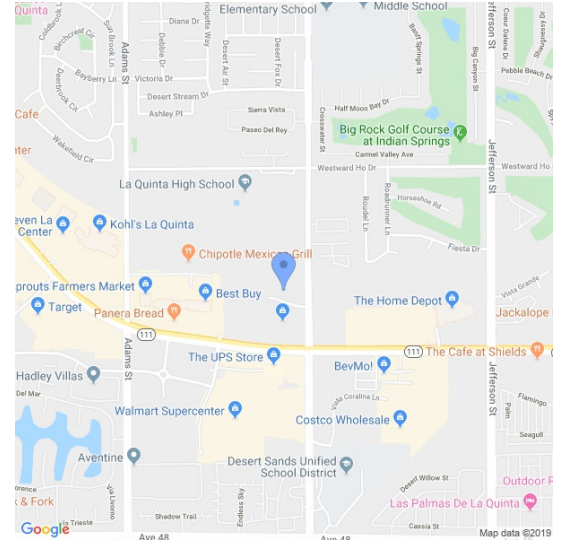


J Paul Building

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
- Condominium map processed and ready for recordation
- First time on market offered by original developer
- Concrete driveways
- Ample parking
- Flex space with roll up doors

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...



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Wilson Meade Commercial Real Estate

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