

6752 INTER CAL WAY

PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



FOR LEASE BROCHURE: \$15.28 | NNN

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The suite features an open-plan layout allowing for maximum flexibility in design and functionality, including the ability to accommodate private offices, executive suites, conference rooms, reception areas, collaborative workspaces, break rooms, or call center operations. Ideal for corporate satellite offices, aviation-related businesses, executive suite concepts, or co-working environments, the space can be tailored to fit a variety of operational needs.

PROPERTY HIGHLIGHTS

- Prime location in industrial park.
- Modern and adaptable office space.
- High ceilings and ample natural light.
- Easy access to major transportation routes.
- On-site parking for employees and visitors.
- Customizable layout to fit tenant needs.

OFFERING SUMMARY

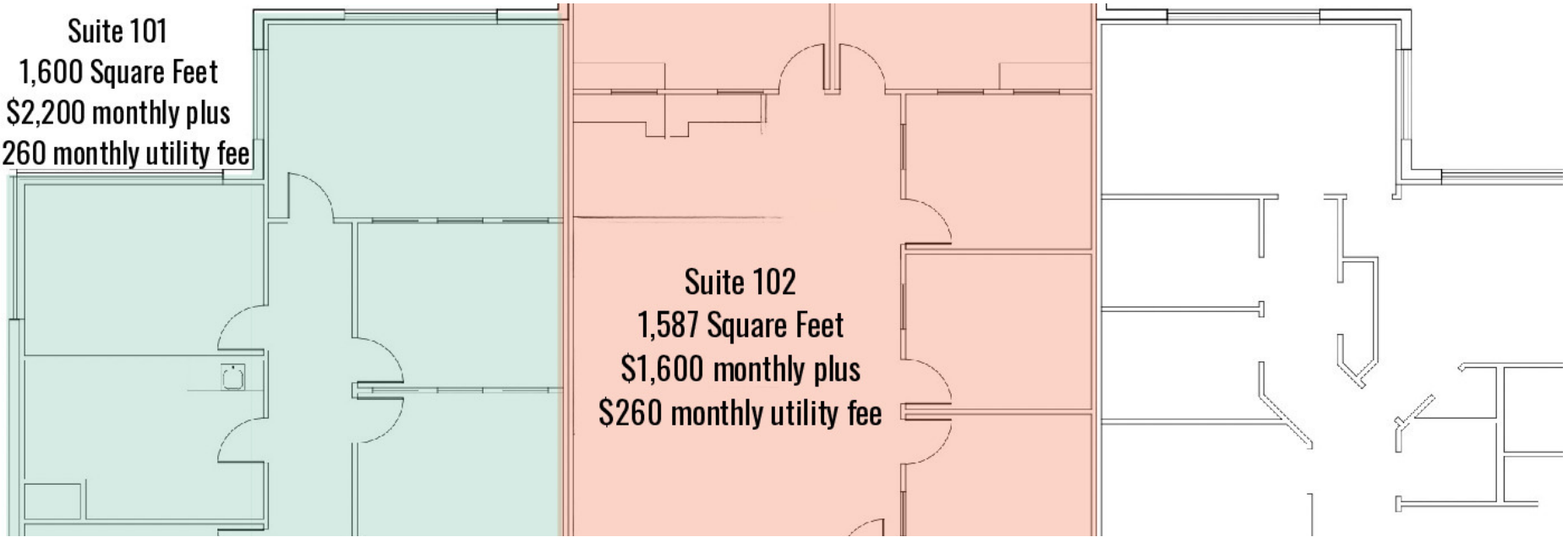
Lease Rate:	\$14.40 - 18.45 SF/yr (NNN)
Number of Units:	3
Available SF:	1,587 - 1,600 SF
Lot Size:	0.89 Acres
Building Size:	11,544 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	256	10,859	53,341
Total Population	524	25,104	120,657
Average HH Income	\$86,389	\$98,636	\$91,568

LEASE SPACES

Suite 101
1,600 Square Feet
\$2,200 monthly plus
\$260 monthly utility fee



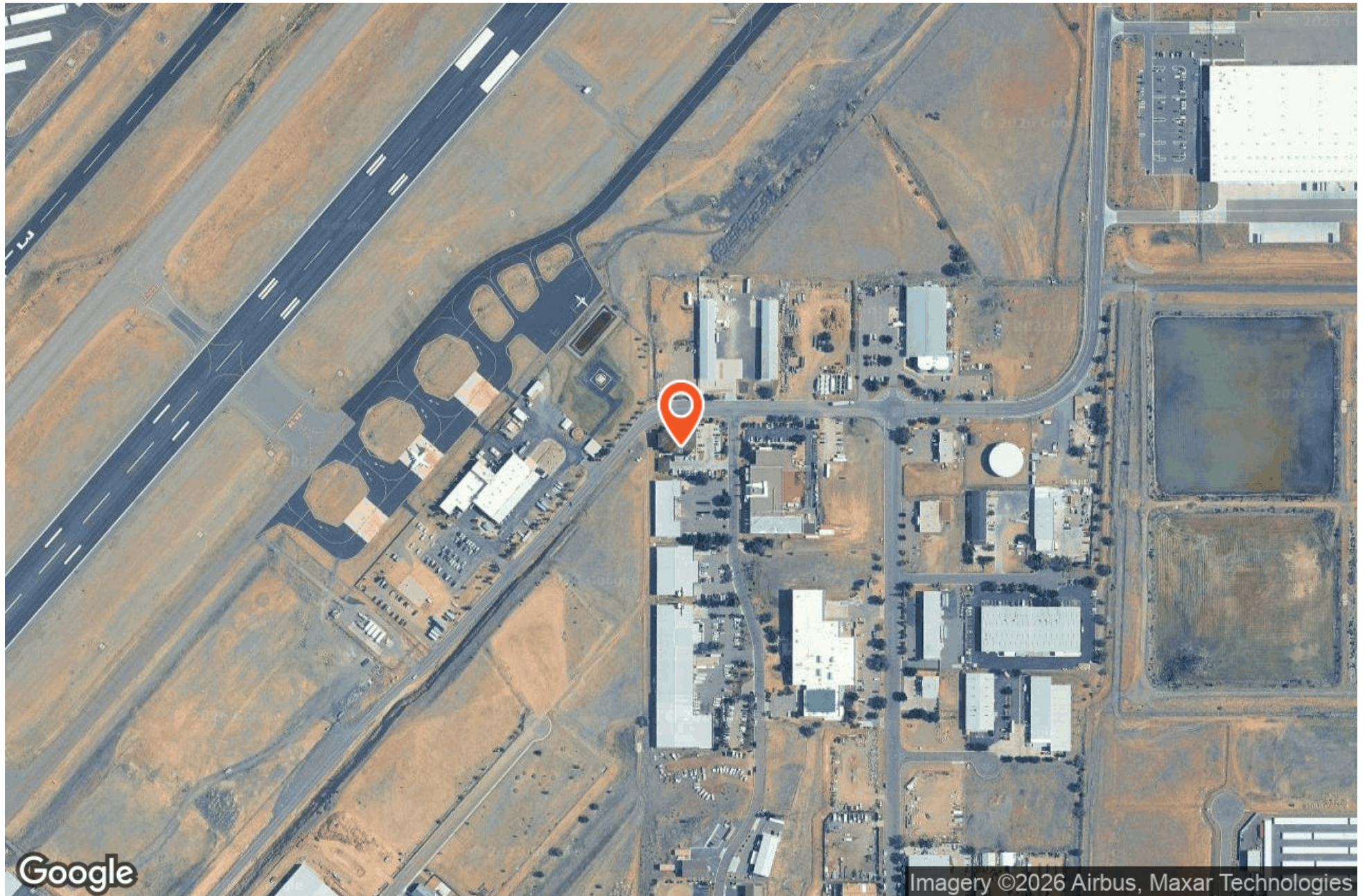
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,587 - 1,600 SF	Lease Rate:	\$14.40 - \$18.45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,600 SF	NNN	\$18.45 SF/yr	Suite 101 offers ±1,600 SF of professional office space in the highly sought-after Prescott Airpark business corridor. The suite features an efficient layout ideal for professional or administrative users, with convenient access to Highway 89A, Prescott Regional Airport, and surrounding amenities. Available for lease at \$18.45/SF/year plus NNN.
Suite 102	Available	1,587 SF	NNN	\$14.40 SF/yr	Suite 102 offers ±1,587 SF of professional office space located in the desirable Prescott Airpark business corridor. The suite provides a functional layout suited for a variety of office users, with easy access to Highway 89A, Prescott Regional Airport, and nearby services and amenities. Available for lease at \$14.40/SF/year plus NNN.

LOCATION MAP



ADDITIONAL PHOTOS

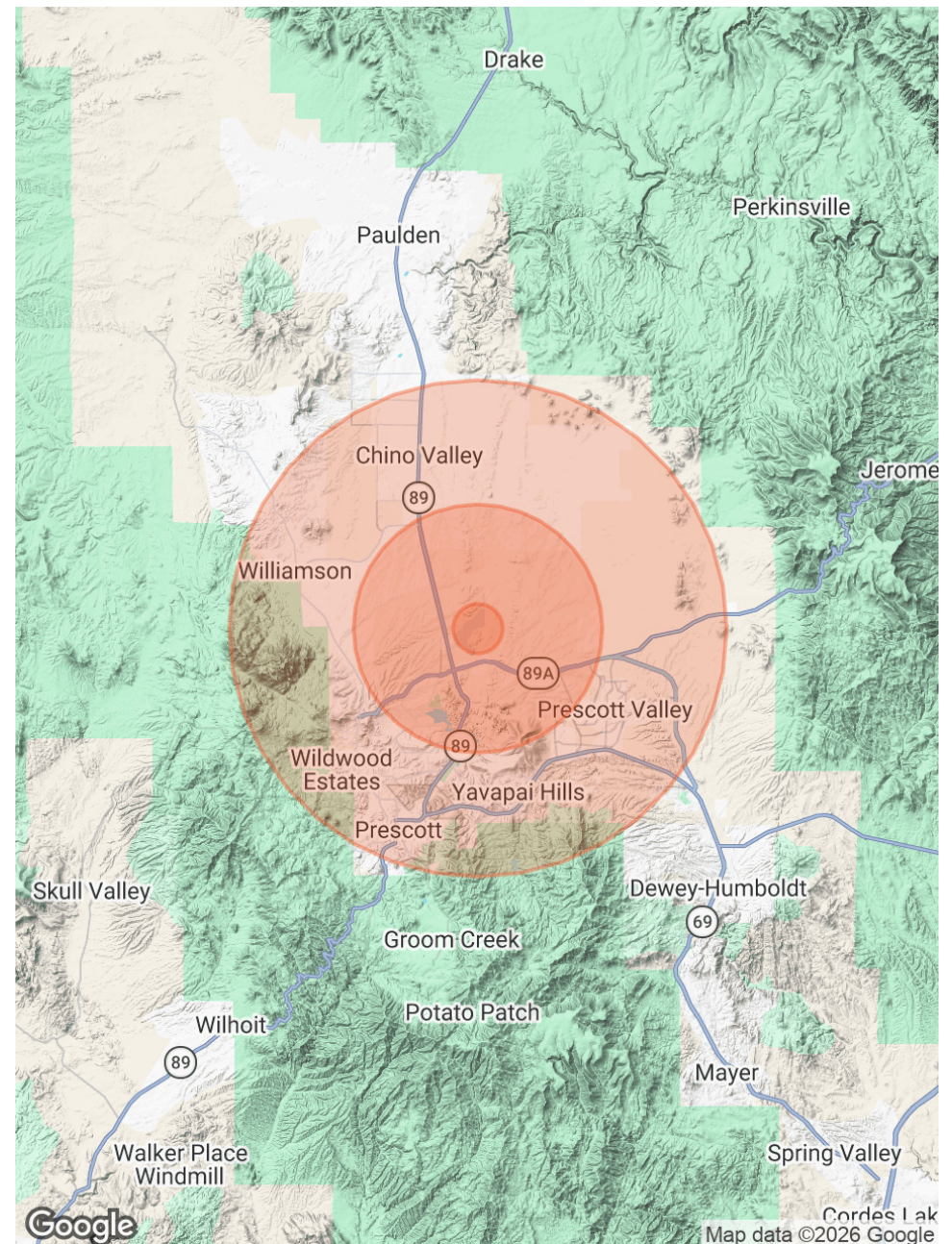


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	524	25,104	120,657
Average Age	52.1	49.0	50.4
Average Age (Male)	57.2	48.8	49.6
Average Age (Female)	44.0	52.0	52.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	256	10,859	53,341
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$86,389	\$98,636	\$91,568
Average House Value	\$472,774	\$502,315	\$460,658

2023 American Community Survey (ACS)



MEET THE TEAM



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