

UPDATED OFFICE SUITES

8841 FLORENTINE ROAD,
PRESCOTT VALLEY, AZ
86314

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available for lease, Suites C and F at 8841 Florentine Road offer an excellent opportunity for businesses seeking quality office or professional space in Prescott Valley. Each suite is available at \$16.00/SF NNN with estimated NNN expenses of \$3.12/SF, providing an attractive option for a variety of professional, medical, administrative, or service-oriented users.

The suites feature functional layouts designed to maximize efficiency and can accommodate a range of business operations. Located within an established commercial corridor, the property offers ample on-site parking, convenient access to Highway 69 and surrounding business districts, and excellent accessibility for both employees and clients. Surrounded by a strong mix of professional and commercial businesses, 8841 Florentine Road provides an ideal setting for companies looking to establish or expand their presence in the growing Prescott Valley market.

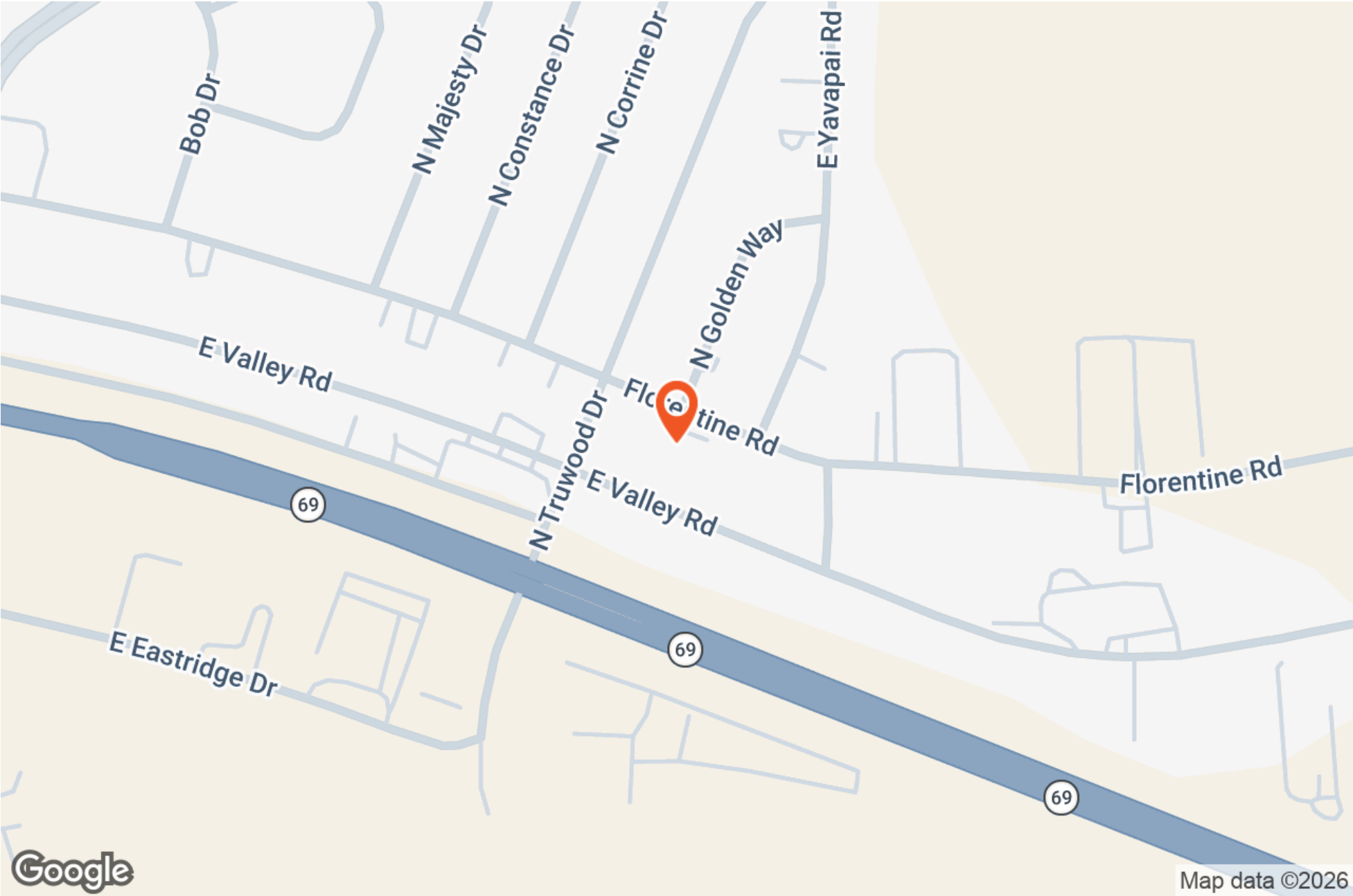
OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	6
Available SF:	1,080 - 1,329 SF
Lot Size:	0.48 Acres
Building Size:	7,264 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,639	22,050	44,398
Total Population	3,961	52,603	101,600
Average HH Income	\$61,384	\$84,007	\$88,219

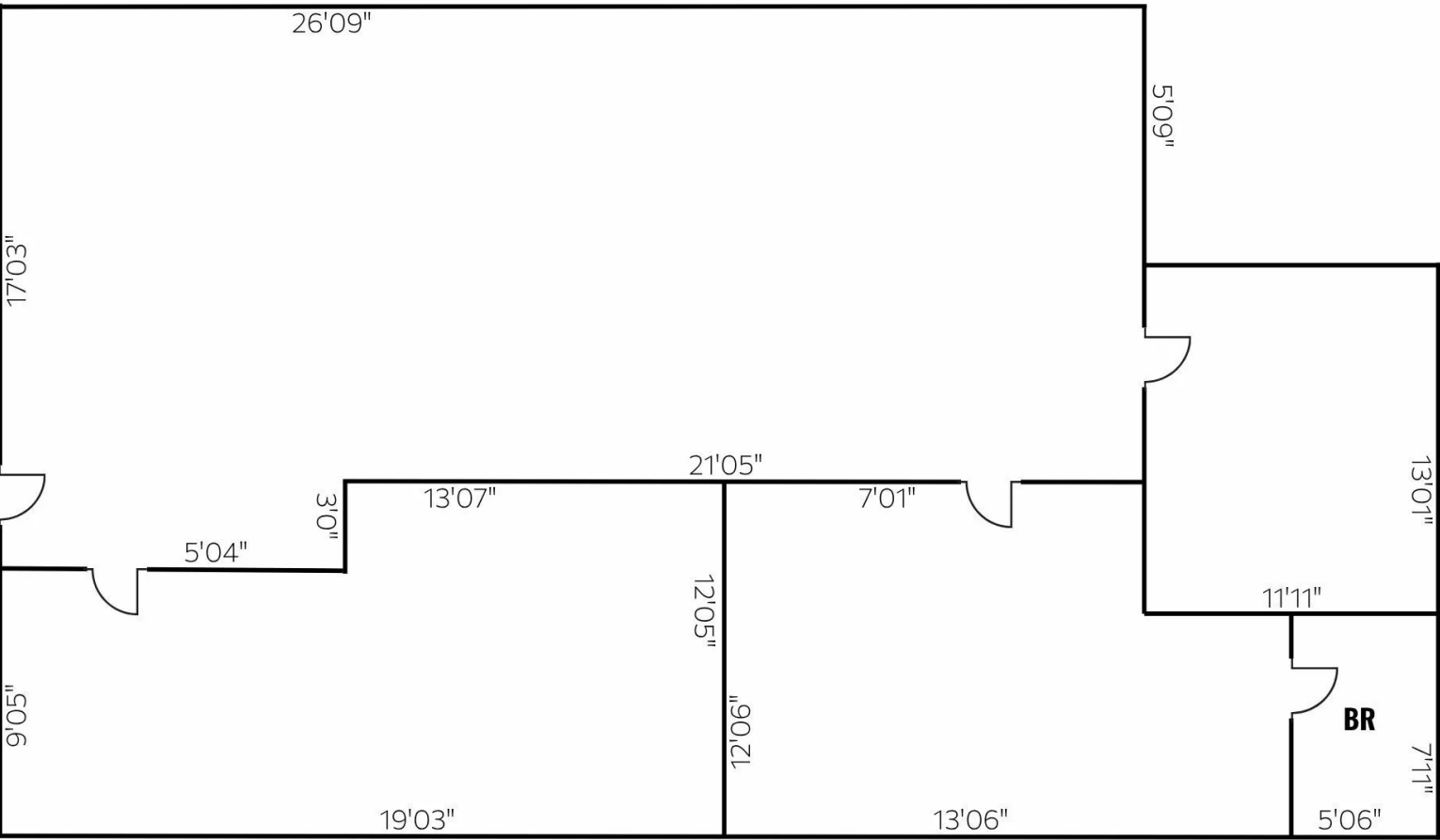
LOCATION MAP



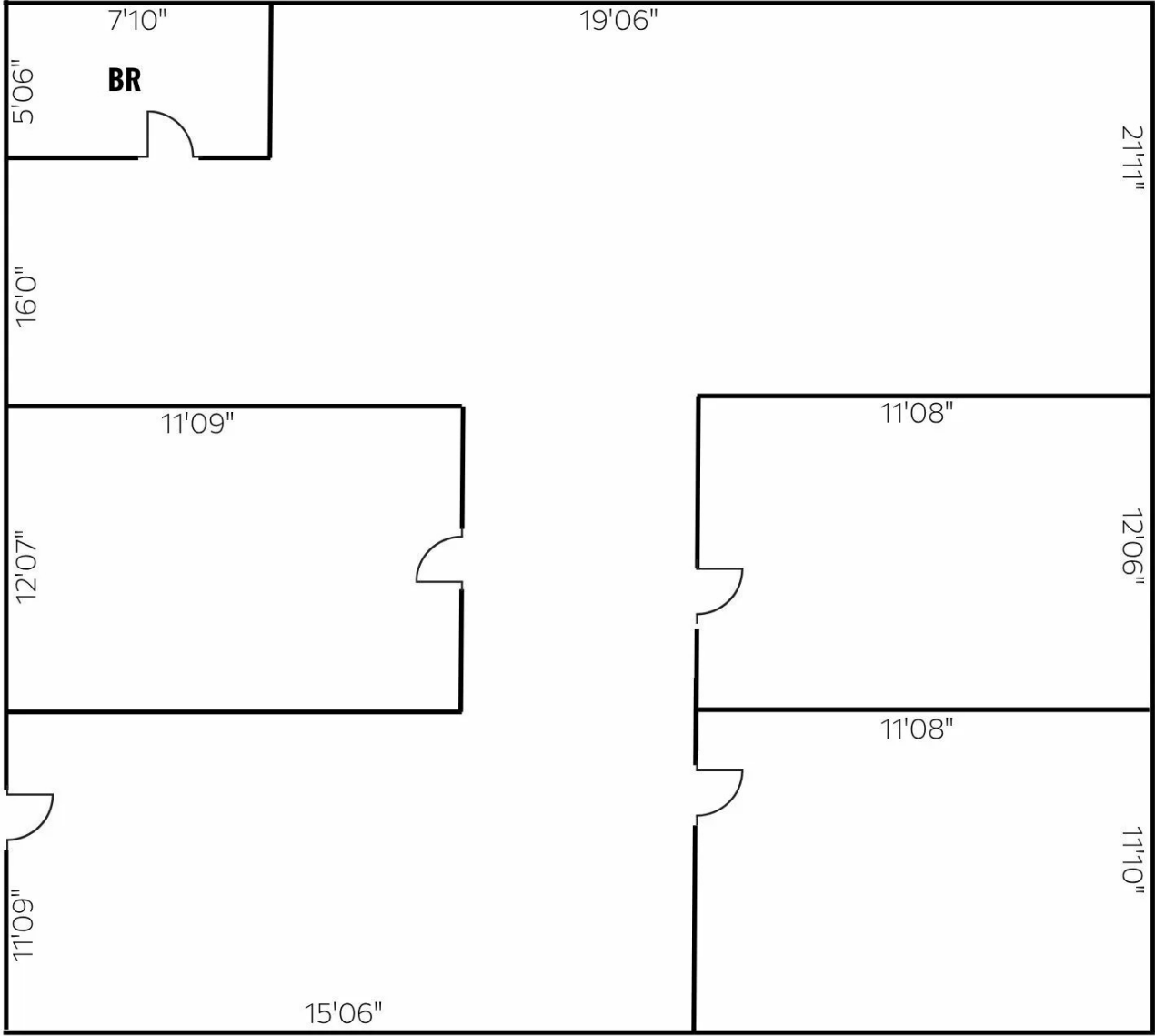
ADDITIONAL PHOTOS



8841 Florentine Suite C Floor Plan



8841 Florentine Suite F Floor Plan

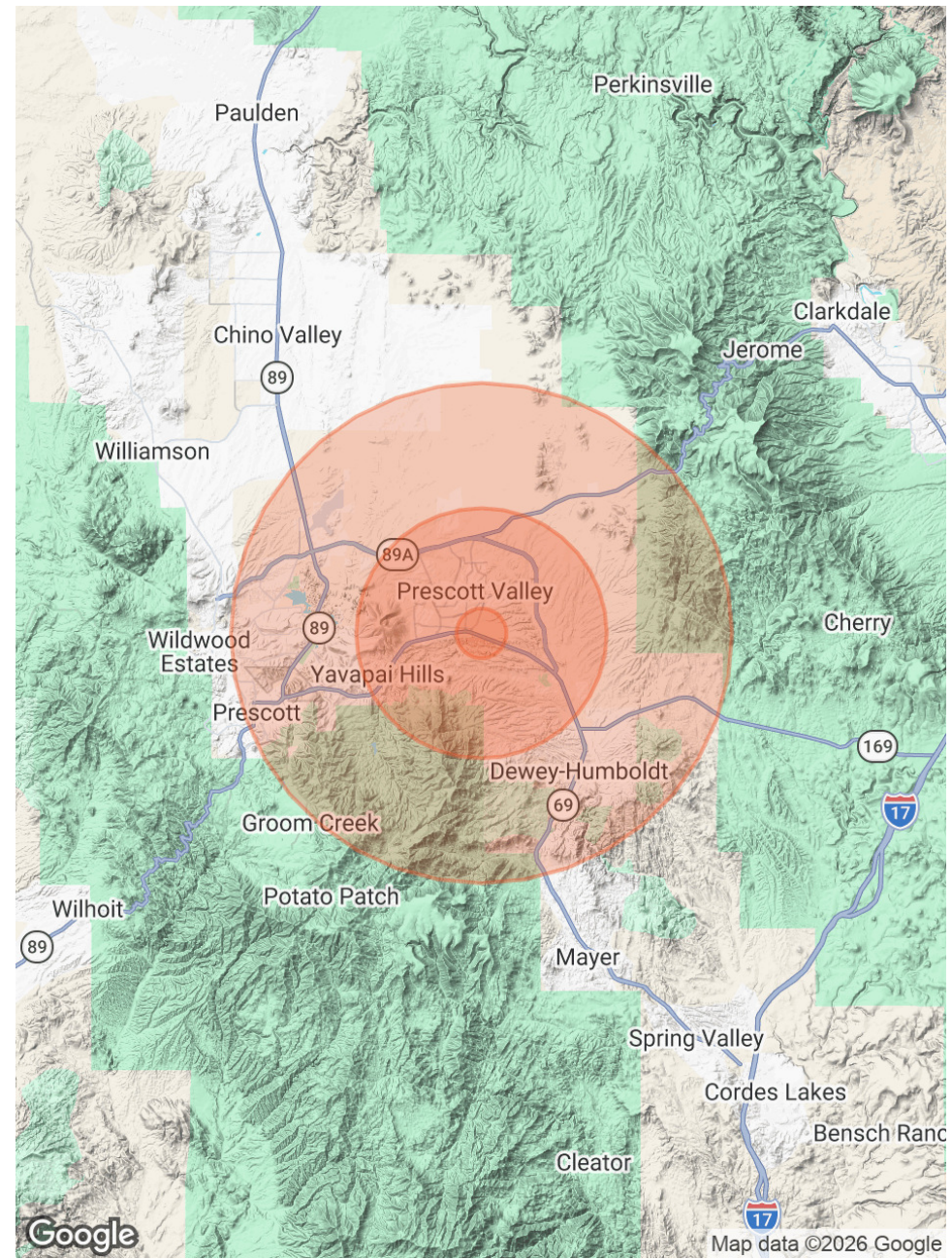


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,961	52,603	101,600
Average Age	36.8	47.2	49.9
Average Age (Male)	34.9	45.7	48.5
Average Age (Female)	41.3	49.0	52.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,639	22,050	44,398
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$61,384	\$84,007	\$88,219
Average House Value	\$316,611	\$373,489	\$440,471

2023 American Community Survey (ACS)



MEET THE TEAM



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