BRAND-NEW ±24,600 SF
PROFESSIONAL / COMMERCIAL & MEDICAL BUILDING

OWNER FINANCING AVAILABLE

41255 11th Street West, Palmdale, CA 93551

ASKING PRICE: $8,499,000

A rare opportunity to acquire a brand-new, brand, new, approximately 24,600-square-foot commercial/Medical building in West Palmdale. The property offers exceptional flexibility for medical use, professional offices, corporate headquarters, or multi-tenant occupancy.

The offering includes two separate APNs totaling approximately 52,411 square feet of land, including a dedicated adjacent parcel currently used for parking.

PROPERTY HIGHLIGHTS

- Approximately 24,600 SF of building space
- Approximately 52,411 SF of total land across two parcels
- Brand-new construction
- PDM4 zoning
- Two separate APNs
- Excellent medical and professional office potential
- Flexible interior configuration
- Potential for single-user headquarters or multi-tenant occupancy
- Seller is also the developer and contractor
- Seller financing available to qualified buyers
- Custom interior buildout available directly through the seller/developer
- Convenient West Palmdale location with access to medical, commercial, and professional services

TWO-PARCEL OFFERING

APN 3111-022-054

- Approximately 27,404 SF lot
- Approximately 24,600 SF building
- PDM4 zoning

APN 3111-022-055

- Approximately 25,007 SF lot
- PDM4 zoning
- Commercial / vacant land - industrial
- Currently used for parking

EXCEPTIONAL OWNER-FINANCING OPPORTUNITY

OPTION 1 – AMORTIZING SELLER FINANCING

Purchase Price:	$8,499,000
Down Payment:	$1,000,000
Seller Carry:	Approximately $7,499,000
Interest Rate:	7.50%
Amortization:	25 years
Balance Due:	10 years

OPTION 2 – INTEREST-ONLY SELLER FINANCING

The seller will also consider an interest-only structure at 7.50%, with a minimum five-year term, subject to seller approval and buyer qualification.

All seller-financing terms are subject to negotiation, documentation, seller approval, and satisfactory qualification of the buyer/borrower.

CUSTOM BUILDOUT AVAILABLE

A unique advantage of this offering is that the seller is also the developer and contractor and can complete interior improvements for the purchaser.

STANDARD PROFESSIONAL / MEDICAL BUILDOUT:
Approximately $100/SF

SURGERY CENTER BUILDOUT:
Approximately $110/SF

Buildout pricing is for tenant improvements only and does not include medical equipment, specialty equipment, Elevator, generators, or other owner/user-specific equipment. Final pricing and specifications are subject to plans, scope, and applicable approvals.

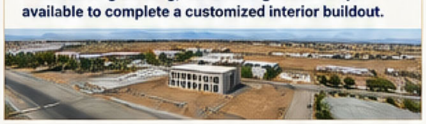
IDEAL FOR

- Medical office building
- Surgery center / ASC
- Specialty medical group
- Orthopedic or spine center
- Imaging / diagnostic center
- Outpatient medical facility
- Dental or specialty healthcare center
- Large law firm
- CPA / accounting firm
- Financial services headquarters
- Corporate headquarters
- Professional office campus
- Multi-tenant medical offices
- Multi-tenant professional offices

STRATEGIC WEST PALMDALE LOCATION

The property is located within West Palmdale's established medical and commercial corridor and offers convenient access to the region's healthcare infrastructure, professional services, major commercial corridors, and surrounding communities.

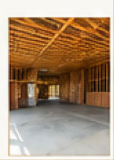
For a medical user, this is an opportunity to acquire new construction rather than adapt an older existing building, while having the developer available to complete a customized interior buildout.



A RARE OWNER-USER OPPORTUNITY

New construction, approximately 25,000 square feet of building space, two parcels, a dedicated parking area, custom buildout capability, and substantial seller financing combine to create an offering that is difficult to replicate.

For a qualified purchaser seeking to establish a major medical, professional, or corporate presence in the Antelope Valley, 41255 11th Street West presents the opportunity to acquire the real estate, customize the interior, and potentially finance the acquisition directly through the seller.



UNIQUE SELLER-FINANCING STRUCTURE

This transaction is being offered subject only to seller financing, with the purchaser required to qualify under the seller's financing requirements. Unlike a conventional sale, the seller is not seeking to receive the entire purchase price in cash at closing and is prepared to carry a substantial portion of the purchase price under the terms outlined above. This provides a qualified buyer with a rare opportunity to acquire a brand-new ±25,000 SF commercial building without the need to obtain traditional acquisition financing or incur the substantial loan fees and costs typically associated with a transaction of this size.

Seller financing is a material component of this offering. Buyer/borrower must demonstrate satisfactory financial qualifications and is subject to seller approval.

ASKING PRICE: $8,499,000

SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS

Property information, square footage, lot sizes, zoning, permitted uses, buildout costs, and financing terms should be independently verified by the buyer. Any medical, surgery center, or other specialized use is subject to governmental, licensing, zoning, and other applicable approvals.