The Commerce Center in Prescott, Arizona is perhaps the most desirable location chosen by diverse businesses for its quality and location.

Two properties are offered for sale, an office building and a parcel situated directly south of the office building.

Verizon tower lease revenue conveys with the office building.

**PROPERTY DETAILS:**
- **Office:** 5,616 SF on 1.87 acres
- **Parcel:** 1.93 acres fronting to Parkway
- **Zoning:** Business General ("BG")
- **Revenue:** Multi-year Verizon tower lease
- **Terms:** Cash, cash-to-new-loan
- **Style:** Custom stone accented contemporary

**NOTE:** Tower Lease documents available upon execution of Letter of Intent to purchase.

**THE OFFICE BUILDING:**
This custom executive office on 1.87 acres in Prescott’s exclusive Commerce Center property has a large, expandable and easy to remodel interior with 5,616 SF. Built in 2003 and fronting on Prescott Lakes Parkway.

**THE ADDITIONAL PARCEL:**
Flat, developable 1.93 acre parcel with all utilities in place. The parcel is adjacent to the office building. Tremendous opportunity for development as office, medical and retail.

**$2,600,000**

Donald S. Teel, CPNA  
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Email: dt@cp-na.com
The dynamic configuration of the property lends itself to multiple business applications. The existing floorplan includes large entry reception, conference and break area, open, multiple office as well as private offices. Easily remodeled for more density.

Constructed in 2003, this 5,616 SF office has a superior architectural design, including tile roof, stucco exterior, and stone accents.

Positioned at the main entrance to the Prescott Commerce Center the property sits on 1.87 acres. The building is design for potential expansion with ample parking.

The Owner has entered into a multi-year lease with Verizon Wireless and construction of an antennae configuration is about to commence. This lease will be transferred by lease assigned to the buyer of both properties.

Prescott’s local newspaper, The Daily Courier, utilizes the office building as one of its administrative locations.

This property is zoned by the City of Prescott as “Business General” allowing a wide variety of uses.

Surrounded by numerous dynamic businesses, all within the Prescott Commerce Center Association, the properties offer a long term investment strategy for the new owner.

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$2,600,000
Site Location, Trade Area Information and Market Demographics

With an MSA of nearly 20 miles and a trade area population of 212,000 people, this property sits at the heart of market at entrance to one of the areas most sought after Commerce Centers. The core market businesses include major employers such as Embry Riddle Aeronautical University, Yavapai County, City of Prescott, Strum Ruger, Yavapai College and ACE Hardware regional.

The economic strength of Prescott continues to be the higher than average influx of individuals, families and business, creating a growing market for retail and restaurant services.

Housing is strong and has recovered from the 2008-12 decline. A new influx of individuals, families, and business enterprises is underway.
NOTICE: All information contained herein is deemed general. Specification, costs estimates, rate projections and any estimation of return on investment (ROI) are purely speculative and dependent upon factors controlled by the Buyer. This presentation and all of its content is intended to convey a general plan without feasibility analysis, government approvals and estimated costs. All interested parties are required to independently investigate and determine any factors that might be of a material concern to them. Until a specific development plan is drafted and adopted, this presentation shall be considered an initial model. Recent appraisals are available upon request from qualified parties. Information contained herein is subject to change without notice. Prospective buyers must contact the Broker for updates, availability and property status. Potential pad acquisitions and ground lease users are encouraged to register with the Broker in writing as soon as possible.