



**Offering Memorandum
Prescott Executive Offices
3623 Crossing Dr, Prescott, AZ 86305**

**Investment
For Sale: \$2,810,000
CAP Rate: 6%**



This offering represents the opportunity to acquire an income-producing executive office building currently operating below full capacity at an approximate 6% cap rate. Lease-up to market occupancy is projected to increase annual NOI by roughly \$360,000 with minimal incremental expenses, positioning the asset for a higher, more attractive stabilized return.

Amy Gibson, Designated Broker/Owner: 602-625-5647; Amy@DreamMakerca.com

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For more information consult Designated Broker,

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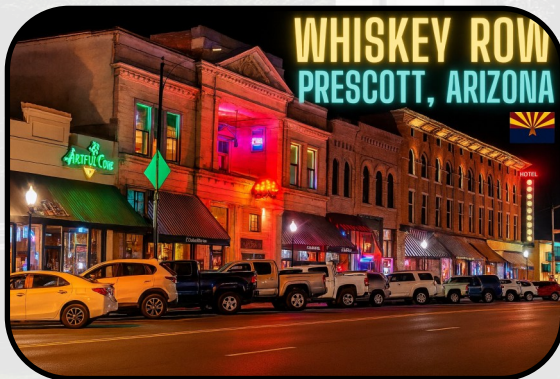
INVESTMENT OVERVIEW

Prescott Executive Offices

Dream Maker Commercial Advisors, LLC is pleased to present the opportunity to acquire 3623 Crossing Drive, a premier executive office suite property in the highly desirable Prescott market. Located near Embry-Riddle Aeronautical University, the property benefits from a strong professional and academic base, along with convenient access to the surrounding area.



Built in 2005 and renovated in 2021, the property operates as a fully automated executive suite concept with secure key card and coded access to offices and conference rooms. Access is limited to tenants and members, creating a professional and controlled environment. In 2023, ownership installed a full-building backup generator, ensuring uninterrupted operations. The building offers a turnkey office solution with modern finishes and flexible workspace options, ideal for a wide range of professional users. A rare find in the Prescott area.



Tenants and users enjoy close proximity to Prescott's top amenities, including Watson Lake, Granite Mountain, and the historic downtown district featuring Whiskey Row and Yavapai County Courthouse Plaza. 3623 Crossing Drive offers an exceptional opportunity to acquire a modern, well-located office asset in one of Northern Arizona's most sought-after markets.

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FACTS AND FIGURES

Prescott Executive Offices



PRICE: \$2,810,000

Price Per SF: \$590.34

Current Cap Rate/NOI: 6%/\$170,097.49

Pro Forma Cap Rate/NOI: 18% / \$515,427.73

Built: 2005 Renovated: 2021 Generator Added: 2023

Only non-Government fiber lit building in the City.

Option: Assumable seller carry-back loan: ±\$600,000.00 at 5% interest

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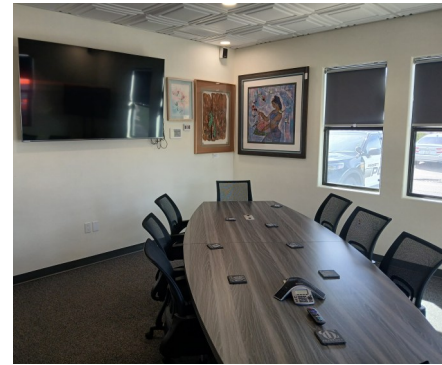
Overview Summary Prescott Executive Offices

THE OFFERING:

Price: \$2,810,000

Address: 3623 Crossing Dr, Prescott, AZ 86305

Property: Prescott Executive Offices



24/7 Secure Access

SITE DESCRIPTION

Year Built:	2005	Reno:	2021
Building Size:			±4,760/SF
Lot Size:			±14,773/SF 0.34/AC
Parking Spaces:			20 Dedicated Spaces
APN:			106-49-017-H

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Operating Statement Prescott Executive Offices

CURRENT EXPENSES

Admin Contractor	\$9,878.98
Advertising	\$3,996.16
Internet/Computer	\$1,3543.95
Credit Card	\$226.78
Dues & Subscriptions	\$3,615.75
Equipment Rental	\$3,357.97
Insurance	\$4,663.00
Janitorial	\$15,600.00
Office Supplies	\$8,242.89
Professional Fees	\$1,687.06
Repairs & Maintenance	\$10,618.22
Taxes—City of Prescott	\$4,157.26
Taxes—Property	\$8,144.28
Utilities	<u>\$20,342.73</u>
Total Expenses:	\$95,886.03

CURRENT INCOME

Rental Income	\$ 191,673.54
Mailboxes	\$ 73,873.73
Vending Machine	\$ 436.25
Gross Income:	265,983.52

Current NOI	\$170,097.49
CAP Rate	6%

CURRENT BUILDING OCCUPANCY

16	Memberships
101	Mailboxes
2	Cubicles
18	Offices
16%	2 Conference Rooms (\$59/hr and \$39/hr)

PRO FORMA INCOME

Rental Income	\$ 437,274.76
Mailboxes	\$ 177,652.97
Vending Machine	\$ 500.00
Gross Income:	\$615,427.73

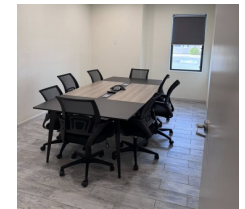
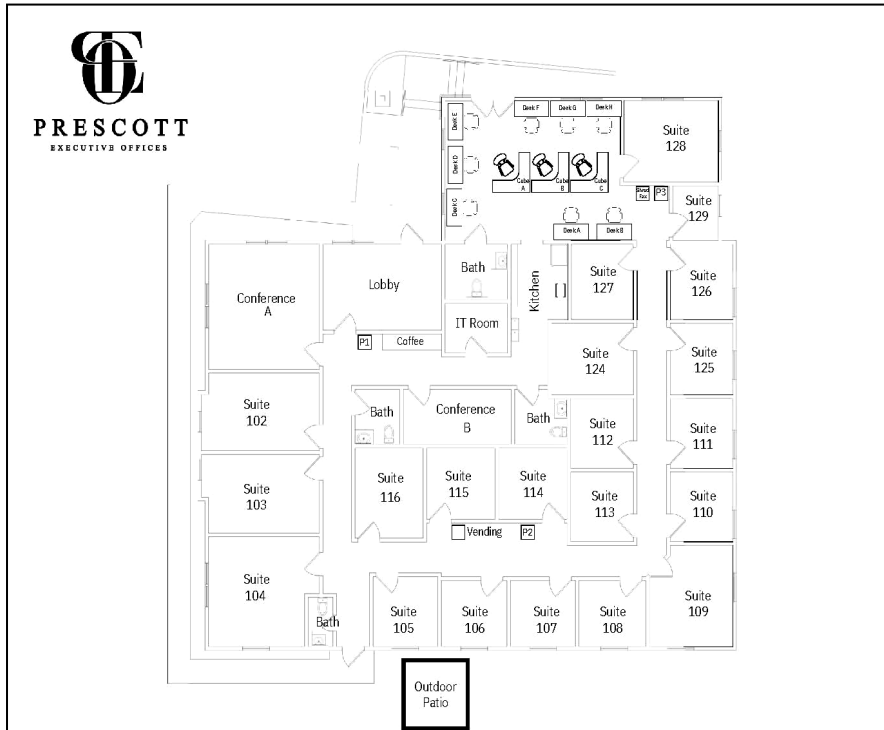
Pro Forma NOI	\$515,427.73
CAP Rate	18%

BUILDING CAPACITY

90	Memberships
272	Mailboxes
3	Cubicles
20	Offices
100%	2 Conference Rooms (\$59/hr and \$39/hr)

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Floor Plan Prescott Executive Offices



Private Offices: 20

Conference Rooms: 2

Restrooms: 4

Outdoor Patio

Breakroom

Bullpen: 3 Cubicles/8 Workstations

Copy & Fax Station

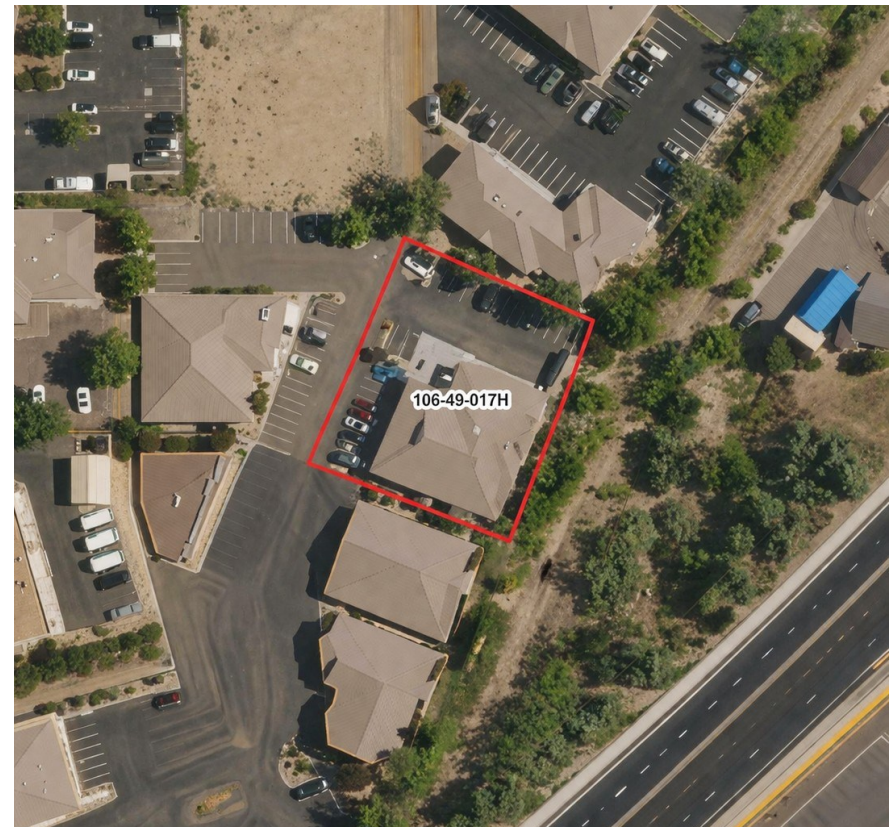
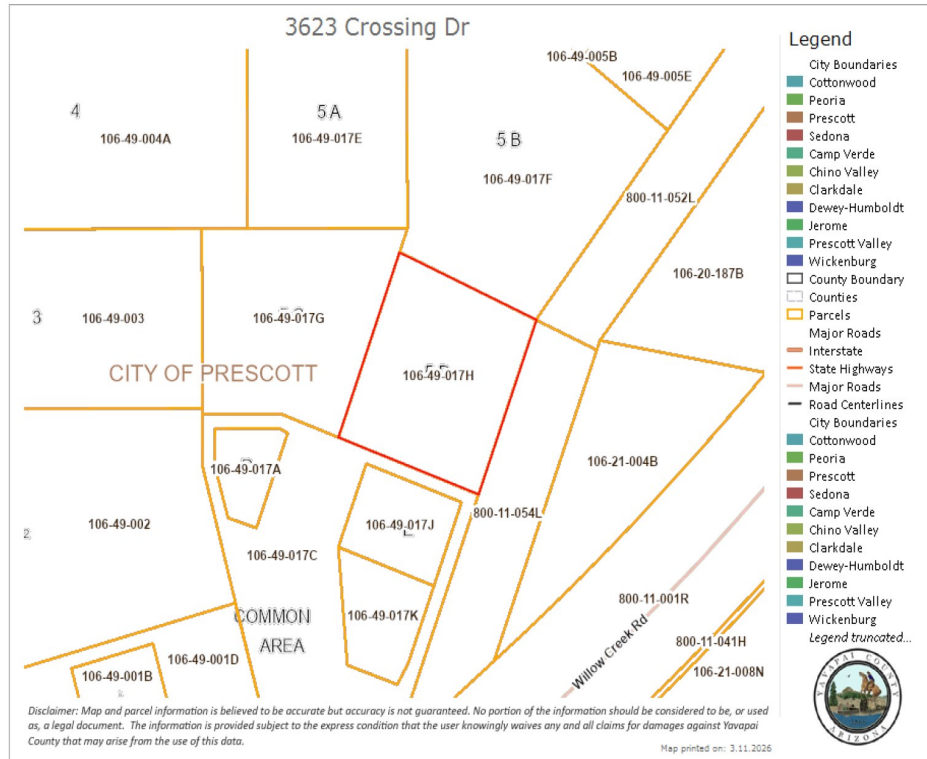
Vending Machine

Coffee/Beverage Station

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Parcel Map Prescott Executive Offices



The asset features 20 exclusive, on-parcel parking spaces under ownership control, with maintenance obligations controlled by ownership and not the HOA—providing operational flexibility and cost transparency.

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