



PRESCOTT EXECUTIVE OFFICES

Prescott Executive Offices

*A renovated, income-producing office asset
in one of Arizona's most enduring lifestyle markets.*



\$2,810,000

Offering price

\$170,097

Current NOI · 6.0% cap

1031-Friendly

Direct-ownership replacement



Confidentiality & Disclaimer

Non-endorsement notice and broker contact

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For more information, consult Designated Broker:

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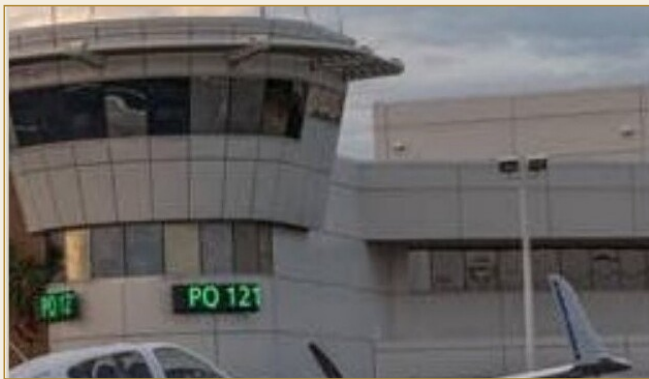


Investment Overview

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 deep professional and academic base and convenient regional access via Prescott Regional Airport.

Built in 2005 and fully renovated in 2021, the property operates as a turnkey executive suite with secure key-card and coded access to private 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 result is a modern, flexible workspace. A rare find in the Prescott area.



Prescott Regional Airport



Whiskey Row, historic downtown

Tenants and users enjoy close proximity to Prescott's most enduring amenities including Watson Lake, Granite Mountain, and the historic downtown district featuring Whiskey Row and the Yavapai County Courthouse Plaza, positioning the asset in one of Northern Arizona's most consistently sought-after markets.

WHY PRESCOTT

- **Mile-high climate.**

~5,400 ft elevation, four mild seasons, ~277 sunny days a year.

- **Stable demand drivers.**

Embry-Riddle Aeronautical University, Yavapai Regional Medical Center, Prescott Regional Airport, deep professional-services base.

- **Tax-friendly Arizona.**

Flat 2.5% state income tax and no estate tax, a long-standing draw for retirees and private-capital owners.

- **Lifestyle that holds value.**

Watson Lake, Granite Mountain, Whiskey Row, Courthouse Plaza; Phoenix Sky Harbor ~95 miles south.



Facts & Figures

The numbers at a glance



Offering Price

\$2,810,000

<i>Price Per SF</i>	\$590.34	<i>Year Built</i>	2005
<i>Current NOI</i>	\$170,097	<i>Renovated</i>	2021
<i>Current Cap Rate</i>	6.0%	<i>Backup Generator</i>	Added 2023
<i>Building Size</i>	± 4,760 SF	<i>Stabilized NOI Potential</i>	\$515,428 (18% cap)

- **Only non-Government fiber-lit building** in the City of Prescott.
- **Assumable seller carry-back loan available:** ± \$600,000 at 5.0% interest.
- **Direct, on-parcel ownership of 20 dedicated parking spaces.** Maintenance controlled by ownership rather than HOA.



Overview Summary

The offering and the site

THE OFFERING

Price **\$2,810,000**

Address **3623 Crossing Dr,**
Prescott, AZ 86305

Property **Prescott Executive Offices**



SITE DESCRIPTION

<i>Year Built</i>	2005	<i>Renovated</i>	2021
<i>Building Size</i>	± 4,760 SF		
<i>Lot Size</i>	± 14,773 SF (0.34 AC)		
<i>Parking</i>	20 dedicated, on-parcel spaces		
<i>APN</i>	106-49-017-H		



Representative private office: natural light, professional finishes, secure access.



Operating Statement

Current operations and stabilized potential

Income Lift at Stabilization

*Current \$170,097 NOI to \$515,428 stabilized,
 with minimal incremental expenses.*

+ \$345,331
annual NOI runway

Current Expenses		Current Income		Pro Forma Income	
Admin Contractor	\$9,879	Rental Income	\$191,674	Rental Income	\$437,275
Advertising	\$3,996	Mailboxes	\$73,874	Mailboxes	\$177,653
Internet / Computer	\$13,544	Vending	\$436	Vending	\$500
Credit Card Fees	\$227	Gross Income	\$265,984	Gross Income Potential	\$615,428
Dues & Subscriptions	\$3,616	Current NOI	\$170,097	Pro Forma NOI	\$515,428
Equipment Rental	\$3,358	Cap Rate	6.0%	Cap Rate	18.3%
Insurance	\$4,663				
Janitorial	\$15,600				
Office Supplies	\$8,243				
Professional Fees	\$1,687				
Repairs & Maintenance	\$10,618				
Taxes: City of Prescott	\$4,157				
Taxes: Property	\$8,144				
Utilities	\$20,343				
Total Expenses	\$95,886				

Current Occupancy		Stabilized Capacity	
16	Memberships filled (of 90)	90	Memberships available
101	Mailboxes leased (of 272)	272	Mailboxes available
2	Cubicles (of 3)	3	Cubicles
18	Offices (of 20)	20	Offices
16%	Conference room utilization	100%	Conference rooms (\$59 / \$39 per hour)

The headline is the income today. Stabilization figures are illustrative underwriting based on stated property capacity, not a forecast.



Floor Plan

20 private offices, 2 conference rooms, full amenity stack



Private Offices	20
Conference Rooms	2
Restrooms	4
Bullpen	3 cubicles / 8 workstations
Outdoor Patio	Yes
Breakroom	Full kitchen
Copy & Fax	Dedicated station
Coffee / Vending	Beverage station
Access	Key-card & coded
Resilience	Backup generator (2023), fiber-lit



Breakroom & coffee bar



Conference suite



Mailbox vault



Outdoor patio



Private office



Lobby & reception



Parcel Map

Direct, on-parcel ownership and parking



Aerial view, parcel 106-49-017-H outlined



Building at 3623 Crossing Dr, Prescott

Parcel, parking, and control. The asset includes 20 exclusive, on-parcel parking spaces under direct ownership control. Maintenance obligations rest with ownership rather than an HOA. In a small executive office building, parking, access, and cost visibility directly shape the tenant experience, and direct ownership keeps those decisions with you.

For a private tour, financials, or to discuss fit with your 1031 timeline:

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