

PREMIER OFFICE SPACE

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74785 Highway 111, Indian Wells, CA 92210



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

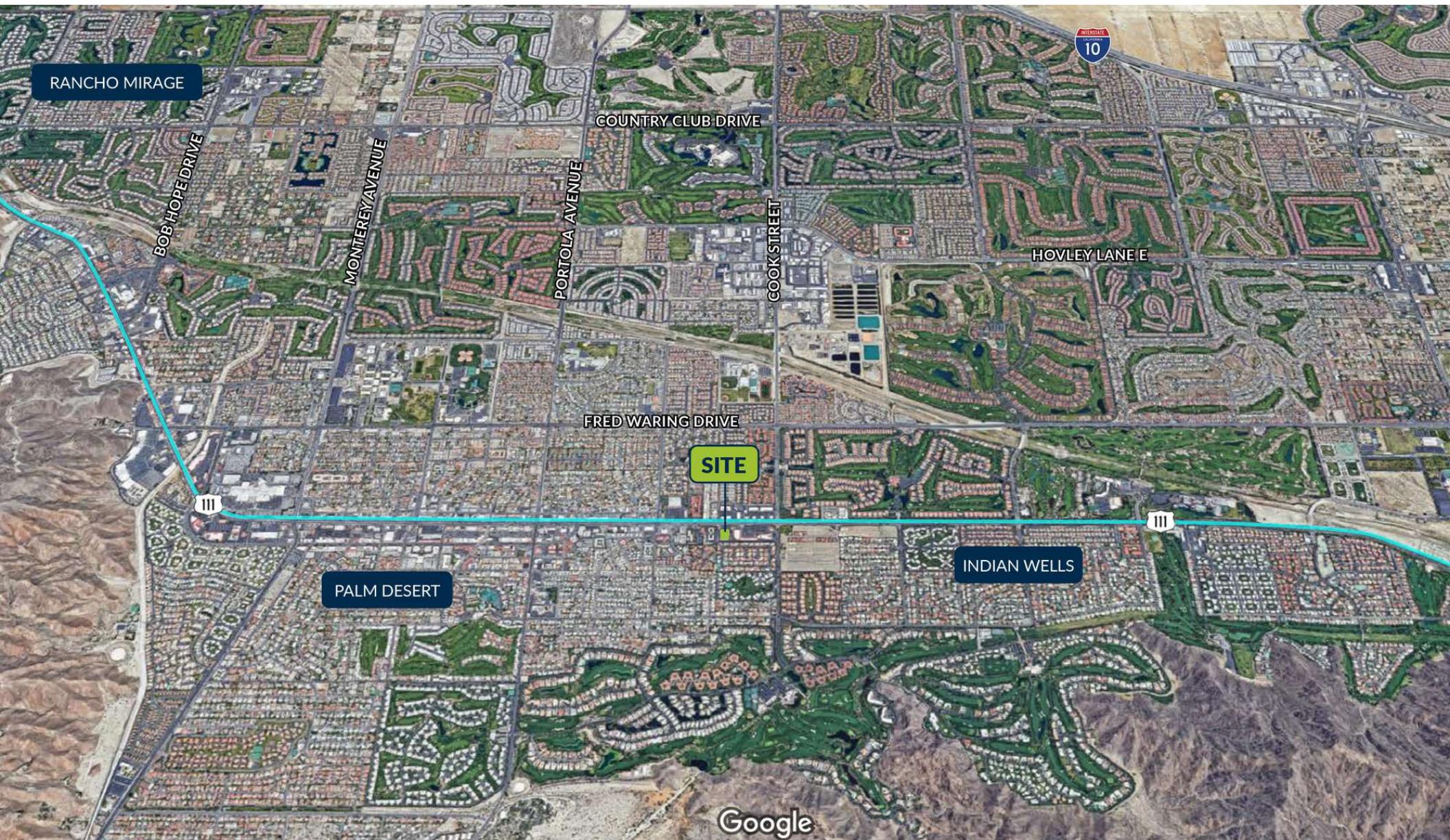
All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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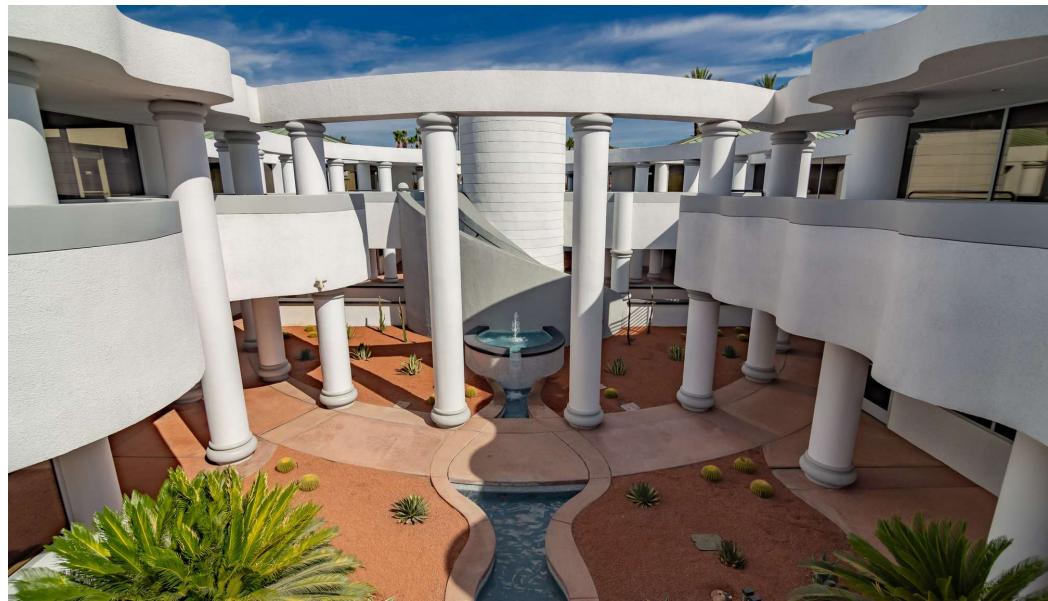
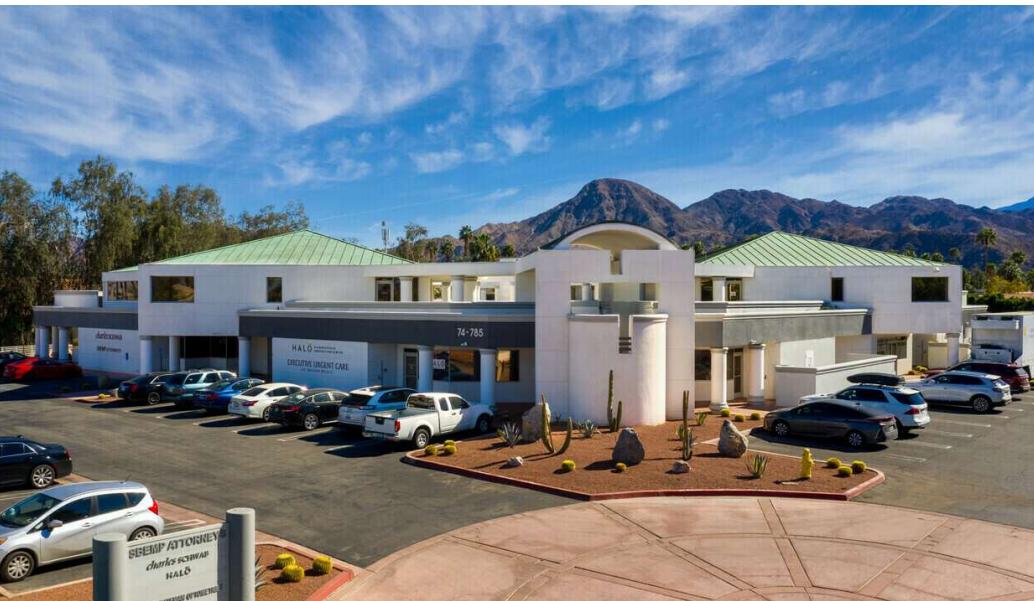
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

LOCATION MAP



PROPERTY OVERVIEW



HIGHLIGHTS

- This property is one of a very few high quality office buildings with the prestigious Indian Wells address and was recently remodeled.
- This landmark property with a Highway 111 address recently underwent a complete transformation throughout. The property now has a striking desert landscape, a modern exterior color scheme, and shimmering water features throughout. The property also offers its occupants covered parking and the opportunity for monument signage.
- All available suites have been remodeled with new, high end modern colors, flooring and finishes. The available spaces offer private restrooms, kitchens and private outdoor patios.
- The property is immediately adjacent, shares signal and ingress and egress, to the Village at Indian Wells shopping center. The only retail center in Indian Wells, the Village is currently renovating and building out a new Sprouts Farmers Market. The Village also provides tenants at 74785 Highway 111 speedy access to morning coffee, several lunch or happy hour options, a full size renovated CVS, and fitness and beauty services. All within walking distance from the property.
- Professional neighbors within the office complex include Charles Schwab, Executive Urgent Care, SBEMP Law, and HALO Diagnostics.

BEAUTIFUL INTERIOR COURTYARD & AMPLE COVERED PARKING



AERIAL

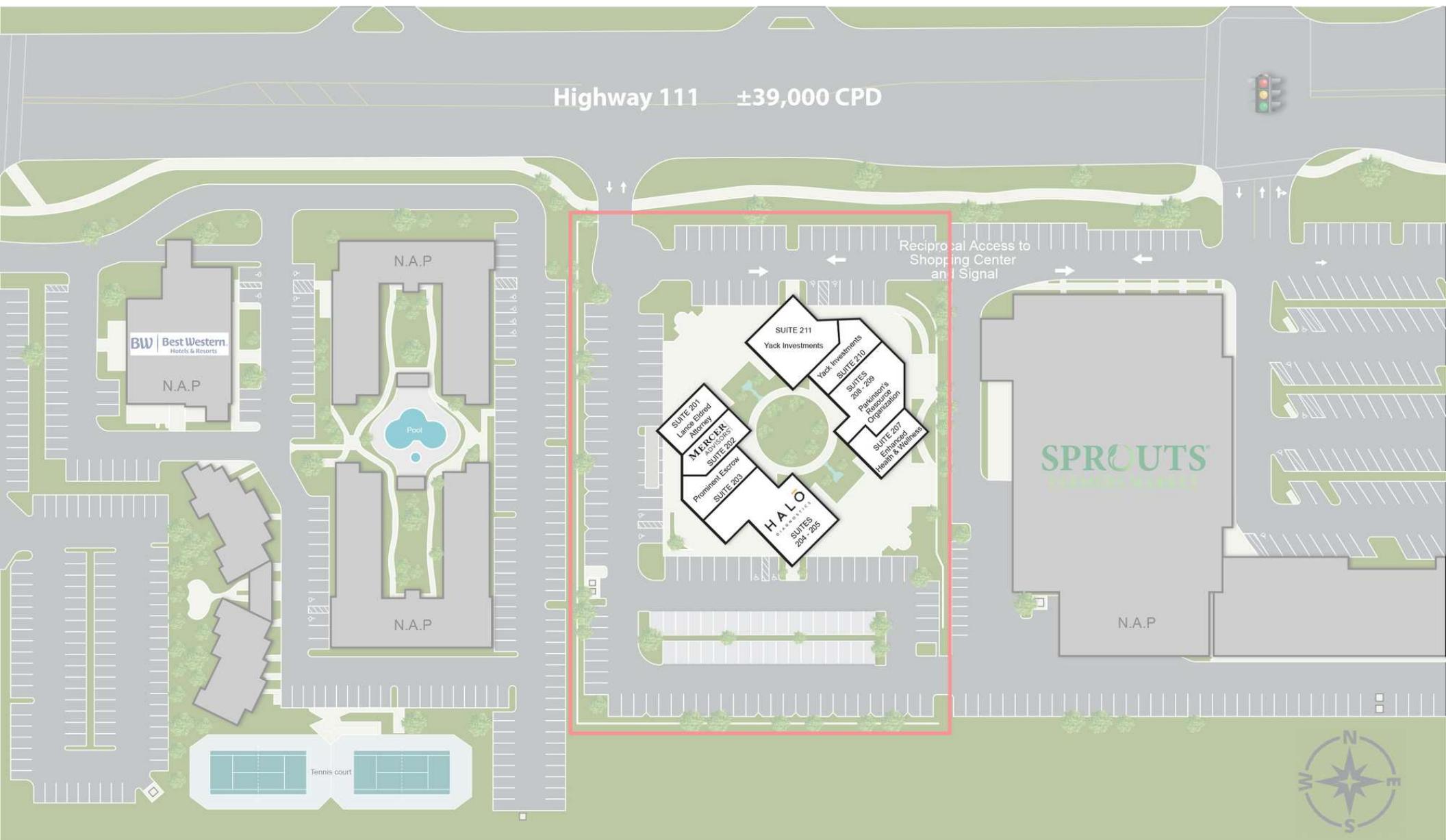


SITE PLAN - 1ST FLOOR

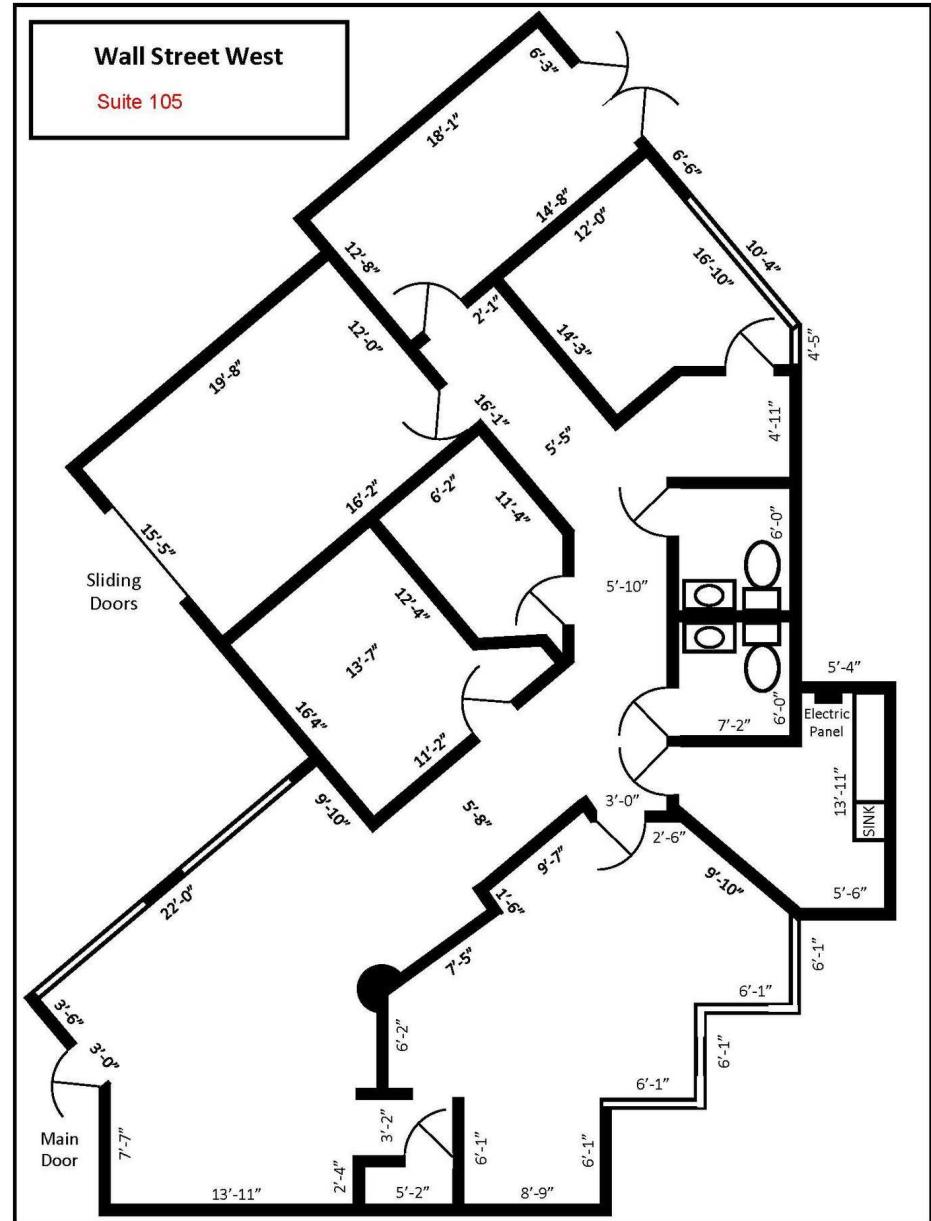
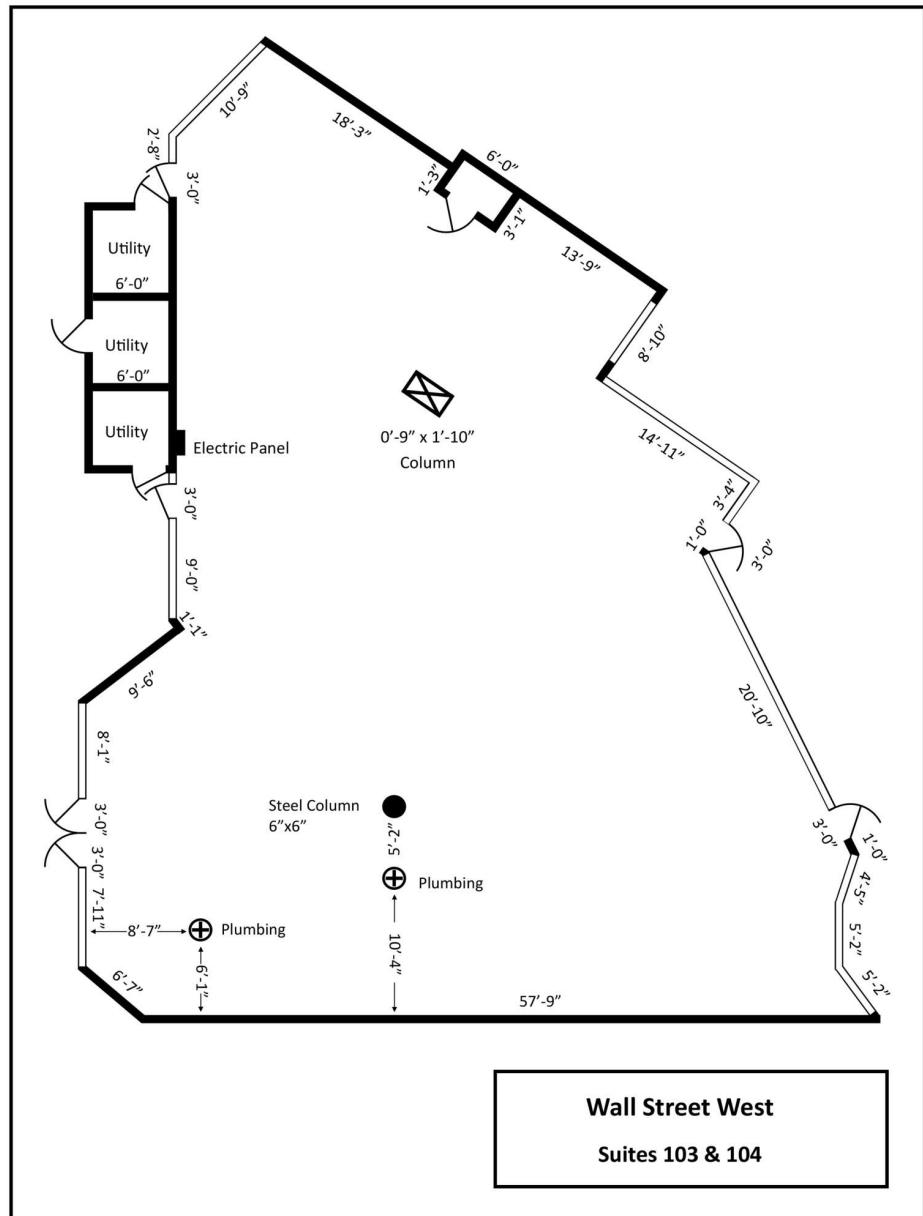
Highway 111 $\pm 40,717$ CPD



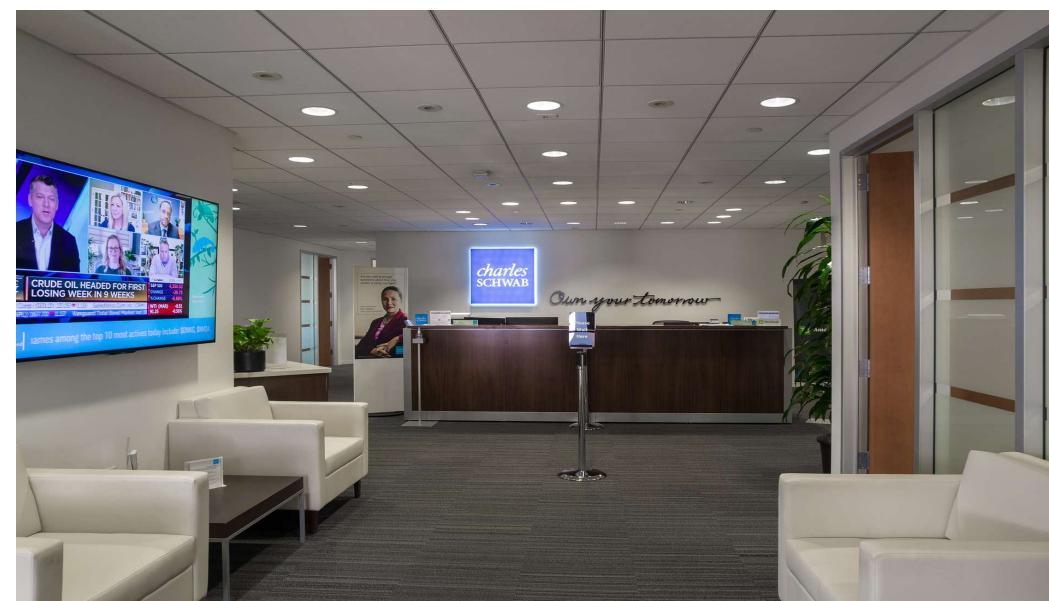
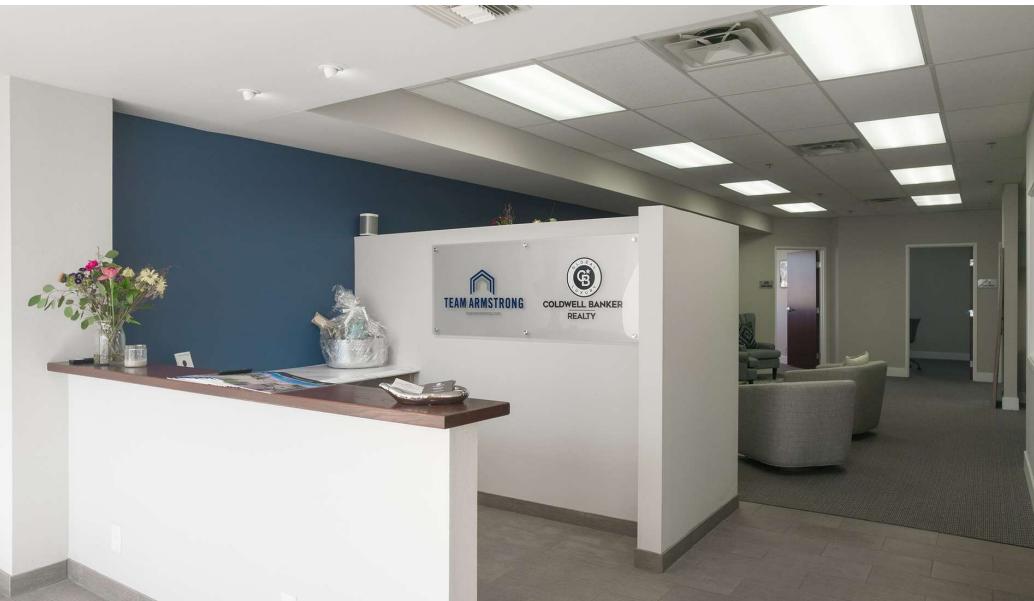
SITE PLAN - 2ND FLOOR



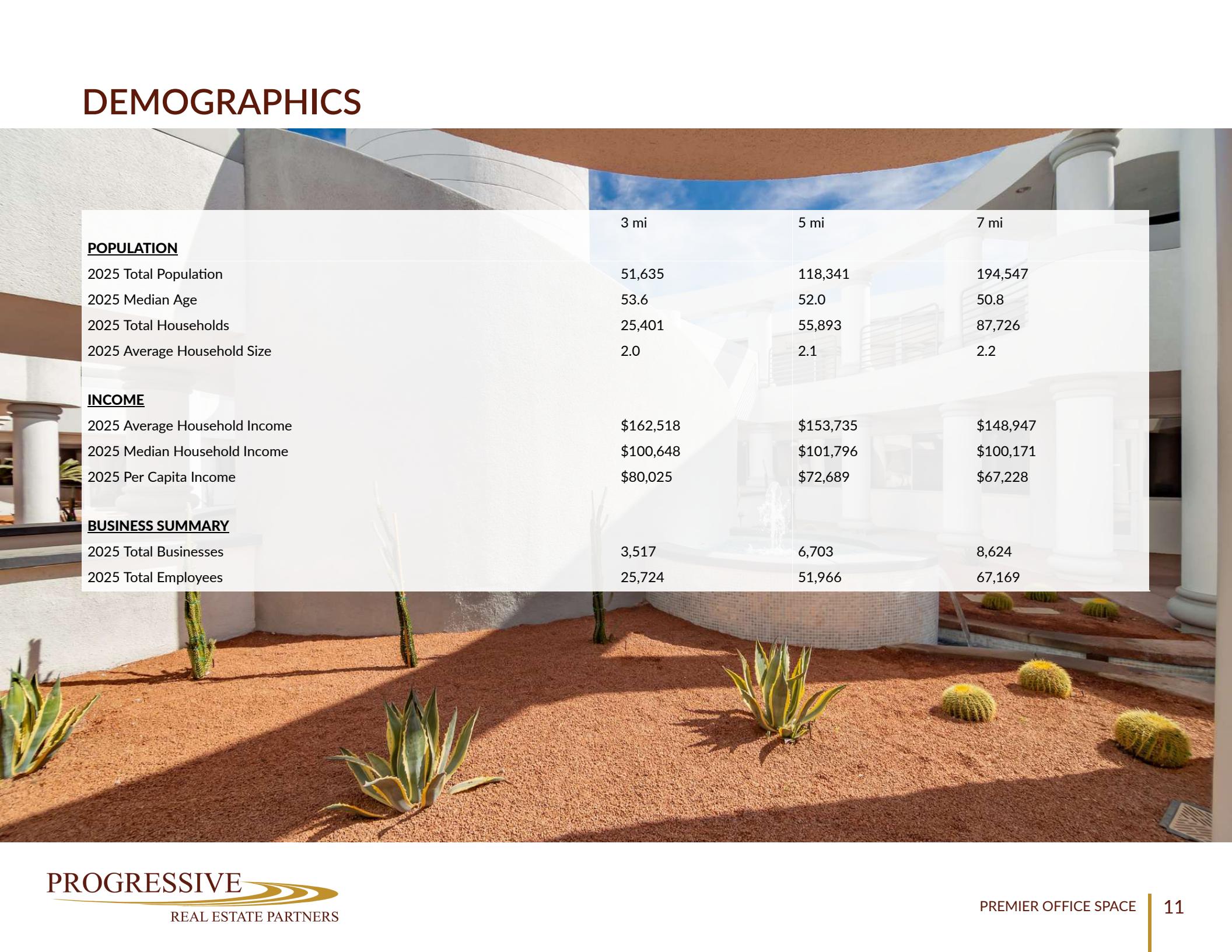
SUITE 103-104 & 105 FLOOR PLAN



ADDITIONAL PHOTOS



DEMOGRAPHICS



	3 mi	5 mi	7 mi
<u>POPULATION</u>			
2025 Total Population	51,635	118,341	194,547
2025 Median Age	53.6	52.0	50.8
2025 Total Households	25,401	55,893	87,726
2025 Average Household Size	2.0	2.1	2.2
<u>INCOME</u>			
2025 Average Household Income	\$162,518	\$153,735	\$148,947
2025 Median Household Income	\$100,648	\$101,796	\$100,171
2025 Per Capita Income	\$80,025	\$72,689	\$67,228
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	3,517	6,703	8,624
2025 Total Employees	25,724	51,966	67,169