

ARIZONA  COMMERCIAL  
REAL ESTATE

# FOR LEASE

Professional  
Office Suites  
Now Available

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122 N CORTEZ STREET  
PRESCOTT, AZ, 86301

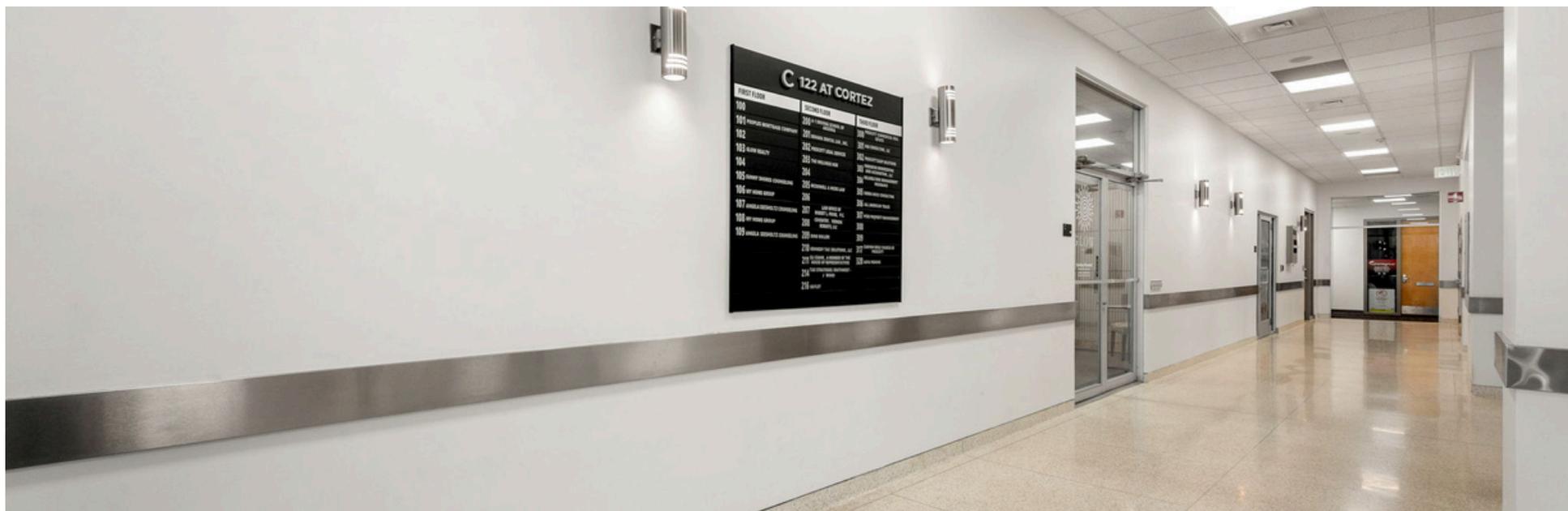
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ARIZONA COMMERCIAL REAL ESTATE



PROFESSIONAL OFFICE SUITES | FOR LEASE

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Just a short walk from Courthouse Square, the building offers modern finishes, updated amenities, and refreshed common areas throughout. Each suite varies in size and layout, with options that include glass double-door entries, open bullpen or reception areas, and private offices. With its contemporary design, upgraded infrastructure, and selection of professionally finished spaces, this property provides an exceptional environment for a wide range of business needs.

## PROPERTY HIGHLIGHTS

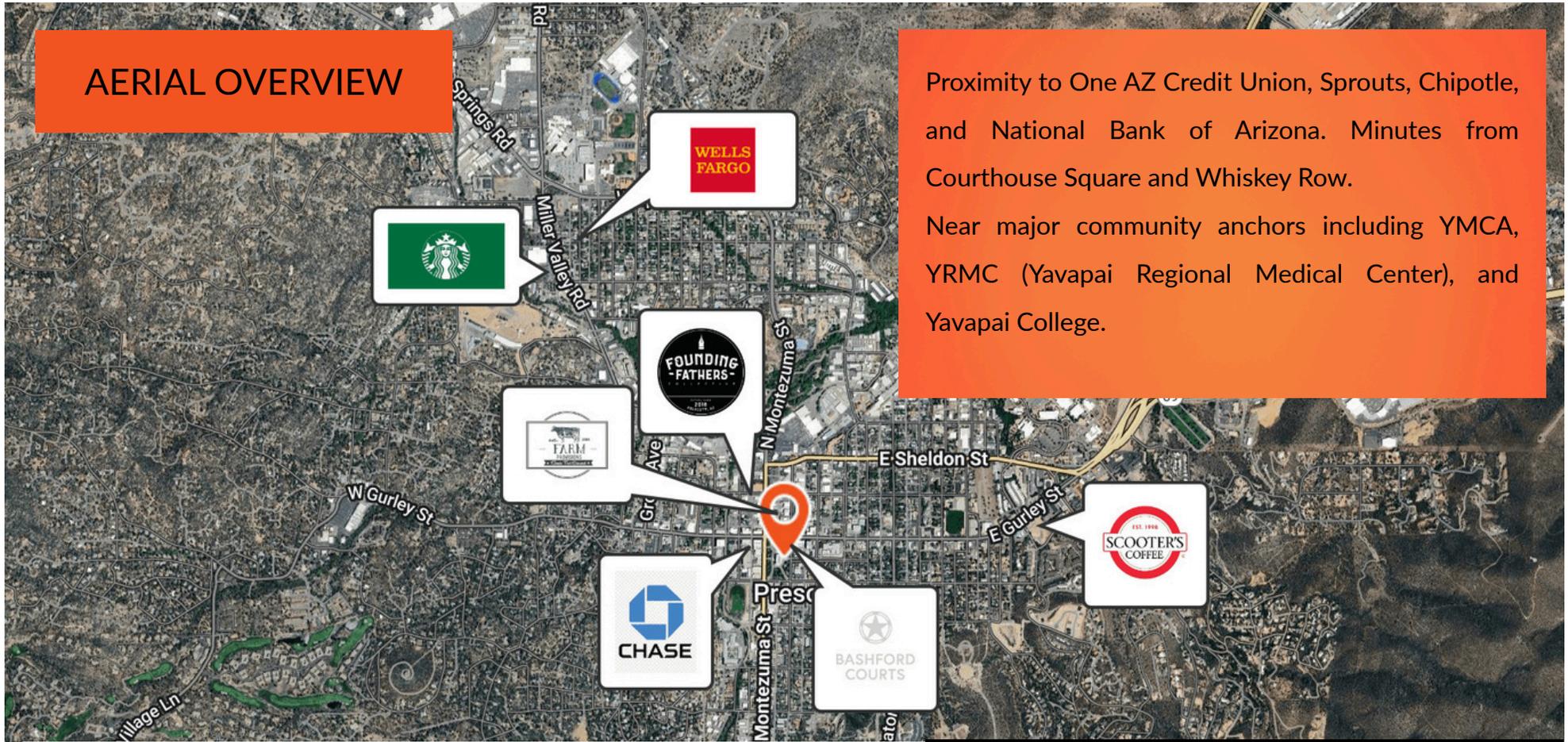
- Professional Office Spaces
- Multiple suites available: 101, 102, 104, 105, 107, 109, and 205
- Recently renovated with modern interior & exterior finishes
- Updated electrical, flooring, lighting, and common areas
- Professional, well-maintained building with strong curb appeal

## OFFERING SUMMARY

Lease Rate:	\$24.00-\$26.00 SF/yr Full Service
Available SF:	385-1,161 SF
Lot Size:	0.34 Acres
Building Size:	32,355 SF

DEMOGRAPHICS	0.5 MILES	5 MILES	10 MILES
Total Households	1,050	25,003	41,375
Total Population	2,128	50,940	88,848
Average HH Income	\$58,831	\$93,470	\$91,606

## AERIAL OVERVIEW



Proximity to One AZ Credit Union, Sprouts, Chipotle, and National Bank of Arizona. Minutes from Courthouse Square and Whiskey Row.

Near major community anchors including YMCA, YRMC (Yavapai Regional Medical Center), and Yavapai College.

## LOCATION OVERVIEW

Situated in downtown Prescott within walking distance of Courthouse Plaza, this property provides small businesses with direct access to the city's commercial center. Tenants benefit from proximity to local dining, retail, and municipal services, facilitating client meetings and day-to-day operations. The central location offers strong visibility and convenient access for both employees and clients. This professional downtown address combines accessibility with the operational advantages of Prescott's established business district.



# AVAILABLE SUITES



## LEASE INFORMATION

Lease Type:	Full Service
Total Space:	393 - 1,184 SF

Lease Term:	3 years
Lease Rate:	\$24.00 - \$26.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	TBD	Full Service	\$24.00 SF/yr	-
Suite 104	Available	TBD	Full Service	\$24.00 SF/yr	-
Suite 101	Available	1,184 SF	Full Service	\$26.00 SF/yr	-
Suite 105	Available	TBD	Full Service	\$24.00 SF/yr	-
Suite 107	Available	630 SF	Full Service	\$24.00 SF/yr	-
Suite 205	Available	393 SF	Full Service	\$24.00 SF/yr	-
Suite 109	Available	405 SF	Full Service	\$24.00 SF/yr	-

# DEMOGRAPHICS MAP & REPORT

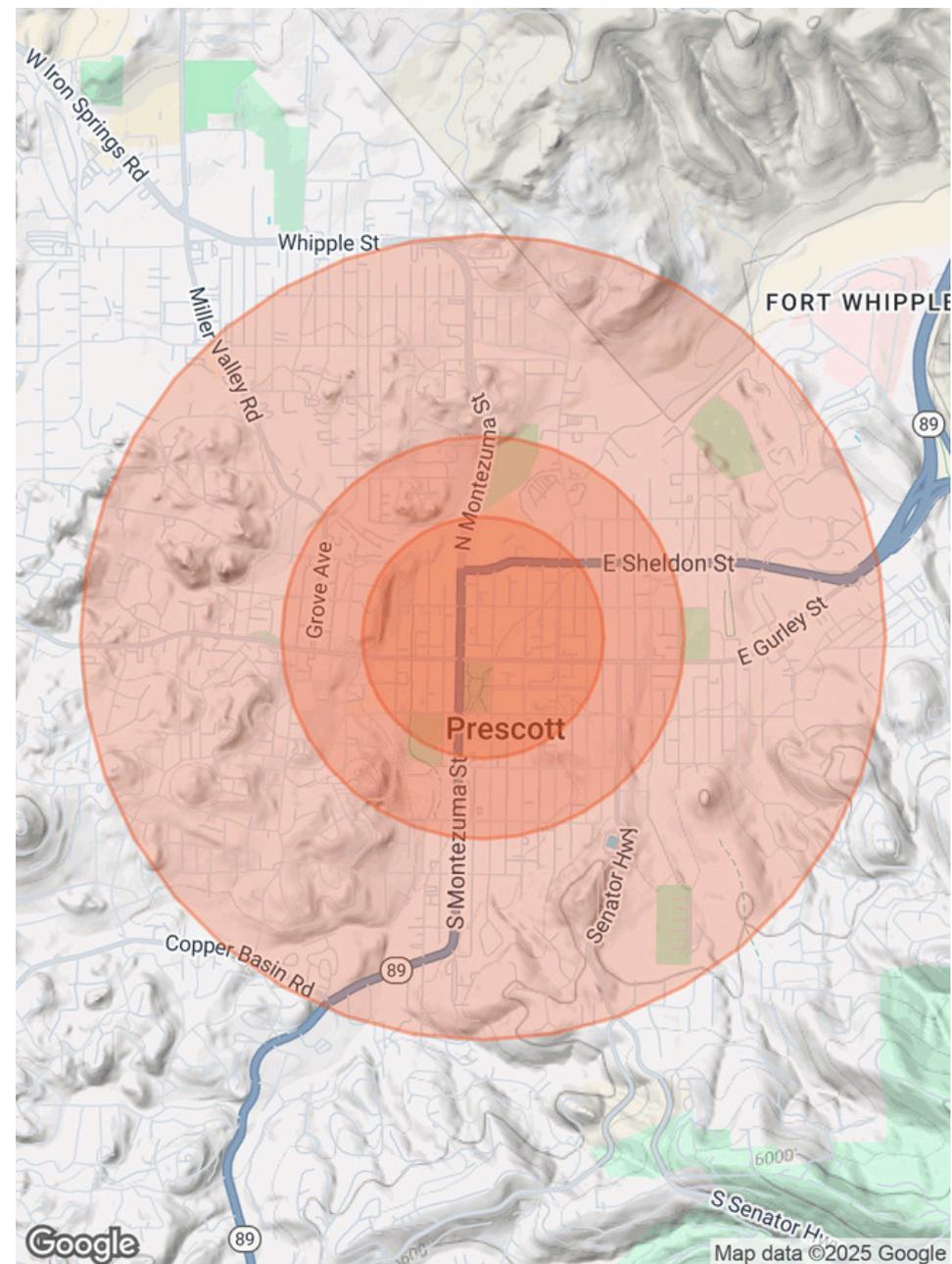
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	301	2,128	8,997
Average Age Average	46	46	49
Age (Male) Average	46	46	48
Age (Female)	45	46	50

## HOUSEHOLDS & INCOME

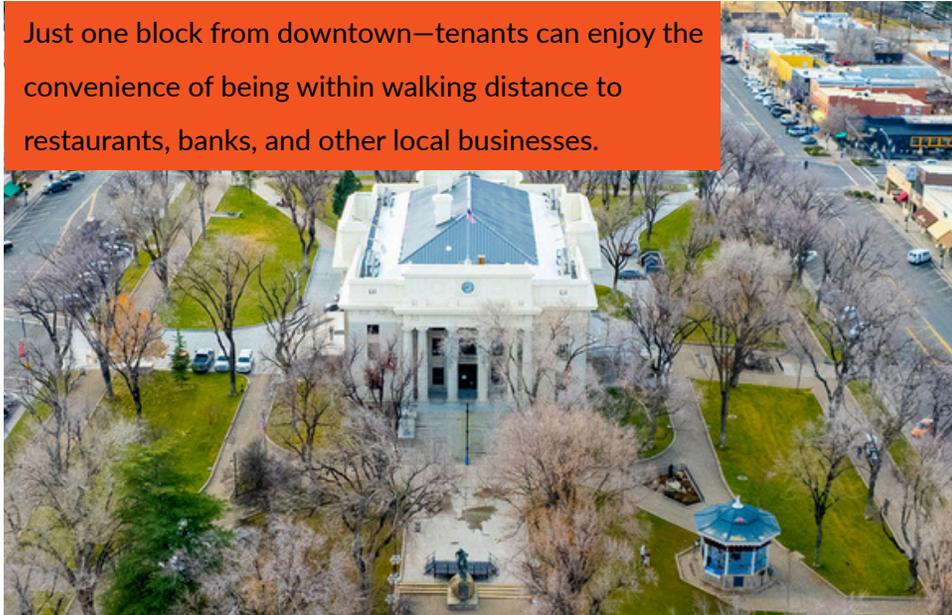
	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	1,050	4,615
# of Persons per HH	2.1	2	1.9
Average HH Income	\$55,455	\$58,831	\$66,745
Average House Value	\$544,321	\$521,629	\$490,961

Demographics data derived from AlphaMap



# ADDITIONAL PHOTOS

Just one block from downtown—tenants can enjoy the convenience of being within walking distance to restaurants, banks, and other local businesses.



Suite 102





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