

600 WEST GURLEY STREET

PRESCOTT, AZ 86305

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for lease is a 5,460 SF professional office suite located on the first floor at 600 W. Gurley Street in Prescott. The suite offers a functional, efficient layout designed to accommodate a variety of professional office users. The space features 10 private offices, a welcoming reception area, a private conference room, and a large, shared conference room with seating for more than 30 people. The conference room is ideal for training sessions, seminars, board meetings, or large team gatherings. Additional amenities within the suite include a full breakroom for staff and coffee bar.

Conveniently located just minutes from Downtown Prescott, the property provides excellent accessibility, ample on-site parking, and prominent signage opportunities on Gurley. This move-in-ready office is well suited for legal, accounting, financial, engineering, or general professional office users seeking a highly visible and well-appointed location.

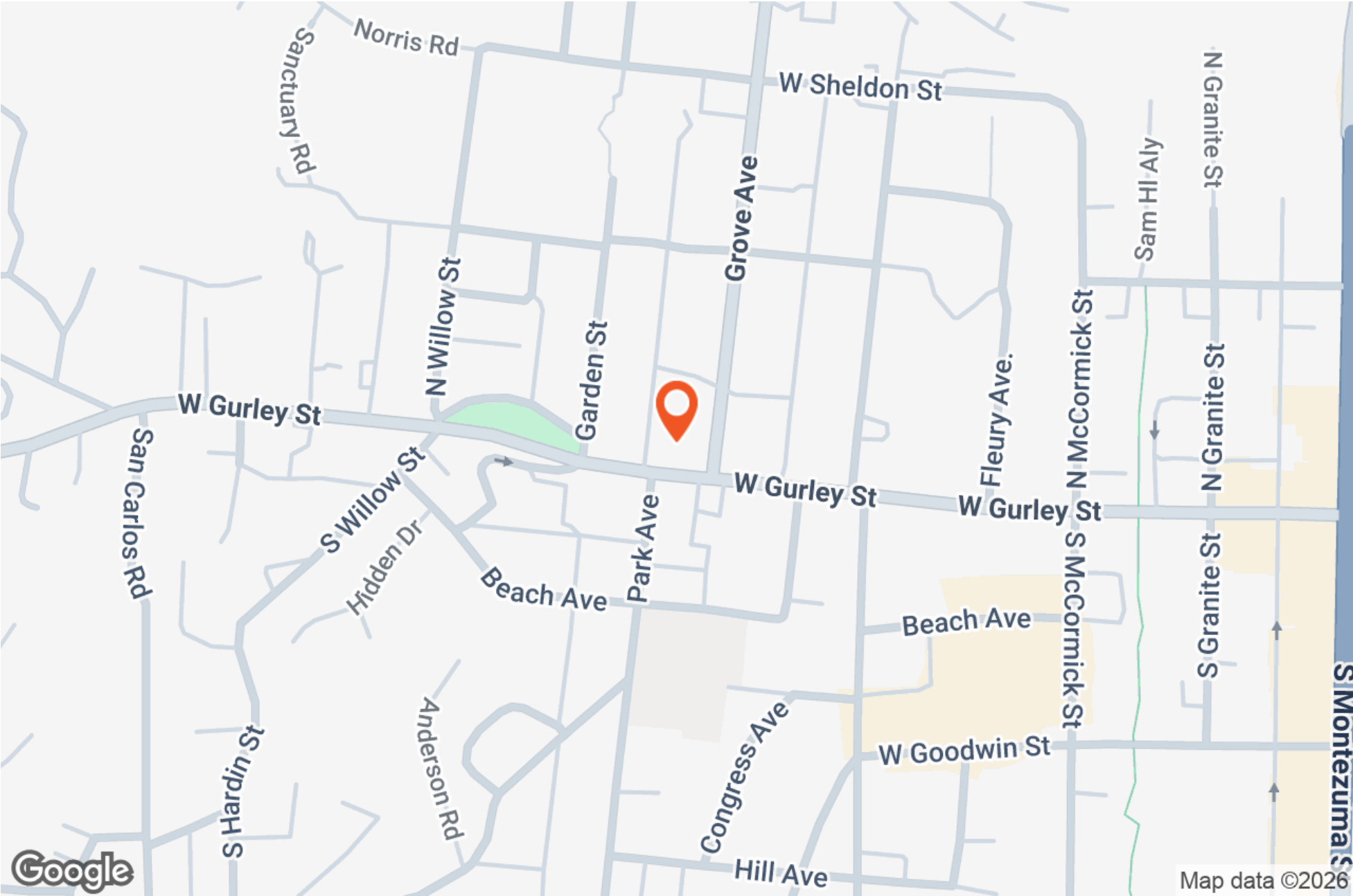
OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	2
Available SF:	5,460 SF
Lot Size:	0.61 Acres
Building Size:	10,662 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,398	23,549	40,607
Total Population	8,686	48,446	87,571
Average HH Income	\$78,778	\$100,312	\$95,265

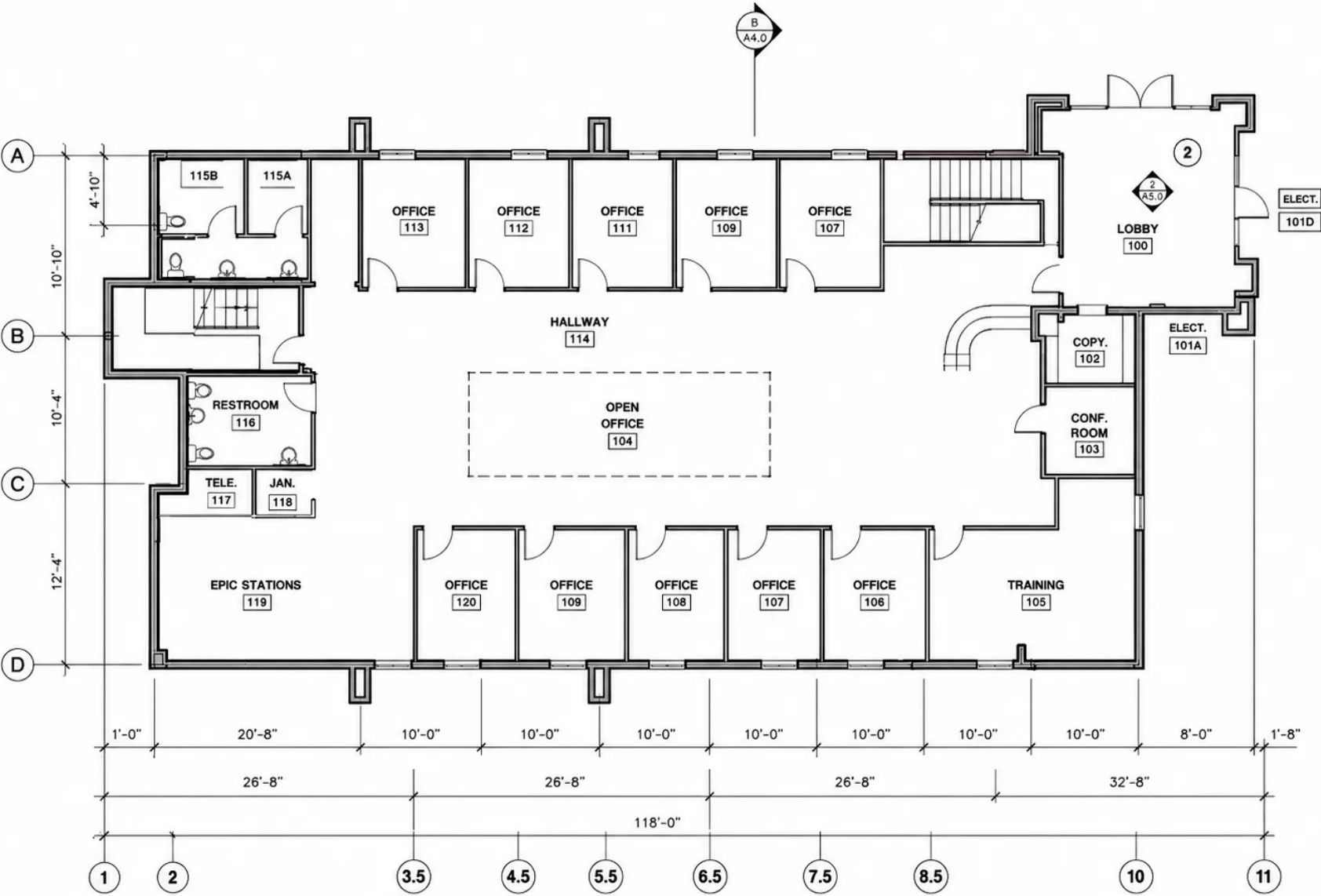
LOCATION MAP



ADDITIONAL PHOTOS



FLOOR PLANS



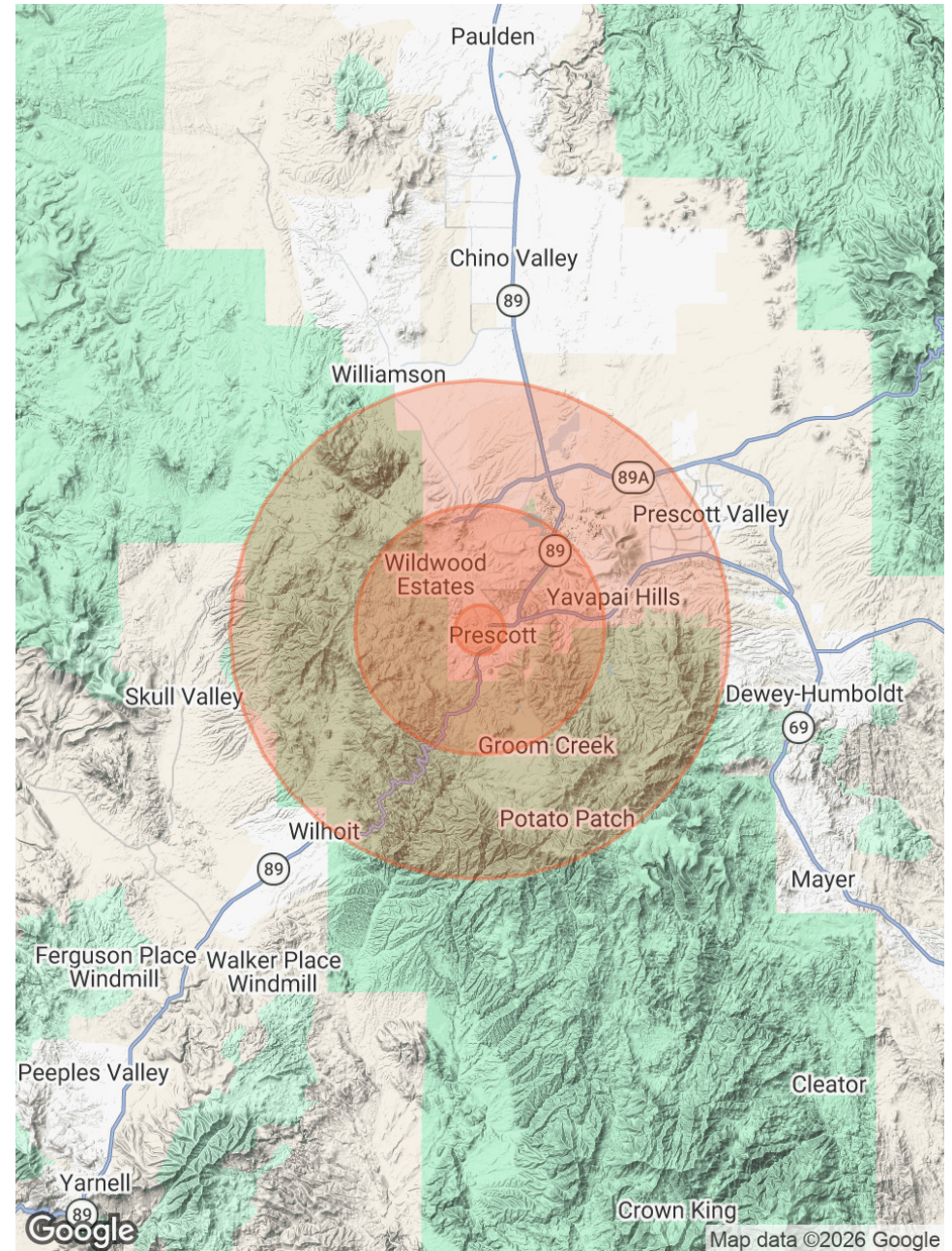
FIRST FLOOR - DIMENSIONED FLOOR PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,686	48,446	87,571
Average Age	48.2	55.8	53.0
Average Age (Male)	47.7	54.2	51.6
Average Age (Female)	49.7	57.5	55.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,398	23,549	40,607
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$78,778	\$100,312	\$95,265
Average House Value	\$409,456	\$523,877	\$495,225

2023 American Community Survey (ACS)



MEET THE TEAM



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