

PROFESSIONAL PARK III | OFFICE CONDO FOR SALE
225 S. Civic Drive, Suite 2-12, Palm Springs, CA 92262

WILSON MEADE
COMMERCIAL REAL ESTATE



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PROPERTY OVERVIEW

PROFESSIONAL OFFICE PARK III | OFFICE CONDO FOR SALE

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The Property is located within Professional Park III, a well-maintained office building featuring a diverse mix of professional users across two floors. Each suite is privately owned, making the property attractive to both owner-users and investors.

Suite 2-12, which is offered for sale, features an efficient and functional floor plan consisting of a reception area, three private offices, one conference room, two utility rooms, an employee break room, and a private restroom. The suite benefits from a layout that feels larger than its approximate size of 1,475 square feet.

Common area amenities include an elevator, stairwell access, tenant directory, desert landscaping, pedestrian walkways, and a generous supply of on-site parking to accommodate both occupants and client needs.

The Property is within walking distance to the City of Palm Springs City Hall, the Superior Court of California, the County of Riverside Palm Springs Courthouse, the Palm Springs Police Department, and Palm Springs International Airport. Additionally, it is approximately a five-minute drive from Palm Canyon Drive, which offers Michelin-rated restaurants, retail resort, and a variety of dining and entertainment options.

This offer presents an attractive opportunity for an owner-user seeking long-term occupancy or an investor looking for a stable office asset in an established commercial setting.



Property Type: Office

Office Condominium Size: 1,475 sq. ft.

Year Built: 1978

Price: \$522,500

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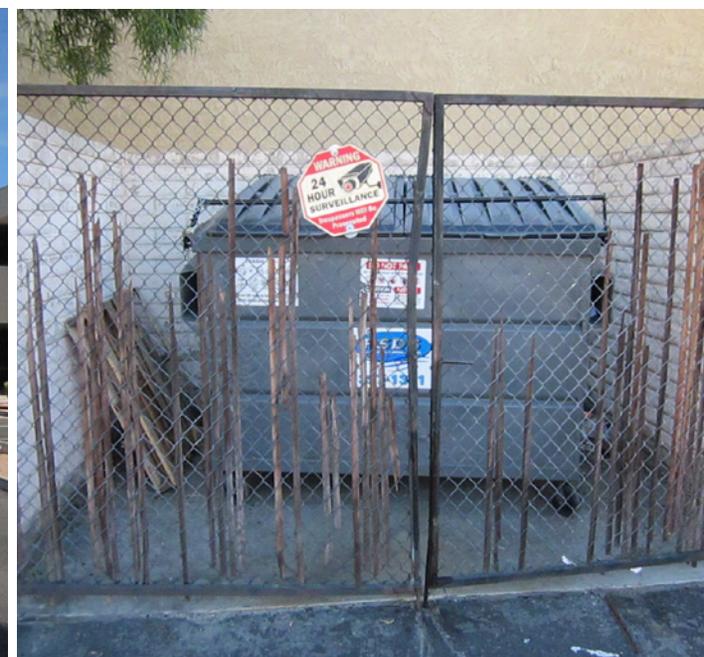
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Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

EXTERIOR PHOTOS

PROFESSIONAL OFFICE PARK III | OFFICE CONDO FOR SALE 225 S. Civic Drive, Suite 2-12, Palm Springs, CA 92262



INTERIOR PHOTOS

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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2024 Population	8,401	127,789	227,487
2024 Households	4,269	58,019	99,301
Median Household Income	\$57,462	\$65,978	\$63,923
Traffic Volume	E Ramon Rd and Compadre W: 28,331 Cars		

YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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