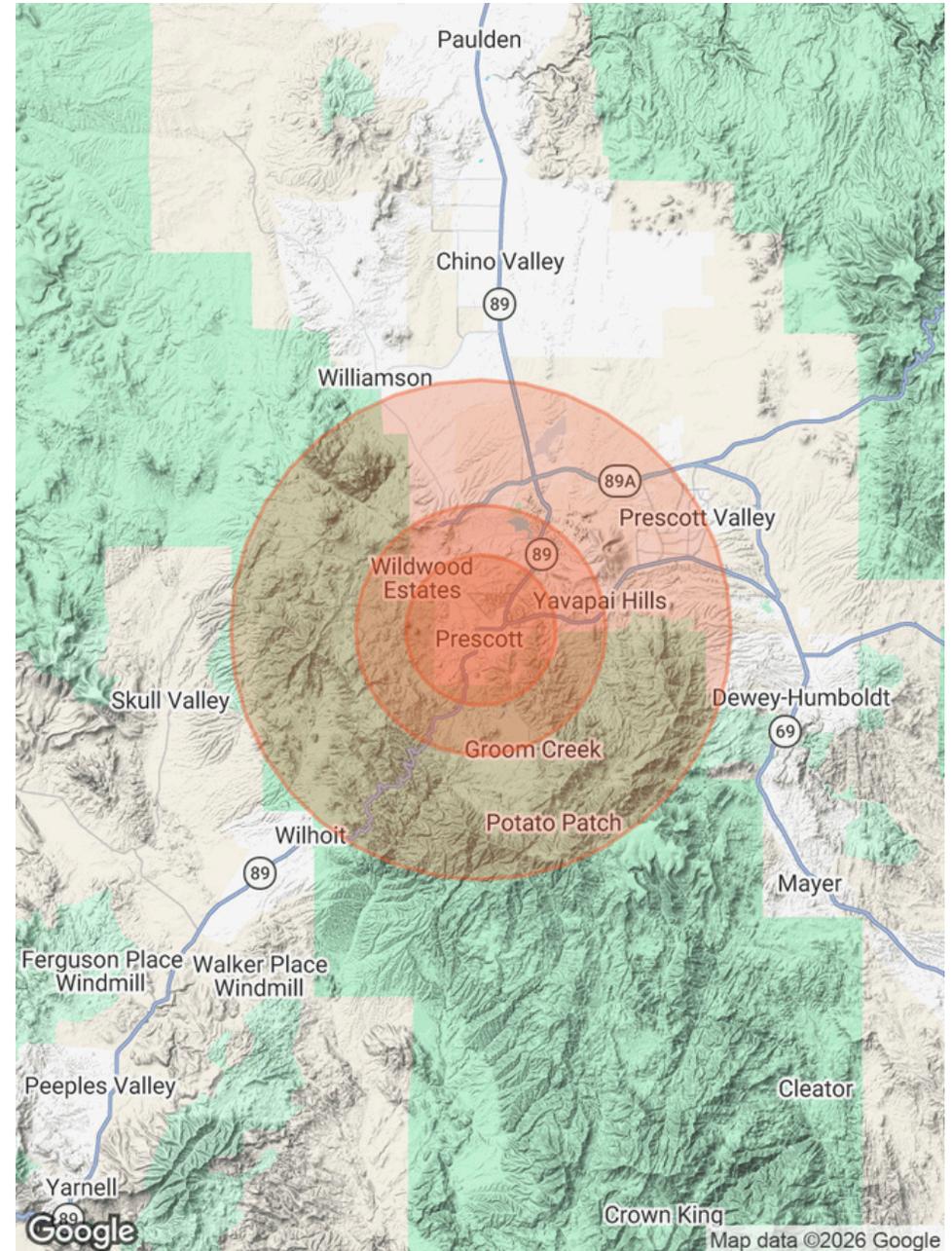


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,704	53,058	88,848
Average Age	54	55	52
Average Age (Male)	53	54	51
Average Age (Female)	55	55	53

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,219	25,979	41,375
# of Persons per HH	2	2	2.1
Average HH Income	\$89,234	\$93,094	\$91,606
Average House Value	\$544,669	\$557,982	\$517,090

Demographics data derived from AlphaMap



CONTACT OUR TEAM TODAY



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