

PREMIER OFFICE SPACE FOR LEASE

74785 Highway 111, Indian Wells, CA 92210



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PROGRESSIVE
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Presented By



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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.

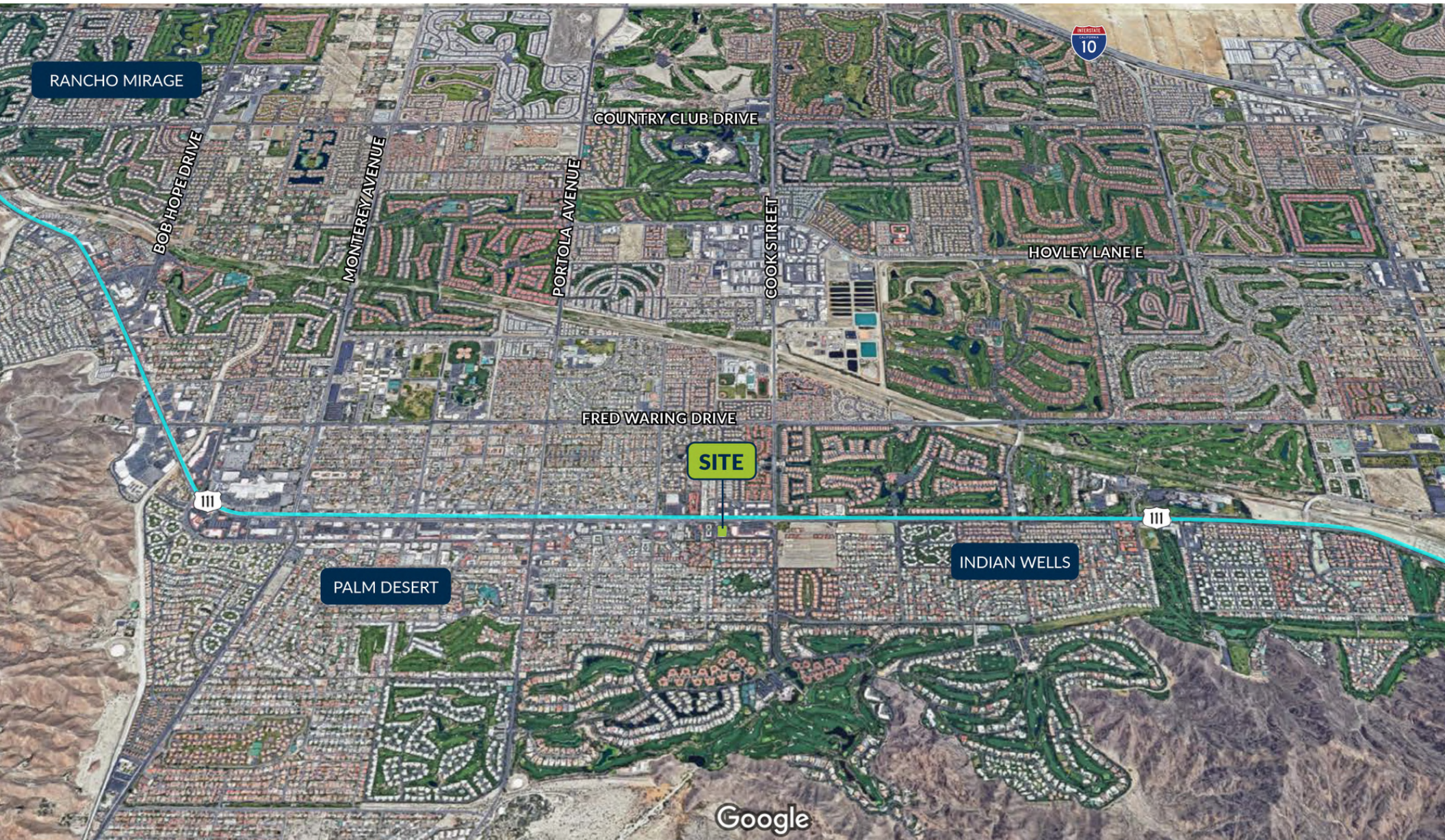
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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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 completely remodeled in 2019.
- 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 site is immediately adjacent to the Village at Indian Wells shopping center with many amenities including Sprouts Farmer's Market, Eureka Restaurant, CVS, Don Diego Mexican Restaurant, Ara Pilates, Lily Nails & Spa.
- The property has easy access from Highway 111 for tenant employees as well as guests. It also shares a signalized entrance with the shopping center as well as reciprocal access in the front and back.
- Professional neighbors within the office complex include Charles Schwab, Executive Urgent Care, SBEMP Law, HALO Diagnostics, & Coldwell Banker.
- There is 3,465 SF currently available

BEAUTIFUL INTERIOR COURTYARD & AMPLE COVERED PARKING



AERIAL



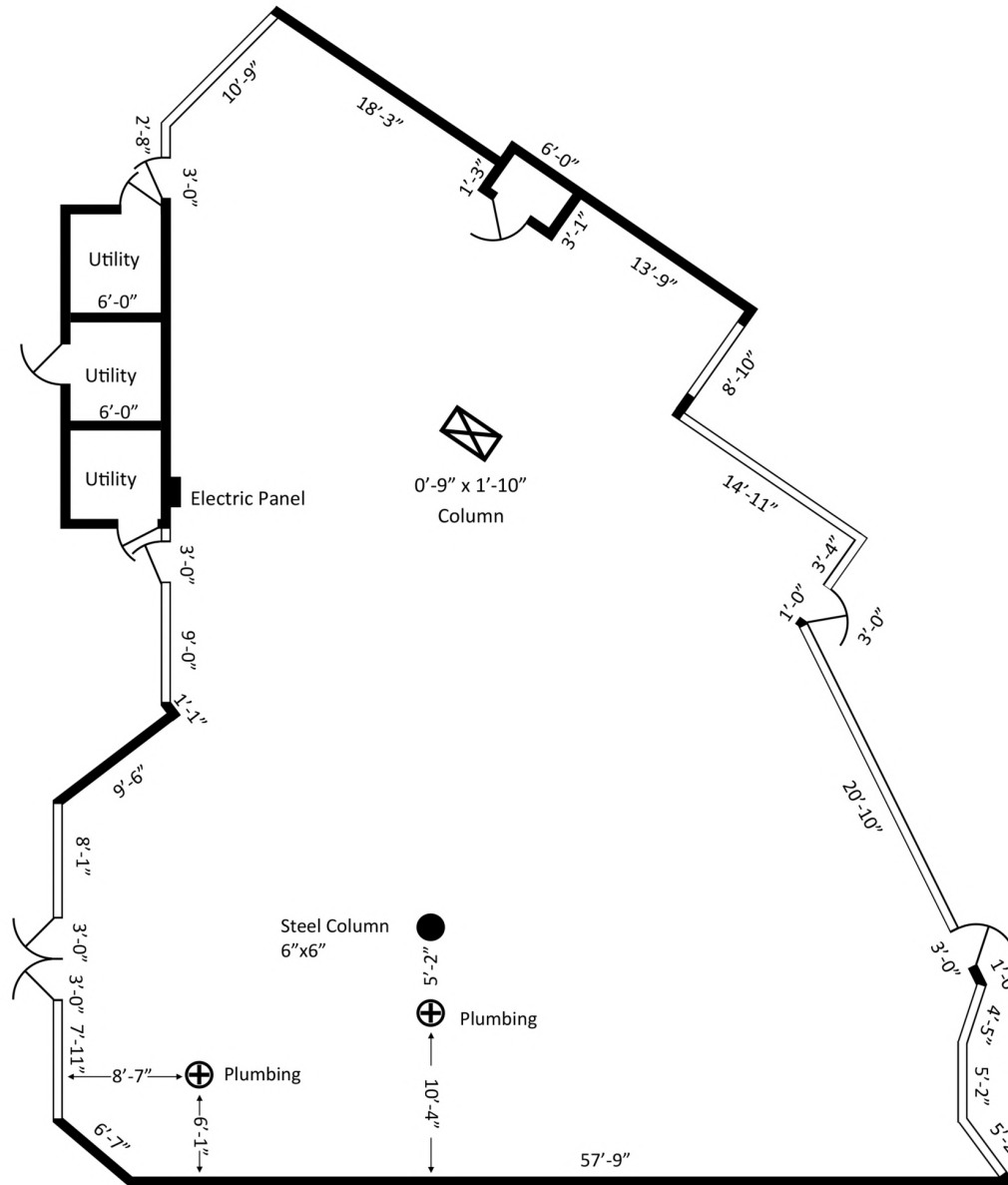
SITE PLAN - 1ST FLOOR



SITE PLAN - 2ND FLOOR



SUITES 103 - 104



PROJECT INTERIOR PHOTOS



DEMOGRAPHICS

POPULATION

	3 mi	5 mi	7 mi
2022 Total Population	43,235	97,671	162,730
2022 Median Age	50.6	49.4	48.3
2022 Total Households	20,782	45,316	72,246
2022 Average Household Size	2.1	2.1	2.2

INCOME

2022 Average Household Income	\$115,962	\$112,692	\$115,568
2022 Median Household Income	\$78,634	\$78,226	\$76,944
2022 Per Capita Income	\$55,808	\$52,360	\$51,367

BUSINESS SUMMARY

2022 Total Businesses	3,350	6,392	8,230
2022 Total Employees	27,641	62,870	79,974