

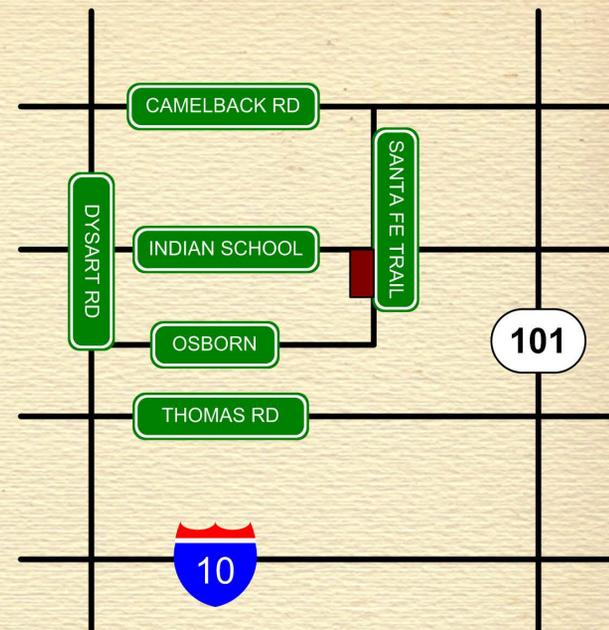
Palm Desert Office Plaza

12725 W. Indian School Rd.
Avondale, Arizona



Professional and Executive Suites

- Class A, 50,277 SF, 6 Building Professional Office & Office Medical Project with an Executive Suite & Retail Component
- Located on the SWC of Indian School Rd and Santa Fe Trail
- All Suites Have Access to Kitchen/Lounge Areas
- Beautiful Interior Finishes throughout common areas and Tenant Improvements by Jacobe Interiors
- Zoning: C-2, City of Avondale
- Telecommunications for phone/ T-1 Internet Available
- Building and Monument Signage Available
- Parking Ratio: 5/1000 – Covered Parking Available
- 14% Common Area Load Factor
- Close Proximity to I-10 and Loop 101
- Existing Office Tenancies Include Guyette Surgery Center, Medi-Spa, Comprehensive Sleep Solutions, West Valley National Bank, Liberty Water, Musco Lighting, Westin Engineering, Vishay America, Inc., etc.
- 4,581 RSF Available



Ron Schooler
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

DISCLAIMER:

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective Date: 04/27/16.

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Aerials and Map



LUX EXECUTIVE SUITES: See Attached Flyer

The "Beautiful" Lux Executive Suites Consisting of Private (100 SF to 276 SF) & Virtual Offices, Conference, Training and Teleconferencing Facilities, Office Support, etc. Please Contact Regina or Sharon Directly for Services, Availability and Pricing at 623-512-4900 or www.luxoffices.com

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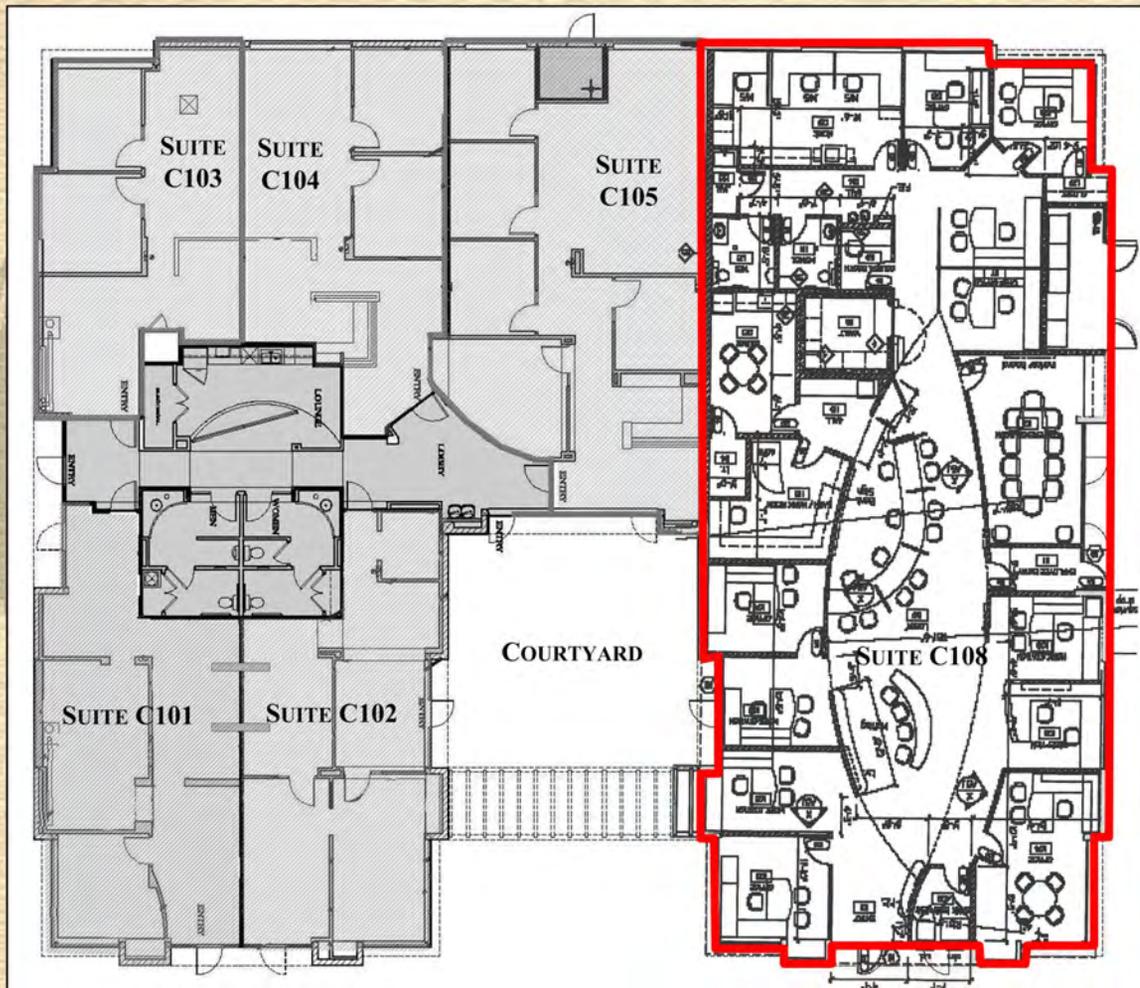
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Avondale, Arizona



Available Suites: Building C

- C101 – LEASED
- C102 – LEASED
- C103 – LEASED
- C104 – LEASED
- C105 – LEASED
- C108 – AVAILABLE $\pm 4,581$ SF, Divisible to 2,000 SF
\$21.25 Modified Gross, Net of Electric and
Janitorial cost



All suites inclusive of approximate 14% Load Factor

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