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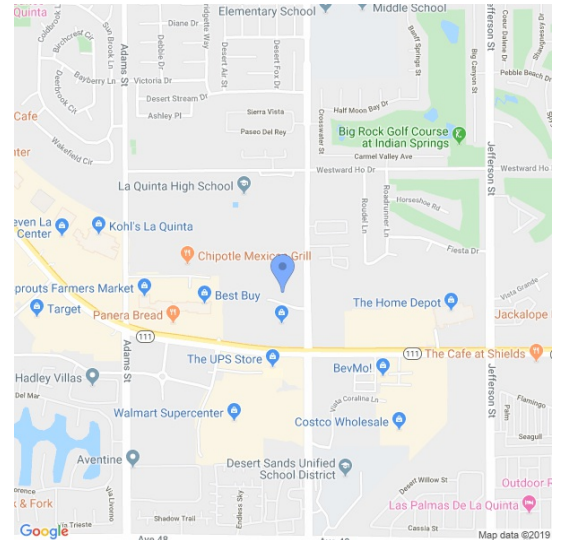


# J Paul Building

79440 CORPORATE CENTER DR, LA QUINTA, CALIFORNIA 92253



COMMERCIAL • OFFICE • FOR SALE



**SALE PRICE \$9,500,000**  
**ZONING CP-CORPORATE PARK**

**CLASS B**  
**GROSS BLDG 45,542 SQFT**  
**LAND AREA 3.1 ACRES**

- Pride of ownership medical/ professional office complex
- First time on market offered by original developer
- Flex space with roll up doors
- Condominium map processed and ready for recordation
- Concrete driveways
- Ample parking

Wilson Meade is pleased to offer for sale the J Paul Building, a 42,542 square foot, multi-tenant medical and professional office building. Located just north of the Highway 111 in the central La Quinta business district, the asset enjoys a vibrant tenant mix, strong historical occupancy and rental rates, and a competitive position in the sought after and under-served La Quinta office sub-market. Offered for the first time since its construction, the J Paul Building offers a one year income guaranty as well as seller financing that provides the buyer with a cash pre-tax return of 11.65%!

Pride of ownership medical/ professional office complex.  
 Condominium map processed and ready for recordation.  
 Special Rates Available

La Quinta, CA