

VERSATILE 4,800 SF FLEX SPACE IN CENTRAL PRESCOTT

301 WHIPPLE STREET,
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



PROPOSAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Currently operating as a gym, the flexible layout offers endless possibilities for office, retail, fitness, showroom, or specialty use. Featuring excellent onsite parking, high visibility monument signage, and a highly accessible central location, this property provides the exposure and convenience businesses need to thrive. Spacious interiors, adaptable floor plan options, and strong surrounding demographics make this an outstanding opportunity for a wide range of concepts.

PROPERTY HIGHLIGHTS

- Prime location in downtown Prescott
- Modern and professional office space
- High visibility with street frontage
- Spacious and open floor plan
- Ample natural light throughout
- Convenient parking for staff and visitors
- Updated and well-maintained building

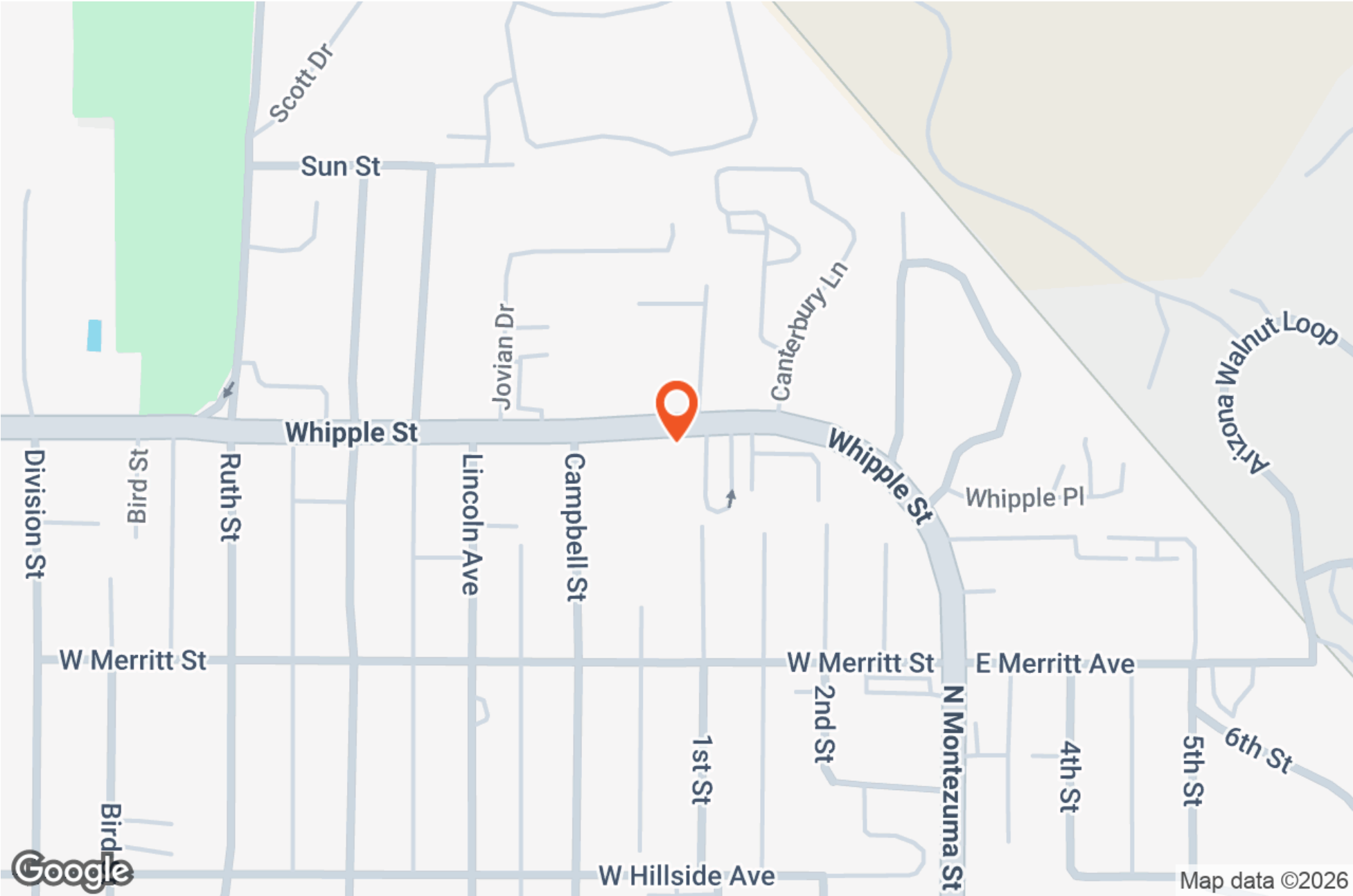
OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	2,400 - 4,800 SF
Lot Size:	33,977 Acres
Building Size:	4,800 SF

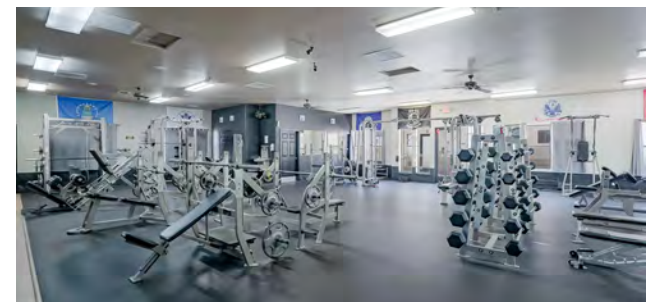
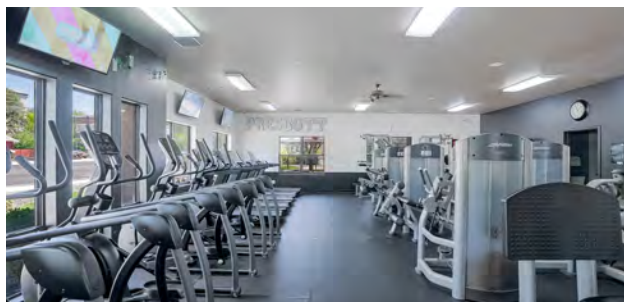
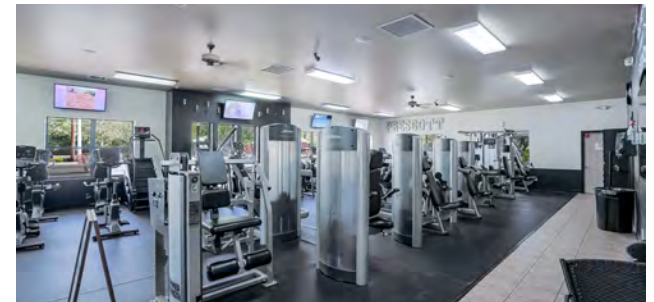
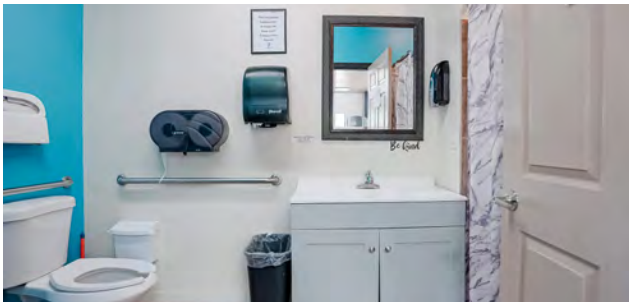
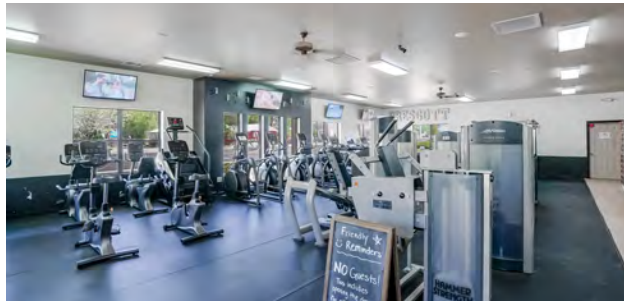
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,982	24,566	44,569
Total Population	6,186	51,395	98,097
Average HH Income	\$68,185	\$100,328	\$93,998

LOCATION MAP



ADDITIONAL PHOTOS





DENISE RANEY

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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

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