

PRIME FREESTANDING OFFICE OPPORTUNITY NEAR DOWNTOWN PRESCOTT

1456 W GURLEY ST,
PRESCOTT, AZ 86305

DENISE RANEY
Commercial Agent
928.710.2094
denise@arizonacre.com



FOR LEASE- FREESTANDING OFFICE OPPORTUNITY

PROPERTY SUMMARY

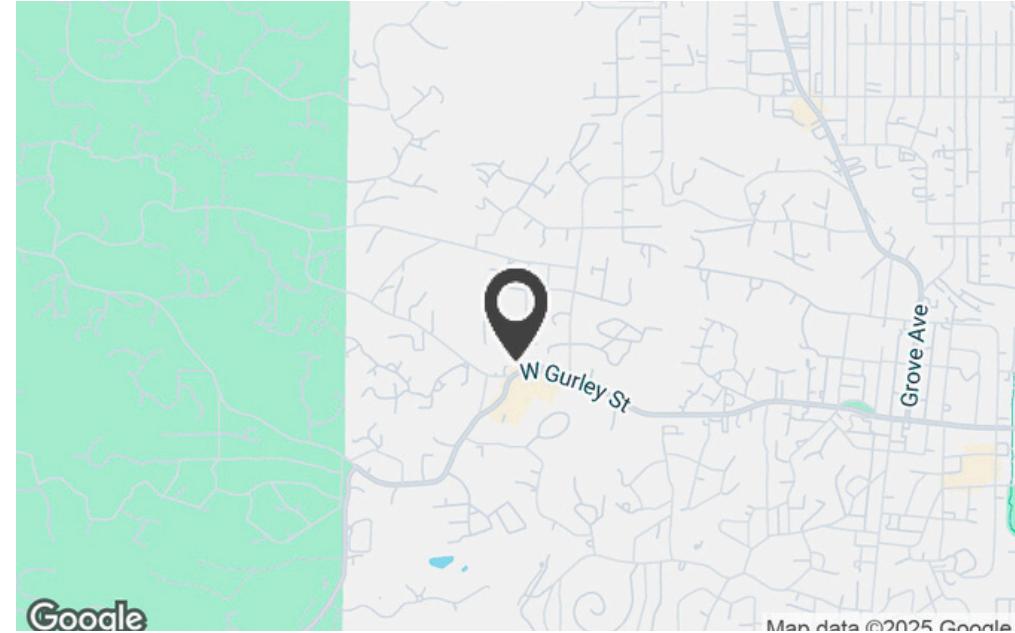


PROPERTY DESCRIPTION

Conveniently located near downtown Prescott, this stand-alone office space features two private offices, a dedicated conference room, and a welcoming reception area, along with an ADA-compliant restroom. Additional amenities include a kitchenette and a separate staff bathroom with shower, offering added convenience for daily operations. The property provides ample on-site parking and easy access, making it well suited for a variety of professional or administrative uses. An excellent opportunity for businesses seeking a centrally located, accessible office environment.

PROPERTY HIGHLIGHTS

- Conveniently located near downtown Prescott
- Stand-alone office building
- Two private offices
- Dedicated conference room
- Welcoming reception area
- ADA-compliant restroom
- Kitchenette for added convenience
- Separate staff bathroom with shower



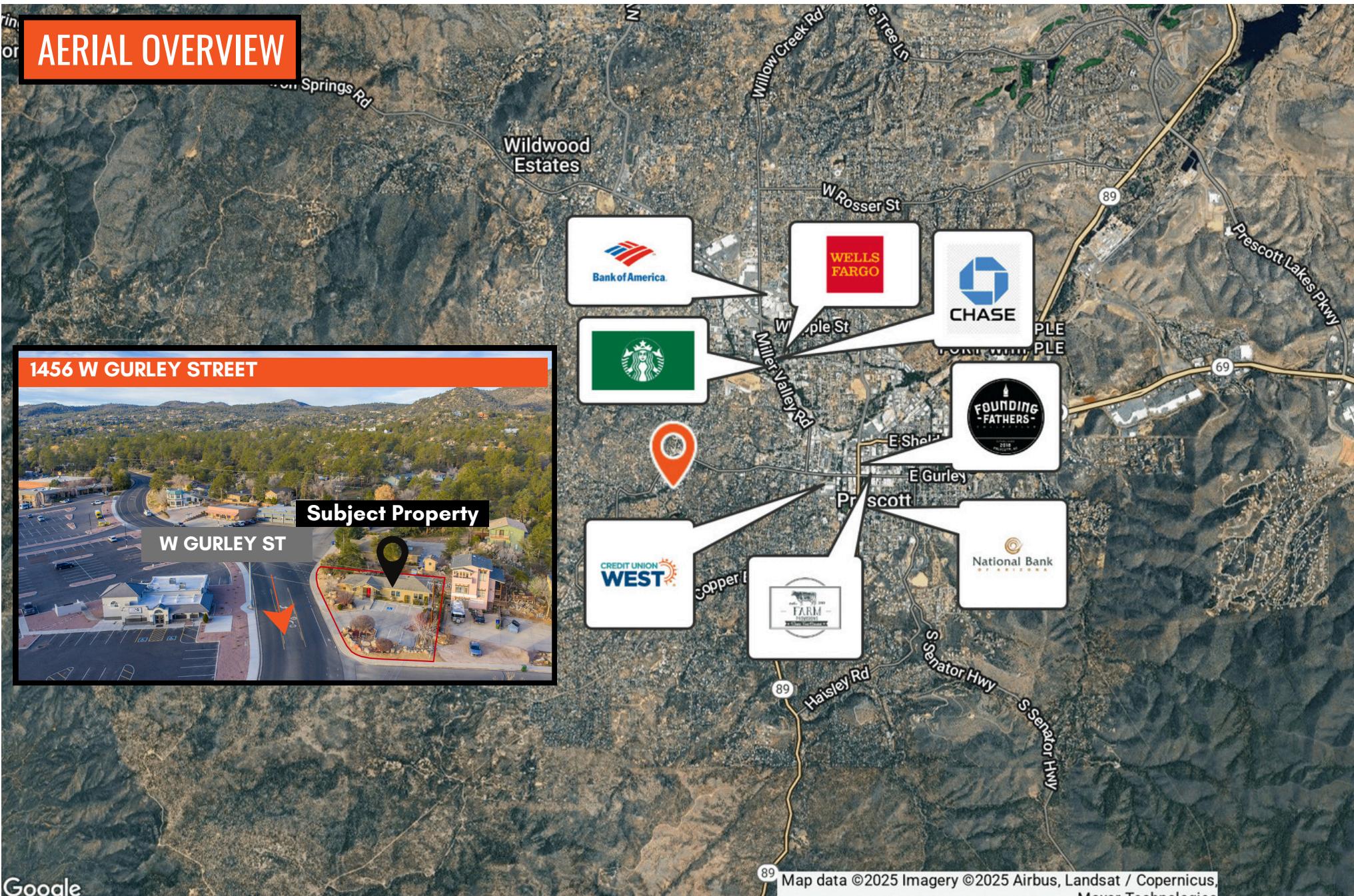
OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Available SF:	1,242 SF
Lot Size:	8,479 SF
Building Size:	1,242 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	267	746	2,995
Total Population	535	1,475	5,888
Average HH Income	\$89,738	\$86,230	\$88,108

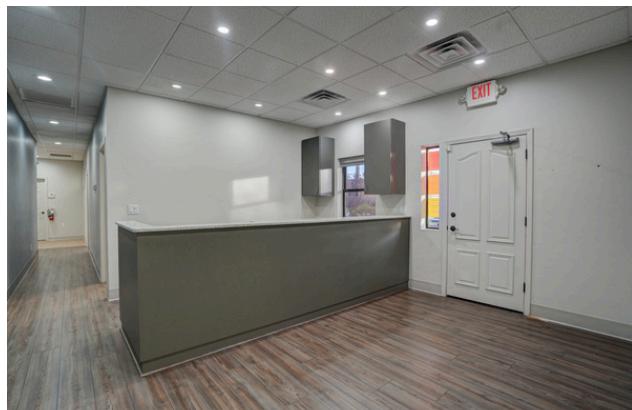
LOCATION MAP

AERIAL OVERVIEW



Google

ADDITIONAL PHOTOS

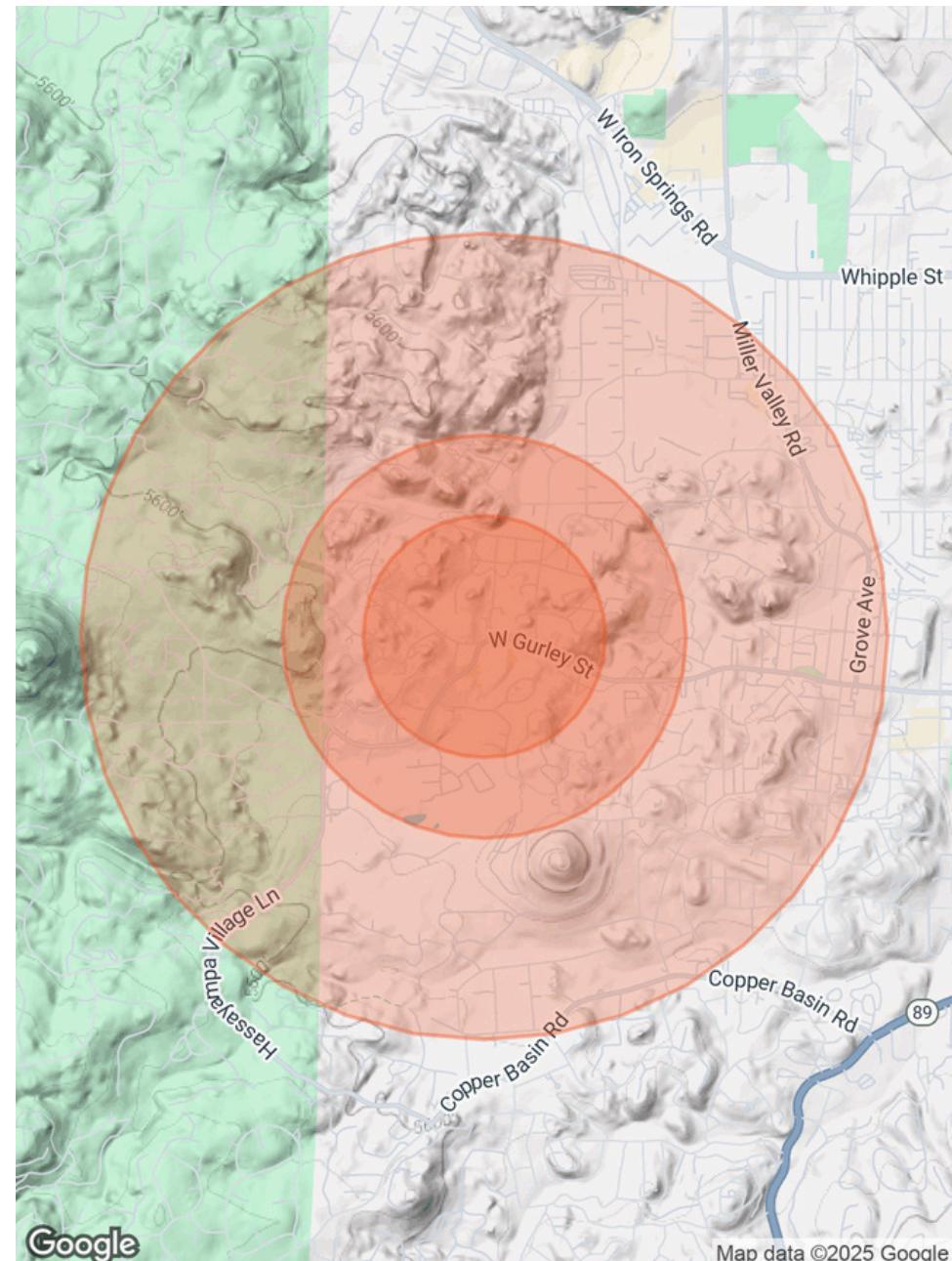


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	535	1,475	5,888
Average Age	52	52	52
Average Age (Male)	52	51	52
Average Age (Female)	53	53	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	267	746	2,995
# of Persons per HH	2	2	2
Average HH Income	\$89,738	\$86,230	\$88,108
Average House Value	\$509,785	\$496,453	\$519,489

Demographics data derived from AlphaMap



CONTACT DENISE RANEY



DENISE RANEY

Commercial Agent

denise@arizonacre.com

Direct: **928.710.2094**

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

Arizona Commercial Real Estate

122 North Cortez Street

Prescott, AZ 86301

480.309.1089