

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



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## PROPERTY OVERVIEW

## PROFESSIONAL OFFICE PARK III | OFFICE CONDO FOR SALE

225 S. Civic Drive, Suite 2-12, Palm Springs, CA 92262

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.



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**Property Type:** Office

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**Office Condominium Size:** 1,475 sq. ft.

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**Year Built:** 1978

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**Price:** \$522,500

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# 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

## PROFESSIONAL OFFICE PARK III | OFFICE CONDO FOR SALE

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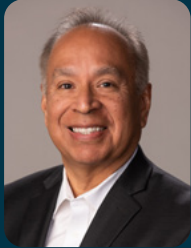


| DEMOGRAPHICS            | 1-mile                                 | 5-mile   | 10-mile  |
|-------------------------|--|----------|----------|
| 2024 Population         | 8,401                                  | 127,789  | 227,487  |
| 2024 Households         | 4,269                                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

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## YOUR ADVISOR



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