

SUBLEASE

PROFESSIONAL PLAZA

225 South Civic Drive #2-13 Palm Springs, CA 92262



PROPERTY DESCRIPTION

PROFESSIONAL PLAZA (225 S. CIVIC DRIVE, SUITE 2-13) This modern-style Office Condominium Complex was designed by renowned Architect Donald Wexler in 1960 and has remained an integral part of Palm Springs' historic modern charm since that time. Strategically located within a very short walk to P.S. International Airport, City Hall, Police Station and Court House, the location of this noteworthy Office Complex simply cannot be replaced. In addition to its many other accolades, this Office Complex provides a tranquil setting with easy access and abundant private parking.

PROPERTY HIGHLIGHTS

- Modern-style Office Condominium Complex designed by renowned Architect Donald Wexler in 1960!
- Strategically located within a very short walk to P.S. International Airport, City Hall, Police Station and Court House!
- Tranquil setting with easy access and abundant private parking!

OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Lease Rate: | \$2.00 SF/month (NNN \$0.55 PSF/MO) |
| Available SF: | 1,059 SF |
| Building Size: | 23,948 SF |

Rob Wenthold

(760) 641-7602

rwenthold@dc.rr.com

CalDRE #01153834

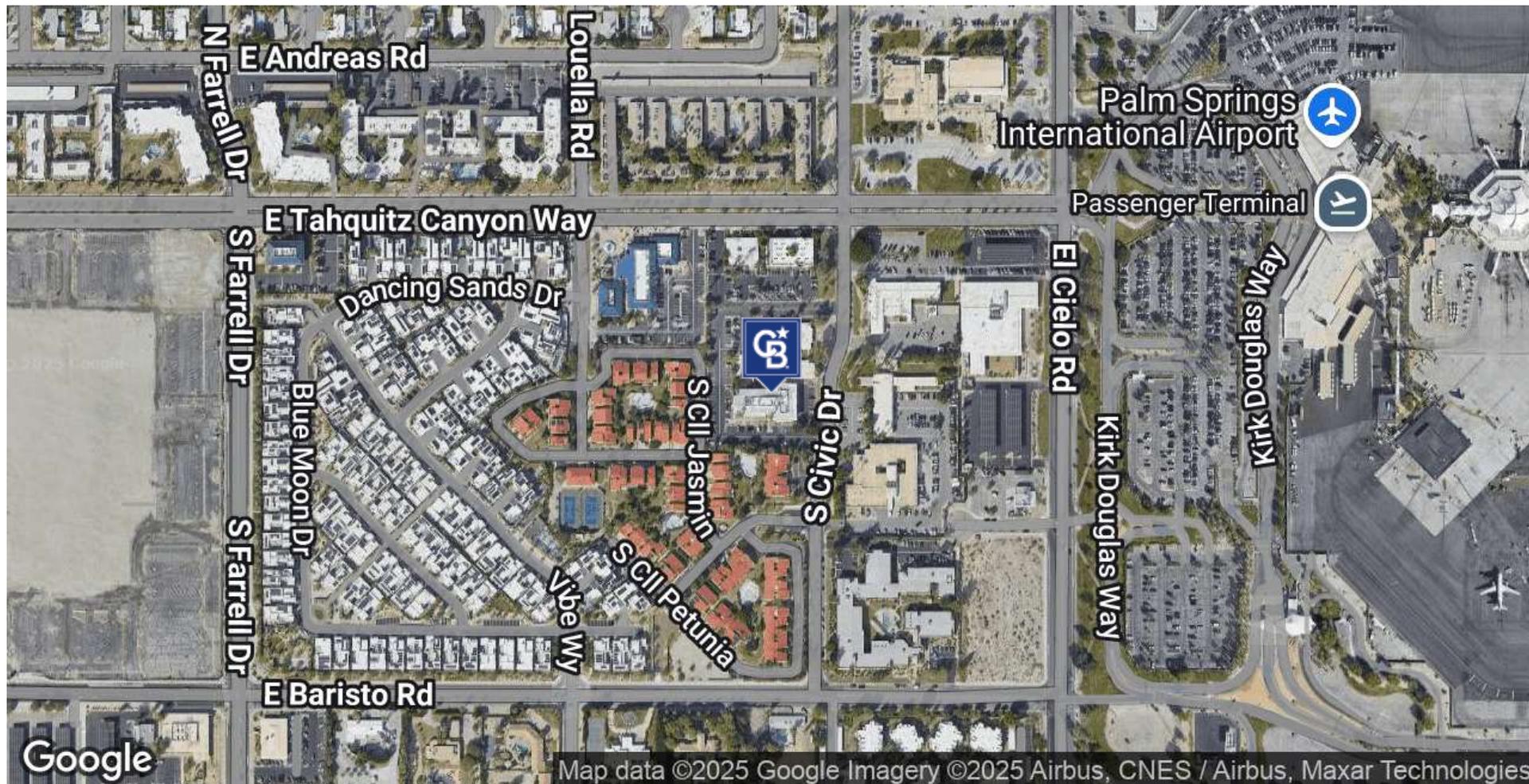


**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

SUBLEASE

PROFESSIONAL PLAZA

225 South Civic Drive #2-13 Palm Springs, CA 92262



Rob Wenthold
(760) 641-7602
rwenthold@dc.rr.com
CalDRE #01153834



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

SUBLEASE

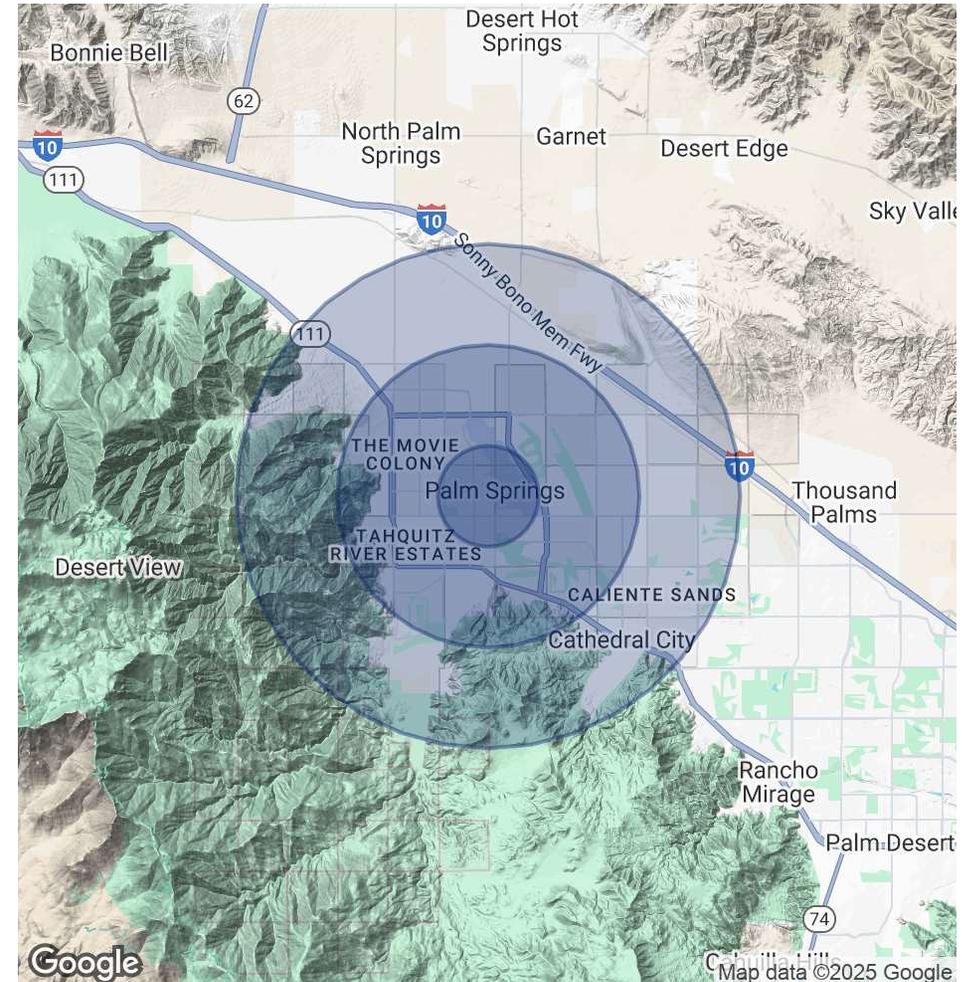
PROFESSIONAL PLAZA

225 South Civic Drive #2-13 Palm Springs, CA 92262

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,882 | 63,499 | 102,999 |
| Average Age | 51 | 49 | 48 |
| Average Age (Male) | 51 | 49 | 48 |
| Average Age (Female) | 51 | 49 | 48 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,532 | 29,661 | 46,195 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$95,545 | \$102,927 | \$99,706 |
| Average House Value | \$775,399 | \$715,778 | \$678,142 |

Demographics data derived from AlphaMap



Rob Wenthold
(760) 641-7602
rwenthold@dc.rr.com
CalDRE #01153834



COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP