

TURNKEY PRESCOTT VALLEY MEDICAL OFFICE | 3 SUITES AVAILABLE

3188B N - 3194A
WINDSONG DRIVE ,
PRESCOTT VALLEY , AZ
86314

DENISE RANEY
Commercial Agent
928.710.2094
denise@arizonacre.com



LEASE SPACES

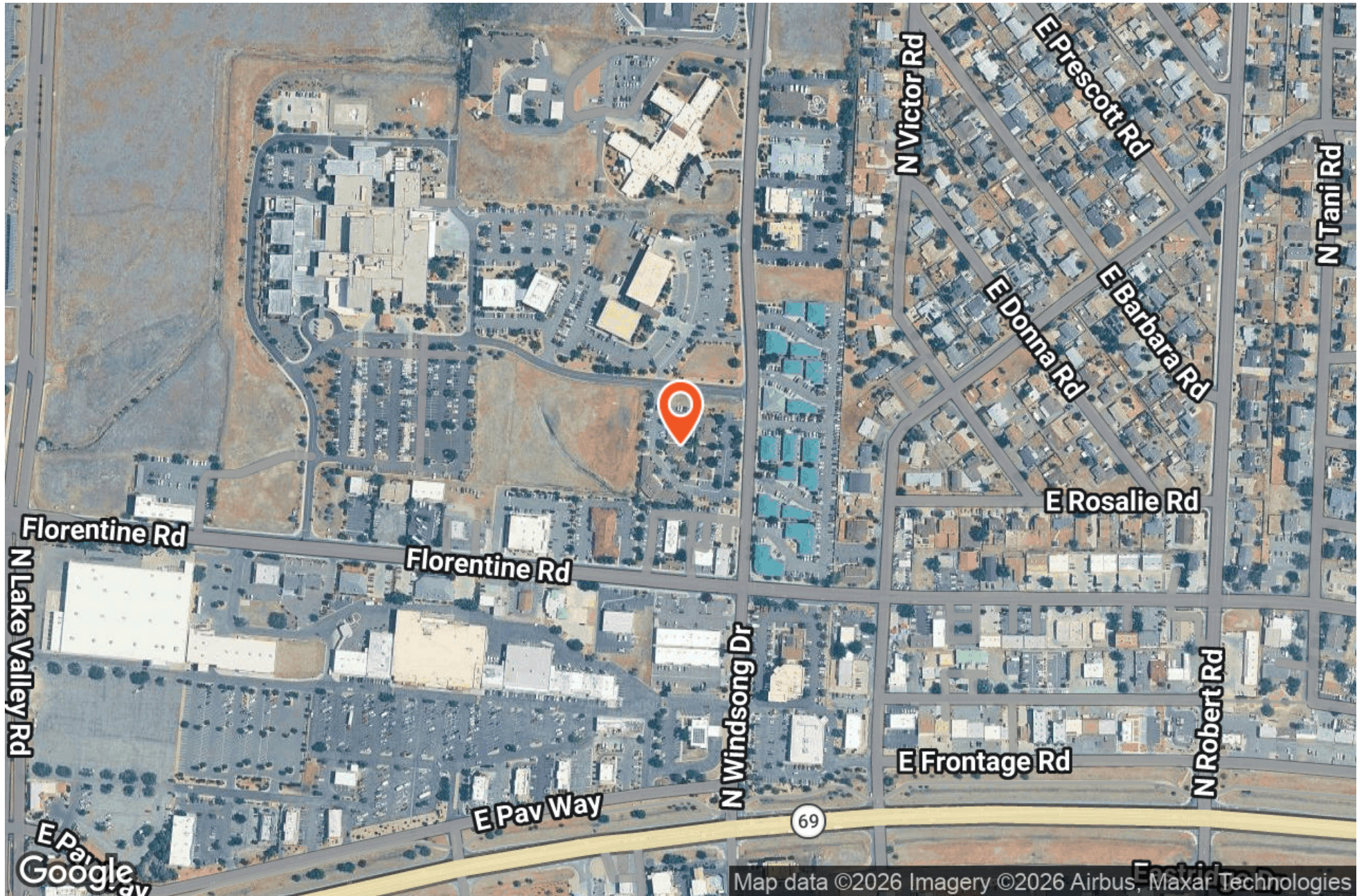
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,200 - 1,248 SF	Lease Rate:	\$20 - \$22 SF/yr

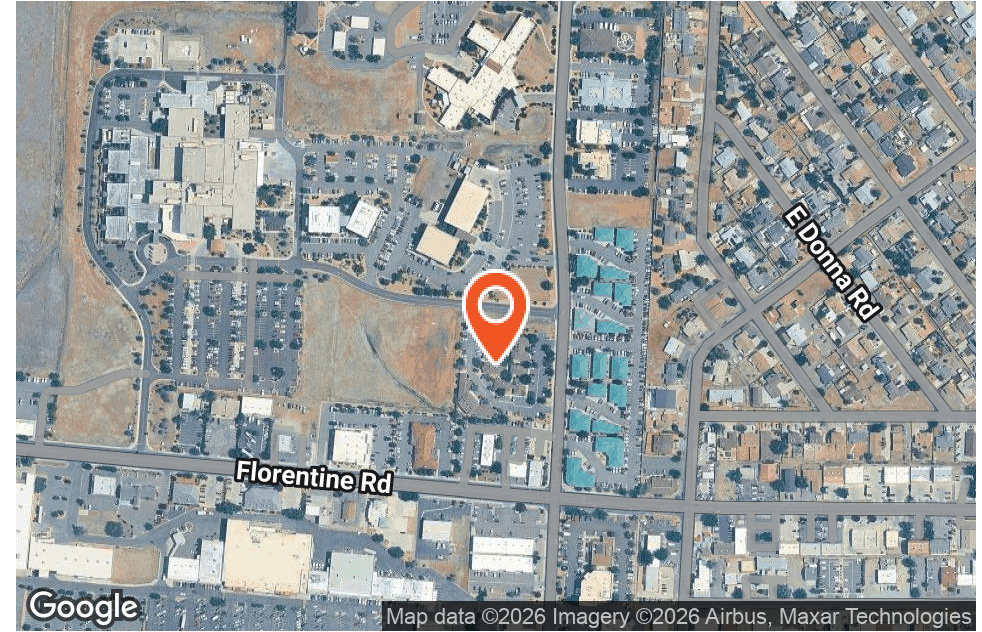
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3190 N Windsong Drive	Available	1,248 SF	NNN	\$22.00 SF/yr	Immediately available, 1,248 square foot turnkey medical office available for lease in one of Prescott Valley's most desirable healthcare corridors. Ideally situated just behind Dignity Health East Campus, this well-designed medical suite offers an efficient layout ready for immediate occupancy. The space features three exam rooms, two private offices, a welcoming reception and waiting area, and ADA-compliant restroom facilities, making it ideal for physicians, specialists, therapists, or other healthcare providers seeking a professional, move-in-ready location. Patients and staff will appreciate the abundant onsite parking, while your practice benefits from high-visibility monument signage for excellent exposure. Centrally located with convenient access to surrounding medical offices, retail services, and major roadways, this location provides an outstanding opportunity to establish or expand your practice in the heart of Prescott Valley.
3192 N Windsong Drive	Available	1,248 SF	NNN	\$20.00 SF/yr	Immediately available, 1,248 square foot turnkey medical office available for lease in one of Prescott Valley's most desirable healthcare corridors. Ideally situated just behind Dignity Health East Campus, this well-designed medical suite offers an efficient layout ready for immediate occupancy. The space features three exam rooms, one private office, a welcoming reception and waiting area, and ADA-compliant restroom facilities, washer and dryer in the suite, making it ideal for physicians, specialists, therapists, or other healthcare providers seeking a professional, move-in-ready location. Patients and staff will appreciate the abundant onsite parking, while your practice benefits from high-visibility monument signage for excellent exposure. Centrally located with convenient access to surrounding medical offices, retail services, and major roadways, this location provides an outstanding opportunity to establish or expand your practice in the heart of Prescott Valley.
3188 B N Windsong Drive	Available	1,200 SF	NNN	\$22.00 SF/yr	Immediately available, 1,200 square foot turnkey medical office available for lease in one of Prescott Valley's most desirable healthcare corridors. Ideally situated just behind Dignity Health East Campus, this well-designed medical suite offers an efficient layout ready for immediate occupancy. The space features three exam rooms, one private office, a welcoming reception and waiting area, and ADA-compliant restroom facilities, making it ideal for physicians, specialists, therapists, or other healthcare providers seeking a professional, move-in-ready location. Patients and staff will appreciate the abundant onsite parking, while your practice benefits from high-visibility monument signage for excellent exposure. Centrally located with convenient access to surrounding medical offices, retail services, and major roadways, this location provides an outstanding opportunity to establish or expand your practice in the heart of Prescott Valley.

AERIAL MAP



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity within one of Prescott Valley's premier medical office campuses, ideally located just behind Dignity Health East Campus. This professionally maintained healthcare complex consists of six medical office buildings, with three turnkey suites currently available for lease, offering flexible opportunities for physicians, specialists, therapists, and other healthcare providers.

Available suites range from approximately 1,200 to 1,248 square feet and feature efficient, move-in-ready layouts with thoughtfully designed medical office finishes. Select suites include exam rooms, private offices, welcoming reception and waiting areas, ADA-compliant restrooms, and functional support spaces designed to help your practice begin operations with minimal downtime.

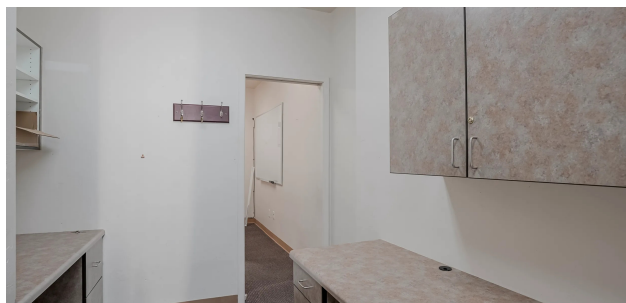
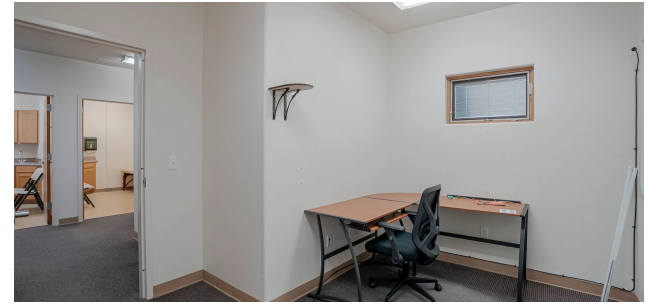
OFFERING SUMMARY

Lease Rate:	\$20 - 22 SF/yr (NNN)
Number of Units:	3
Available SF:	1,200 - 1,248 SF
Lot Size:	85,813 SF
Building Size:	17,420 SF

DEMOGRAPHICS

	5 MILES	10 MILES	25 MILES
Total Households	22,689	49,037	85,243
Total Population	54,134	110,553	190,384
Average HH Income	\$84,657	\$88,911	\$87,595

ADDITIONAL PHOTOS

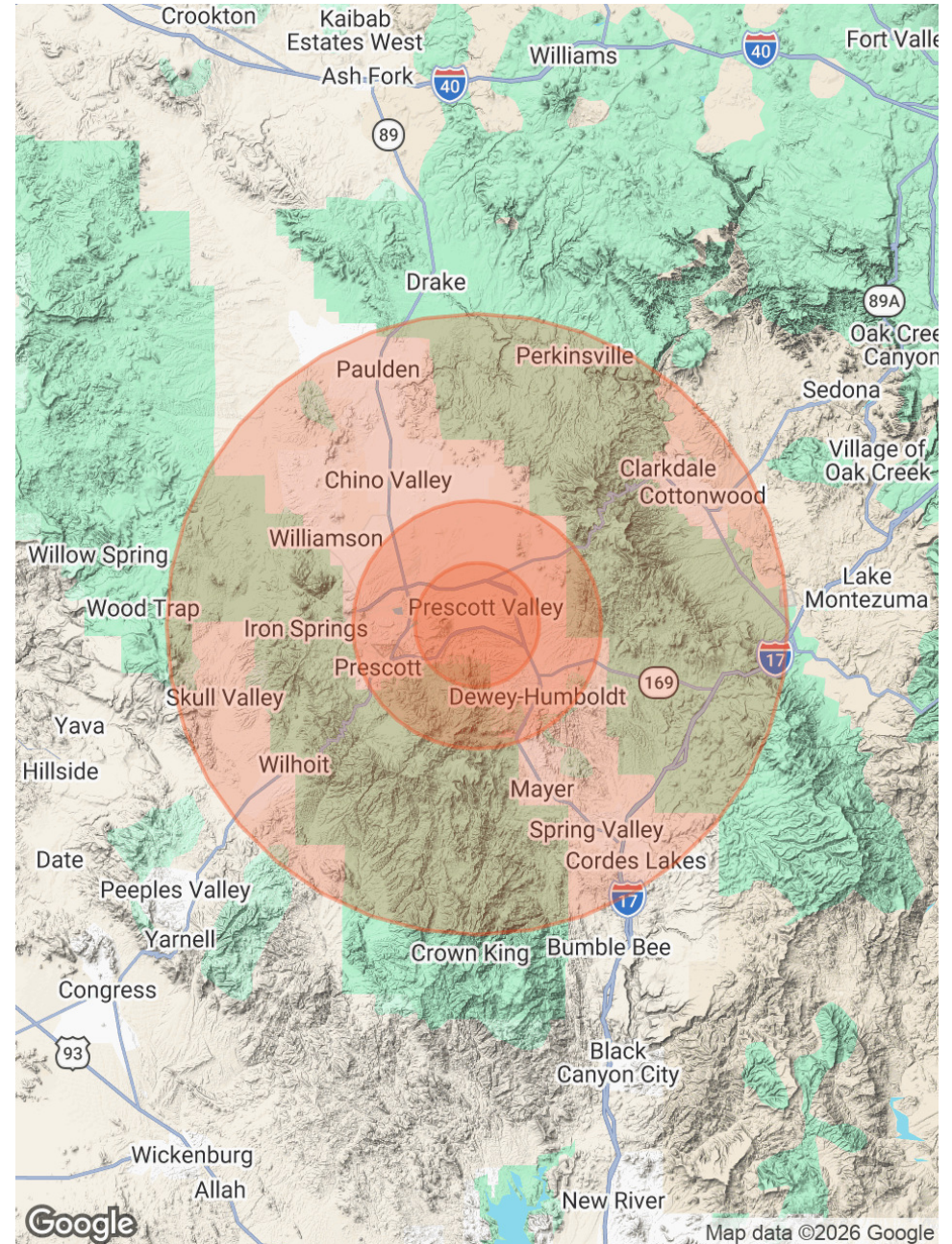


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	25 MILES
Total Population	54,134	110,553	190,384
Average Age	47.3	50.4	51.7
Average Age (Male)	45.8	49.0	50.3
Average Age (Female)	49.0	52.5	53.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	22,689	49,037	85,243
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$84,657	\$88,911	\$87,595
Average House Value	\$383,803	\$446,047	\$427,548

2023 American Community Survey (ACS)



CONTACT DENISE RANEY



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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