

FOR SALE

VILLAGE PROFESSIONAL PLAZA IV | \$4,100,000.00

74-830 HIGHWAY 111 | INDIAN WELLS, CA

FIRST TIME EVER ON THE MARKET | INDIAN WELLS' PREMIER MULTI-TENANT OFFICE PROPERTY



INVESTMENT HIGHLIGHTS

- ▷ Rare Owner-User Opportunity in Prestigious Indian Wells.
- ▷ Highway 111 visibility with convenient access from Cook Street and just minutes to Interstate 10.
- ▷ Two-story ±12,625 SF office building on 1.11 acres.
- ▷ Up to 6,363 SF available now.
- ▷ Surrounded by an established concentration of high-end wealth management firms, legal practices, medical offices, banking institutions, and corporate headquarters.
- ▷ Ample on-site parking, including covered parking.
- ▷ Extraordinary second floor views.
- ▷ Please contact listing brokers for financial information.



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

74-830 HIGHWAY 111 INDIAN WELLS, CA

Parcel Size	1.11 Acres
APN	625-050-033, 625-050-062, 625-050-063
Square Footage	±12,625 SF
Parking	30 Surface Spaces (including 2 ADA spaces) and 17 Covered
Zoning	Community Commercial with approved CUP for office and financial uses
Year Built	2003
Stories	Two
Elevator Served	Yes
Price Per SF	\$325/SF

THE OFFERING

Lee & Associates is pleased to exclusively offer for sale a rare opportunity to acquire Village Professional Plaza IV, a premier multi-tenant office property located in prestigious Indian Wells, California. Offered for sale for the first time since its construction in 2003, this well-maintained asset presents an exceptional opportunity for an owner-user.

Village Professional Plaza IV is a 12,625-square-foot, two-story office building situated on approximately 1.11 acres. The property provides a professional office atmosphere complemented by a high-caliber tenant mix.

This property offers a unique opportunity to establish a long-term presence in one of the Coachella Valley's premier business corridors.

Position your business in one of the Coachella Valley's most affluent communities, surrounded by upscale office and retail, fine dining, luxury resorts and championship golf courses.



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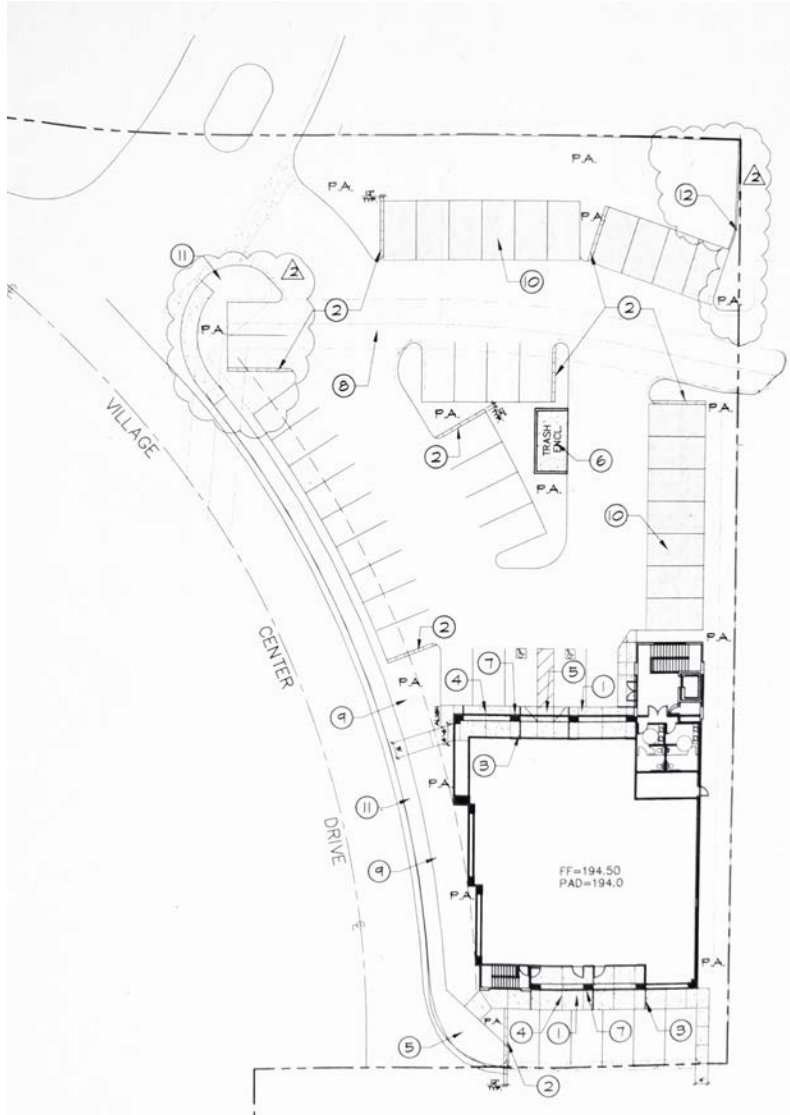
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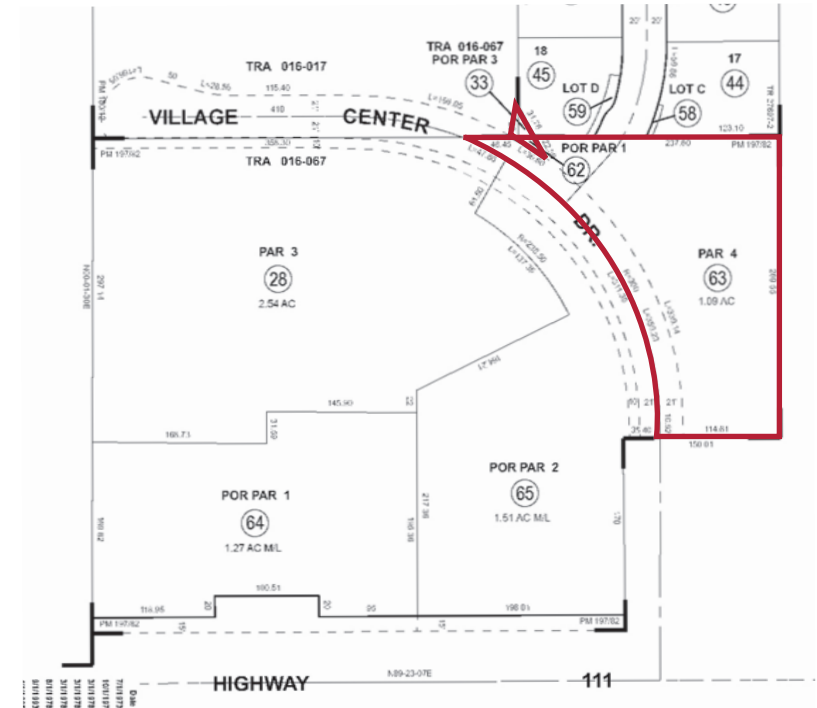
VILLAGE PROFESSIONAL PLAZA IV | 74-830 HIGHWAY 111 | INDIAN WELLS, CA

SITE PLAN - 74-830 HIGHWAY 111



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AERIAL & PARCEL MAP



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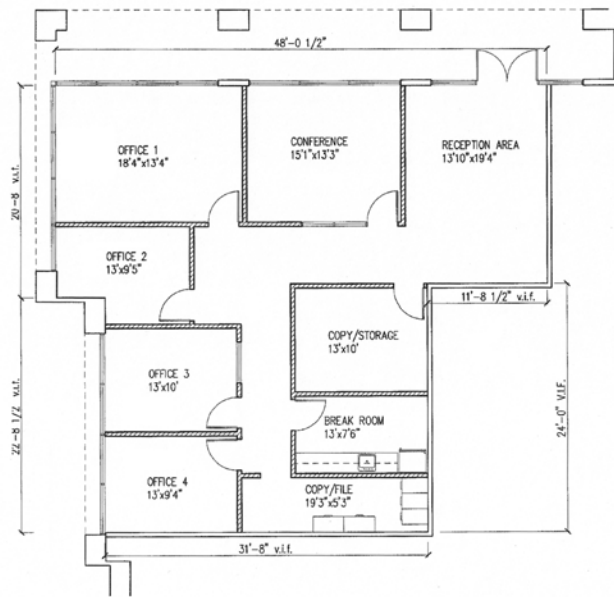
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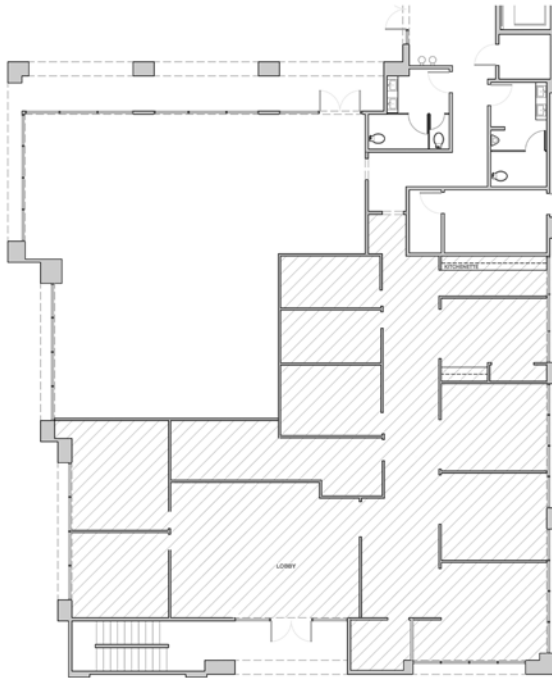
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74-830 FLOOR PLANS

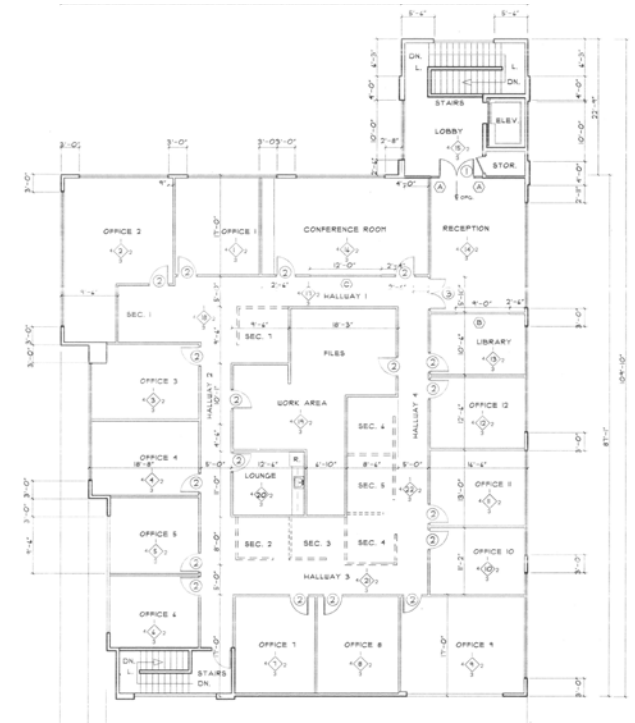
SUITE 100



SUITE 101



SUITE 200



VILLAGE PROFESSIONAL PLAZA IV | 74-830 HIGHWAY 111 | INDIAN WELLS, CA

SUBJECT
74-830 HIGHWAY 111



ESTIMATED
POPULATION

5MI
118,590



MEDIAN
INCOME

5MI
\$107,592



TOTAL
BUSINESSES

5MI
6,775



MEDIAN HOME
VALUE

Indian Wells
\$1.6 MILLION



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