

NEW PROFESSIONAL OFFICE SPACES

1577 PLAZA DRIVE,
PRESCOTT, AZ 86303

ABIGAIL CHARTIER
Commercial Agent
928.642.3032
abigail@arizonacre.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available at 1577 Plaza Drive, this flexible office opportunity offers multiple leasing configurations tailored to a variety of business needs. Tenants may lease the entire eight-office suite totaling approximately ±1,687 SF for \$22.00/SF/year plus NNN, ideal for professional firms, administrative users, or growing teams seeking a cohesive office environment with a balanced mix of executive and private offices.

For businesses seeking a mid-sized solution, the property can also be divided into two separate office groupings. Offices 1, 2, and 3 are available together for \$1,800 per month, offering an efficient layout for small teams or collaborative professional use. Offices 5, 6, 7, and 8 are available together for \$2,400 per month and provide a larger configuration well-suited for expanding businesses or team-based operations. Office 4 may also be leased individually for \$950 per month.

Individual office leasing options are additionally available, providing flexibility for solo professionals, remote workers, or small businesses. Individual pricing includes: Office 1 - \$650/month, Office 2 - \$650/month, Office 3 - \$700/month, Office 4 - \$950/month, Office 5 - \$800/month, Office 6 - \$650/month, Office 7 - \$650/month, and Office 8 - \$650/month.

All configurations include access to shared amenities such as restrooms, breakroom facilities, conference space, ample parking, and convenient access within a clean and professional office environment.

OFFERING SUMMARY

Lease Rate Individual:	\$650 - 950/month (Gross)
Lease Rate Whole:	\$22/sf/year (NNN)
Number of Units:	8
Available SF:	1687 SF
Lot Size:	0.87 Acres
Building Size:	6,758 SF

DEMOGRAPHICS

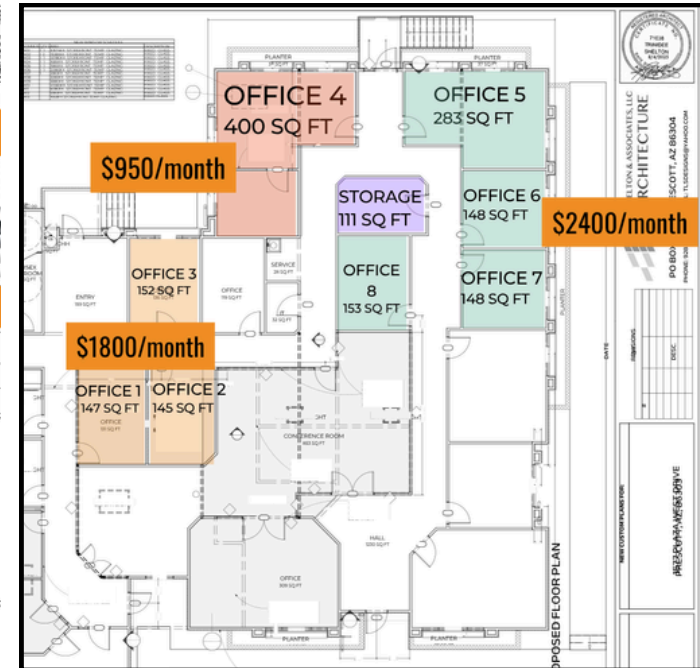
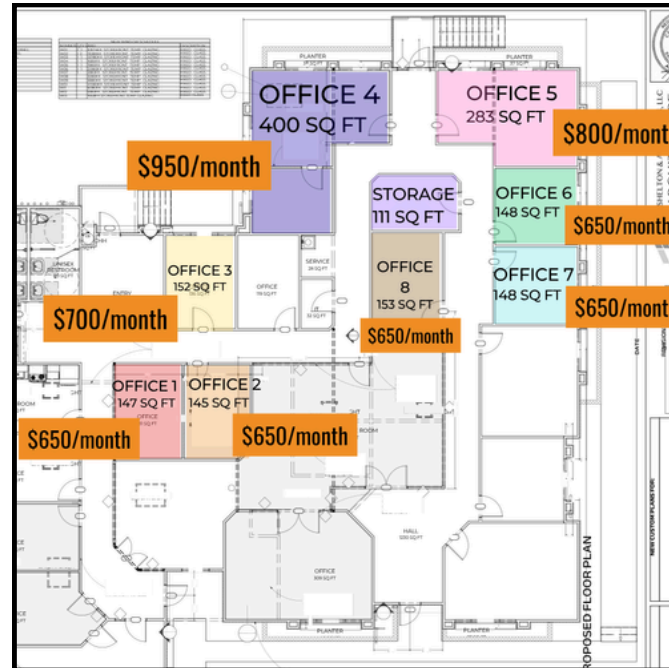
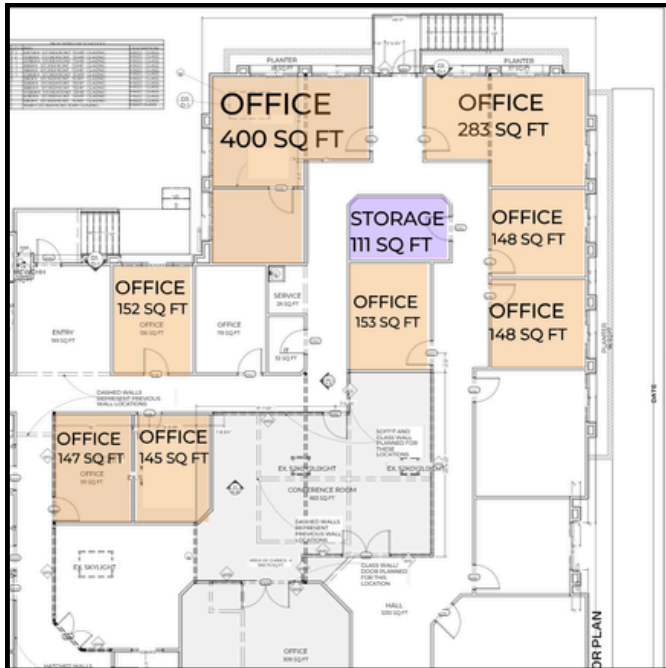
	1 MILE	5 MILES	10 MILES
Total Households	2,596	22,205	34,665
Total Popula on	4,968	45,357	73,363
Average HH Income	\$106,129	\$100,673	\$98,454

Pricing Breakdown

8 Office Spaces

8 Individual Offices

Group Offices



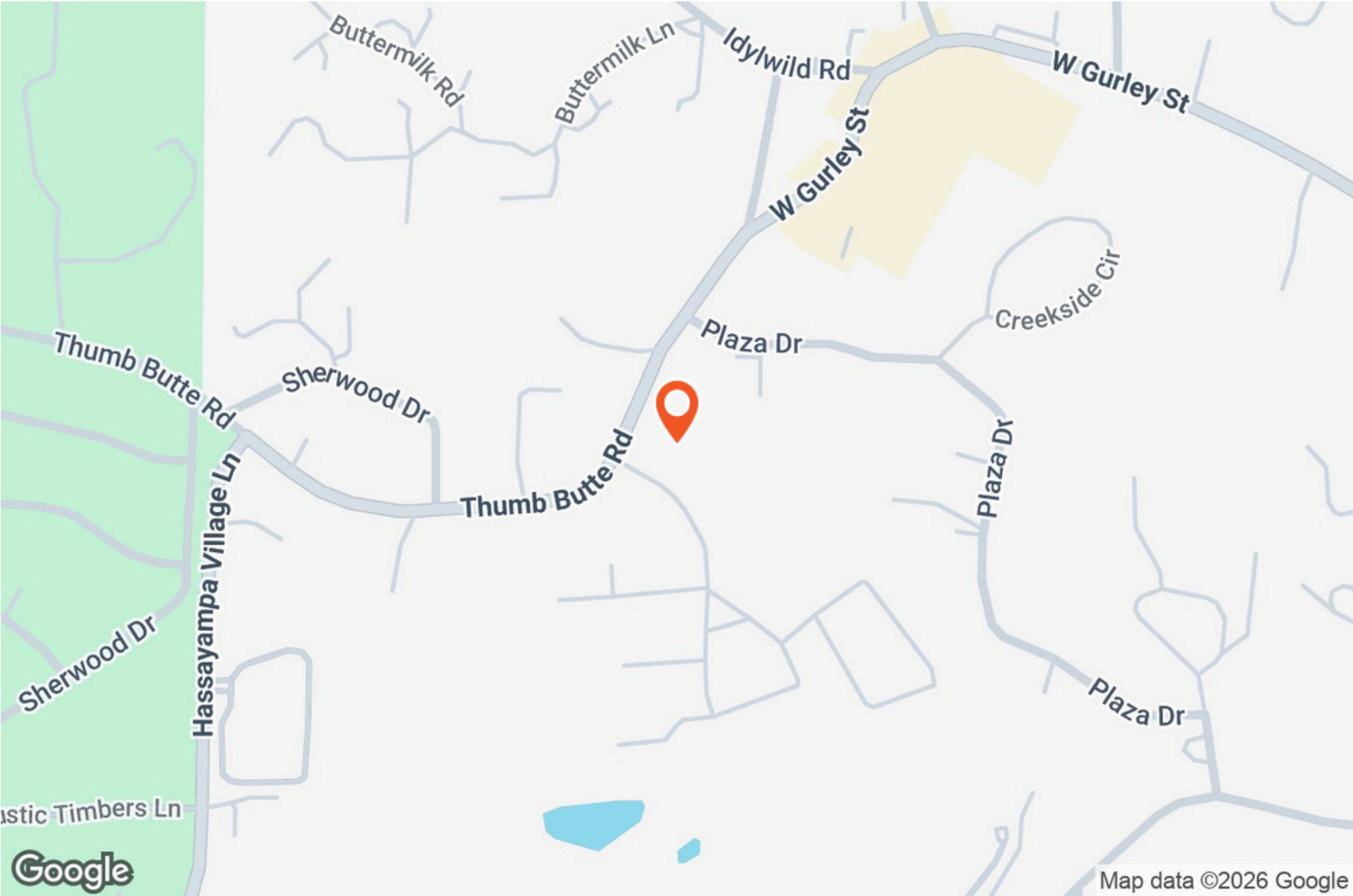
- Entire Office Suite (±1,687 SF) – \$22.00/SF/Year

Total Monthly - \$3,184.07

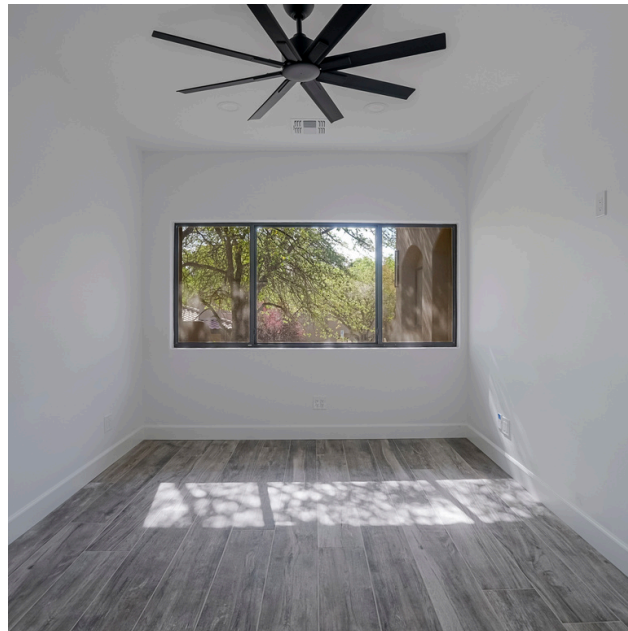
- Office 1 – \$650/Month
- Office 2 – \$650/Month
- Office 3 – \$700/Month
- Office 4 – \$950/Month
- Office 5 – \$800/Month
- Office 6 – \$650/Month
- Office 7 – \$650/Month
- Office 8 – \$650/Month

- Offices 1, 2 & 3 Grouped – \$1,800/Month
- Office 4 – \$950/Month
- Offices 5, 6, 7 & 8 Grouped – \$2,400/Month

LOCATION MAP



ADDITIONAL PHOTOS

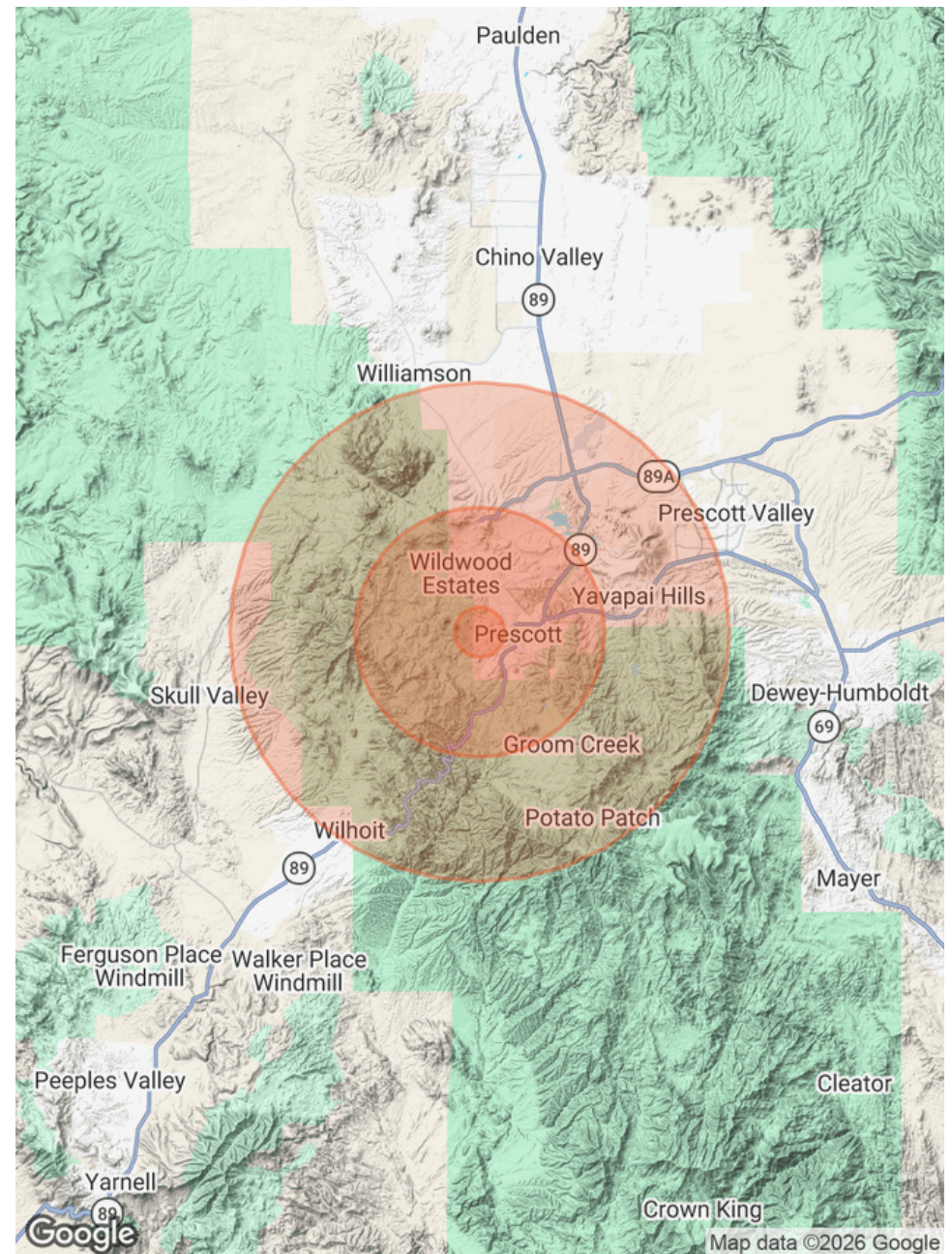


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,968	45,357	73,363
Average Age	56.2	56.2	54.9
Average Age (Male)	53.5	54.7	53.7
Average Age (Female)	59.9	57.6	57.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,596	22,205	34,665
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$106,129	\$100,673	\$98,454
Average House Value	\$471,100	\$523,182	\$515,804

2023 American Community Survey (ACS)





ABIGAIL CHARTIER

Commercial Agent

Direct: 928.642.3032
abigail@arizonacre.com