



TOWN CENTER ONE SUITE 2E



Town Center One is located in the heart of the Town Center at Main Street and Park Avenue. This Class A office space is ideal for flex or open office concepts, call center, medical office or professional services. There is generous parking for all employees and is within walking distance to more than 14 restaurants.

FOR MORE INFORMATION CONTACT

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BETTER HOMES AND GARDENS REAL ESTATE - COMMERCIAL



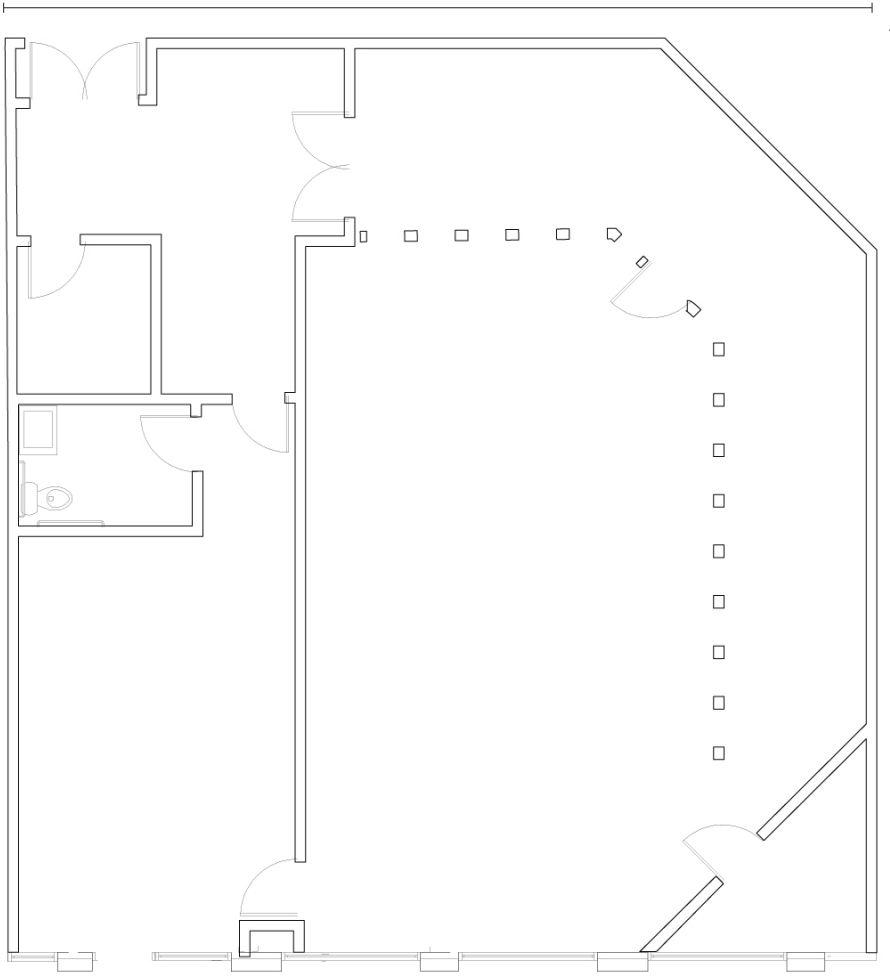
FLOOR 2-SUITE 2E

2,145 SQ. FT. OFFICE/FLEX SPACE

3001 N. Main Street, Suite 2E Prescott Valley, AZ 86314

SUITE 2E

50'-5"



41'-5"

DETAILS

Rent:
\$12 PSF +
NNN: \$7.18 (Estimated)

Total:
\$19.18 PSF

Total Annual Rent:
\$41,141.10

3 - 5 Year Term

HVAC Contract Required

Tenant Improvements
Negotiable

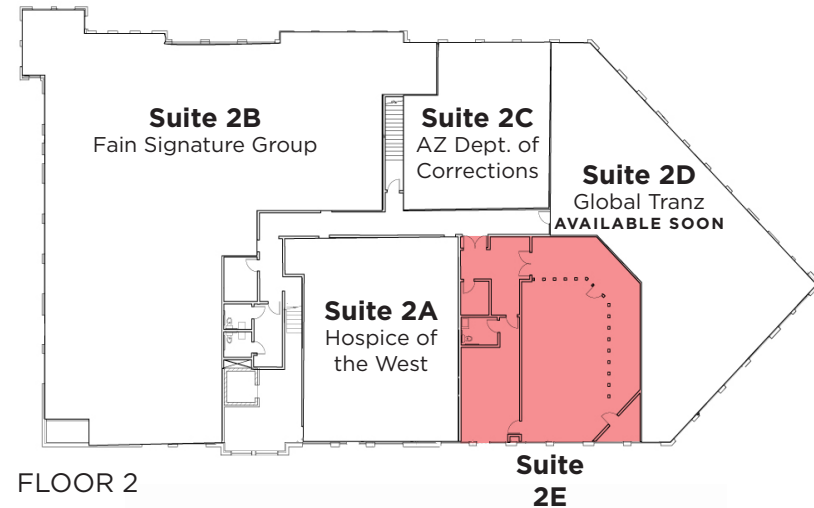
HIGHLIGHTS

Located in the economically robust Town Center Prescott Valley Community.

Adjacent to Glassford Hill Road—the main artery connecting Hwy 69 and Hwy 89A.

Walking distance to Homestead—Prescott Valley's newest residential development.

High-traffic area includes the Findlay Toyota Center, Harkins Theatres, Walmart Superstore, Kohl's and the Town Center.



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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STATUS

Leasing and land opportunities are available

LOCATION

Town Center at Main Street and Park Avenue

TOWN CENTER 1 - 3001 N. Main Street	SUITE	SQ. FT.
Sage Counseling	1A	626
Hometown Healthcare	1B	2,912
Yavapai Pediatrics	1C & 1D	3,995
Arizona Dermatology Group	1E & 1F	6,018
Hospice of the West	2A	2,050
Fain Signature Group	2B	6,343
AZ Dept of Corrections	2C	1,381
Available	2D	2,957
Available	2E	2,145



TOWN CENTER ONE

PRESCOTT VALLEY MARKET PROFILE

AVERAGE HOUSEHOLD INCOME

0-5 Minutes	\$56,345
5-10 Minutes	\$58,136
10-15 Minutes	\$67,206

NUMBER OF HOUSEHOLDS

0-5 Minutes	2,767
5-10 Minutes	9,025
10-15 Minutes	10,376

POPULATION

0-5 Minutes	7,441
5-10 Minutes	22,832
10-15 Minutes	25,587
Total Within 15 Minutes	55,860

AVERAGE AGE

0-5 Minutes	36
5-10 Minutes	41
10-15 Minutes	51

DAILY TRAFFIC COUNTS

Glassford Hill Road (Between HWY 69A-89A)	24,313
HWY 69 (daily)	35-38,800

Sources: ESRI 2017 | Town of Prescott Valley



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