
FOR LEASE

7749 E. Florentine Suite B~ Prescott Valley AZ 86314



\$12/sq. ft./year
+NNN \$3.50 Sq.ft.

Zoned: C2

MLS# 1007310

- Directly across from Yavapai Regional Medical Center Entrance
- 1694 Sq. Ft. , located next to AllState Insurance
- 4 private offices, conference room, reception/waiting area, kitchenette and IT/copy room
- Nicely landscaped with 21 shared, on site parking spaces
- Excellent traffic counts on busy Florentine Road
- Surrounded by Medical and Professional offices

Angie Sumner

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8098 E Valley Rd. Suite 1, Prescott Valley AZ 86314



COMMERCIAL REAL ESTATE ~ IT'S WHAT WE DO

FOR LEASE

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Location:	Hwy 69 to North on Windsong to West on Florentine to building on left, across from YRMC.
Legal Description:	Parcel # 103-02-737B
Property Description:	Directly across from Yavapai Regional Medical Center entrance. Well maintained and well located, light medical or professional office suite available for lease. 4 private offices, conference room, reception/waiting area, kitchenette and IT/copy room. Nicely landscaped with 21 shared, on site parking spaces. Excellent traffic counts on busy Florentine Rd. Surrounded by medical and professional office.
Zoning:	C2 - See local municipality website www.pvaz.net for zoning regulations.
Uses:	C2 (Commercial; General Sales and Services) District is to provide for the sale of commodities and the performance of service and other activities in locations for which the market area extends beyond the immediate residential neighborhoods. The district is intended to provide accommodations for retail and service establishments required to meet the Town's needs. The district is designed for application along major streets and highways.
Utilities Available:	220 Electricity Natural Gas Telephone Water & Sewer is City
Parking	21 Shared
Year Built	1998
Offered at:	\$12 sq. ft. per year + NNN @ \$3.50 sq. ft. Suite B 1,694 ~ \$1,694 + \$494.08 = \$2188.08 Approx Monthly Rent Subject to Change

FOR LEASE

7749 E. Florentine Suite B ~ Prescott Valley AZ 86314

Parcel # 103-02-737B

.19 acres

Zoned: C2

**Light Medical
Professional Office**

**Wood Frame Construction
Stucco Exterior**

Built in 1998

1,694 sq. ft. available

